



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

AGENDA ITEM NO. 7.5

AGENDA TITLE: A public hearing to consider the Vineyard at Madeira Project No. EG-07-123: Laguna Ridge Specific Plan Amendment, Rezoning, Conditional Use Permit, Design Review, and Tentative Parcel Map

MEETING DATE: June 25, 2008

PREPARED BY: Jessica Shalamunec, Special Projects Manager

DEPARTMENT HEAD: Christine Crawford, Planning Director

PROJECT INFORMATION:

Location: Southeast corner of Bruceville Road and Whitelock Parkway
APN: APN 132-0050-074 and 132-0050-075
Applicant/Owner: Taylor Village Sacramento Investments Partners, LP

RECOMMENDED ACTION:

The Planning Commission recommends that the City Council approve Vineyard at Madeira Shopping Center, based on the findings and conditions contained in the draft ordinances and resolutions.

PROJECT DESCRIPTION:

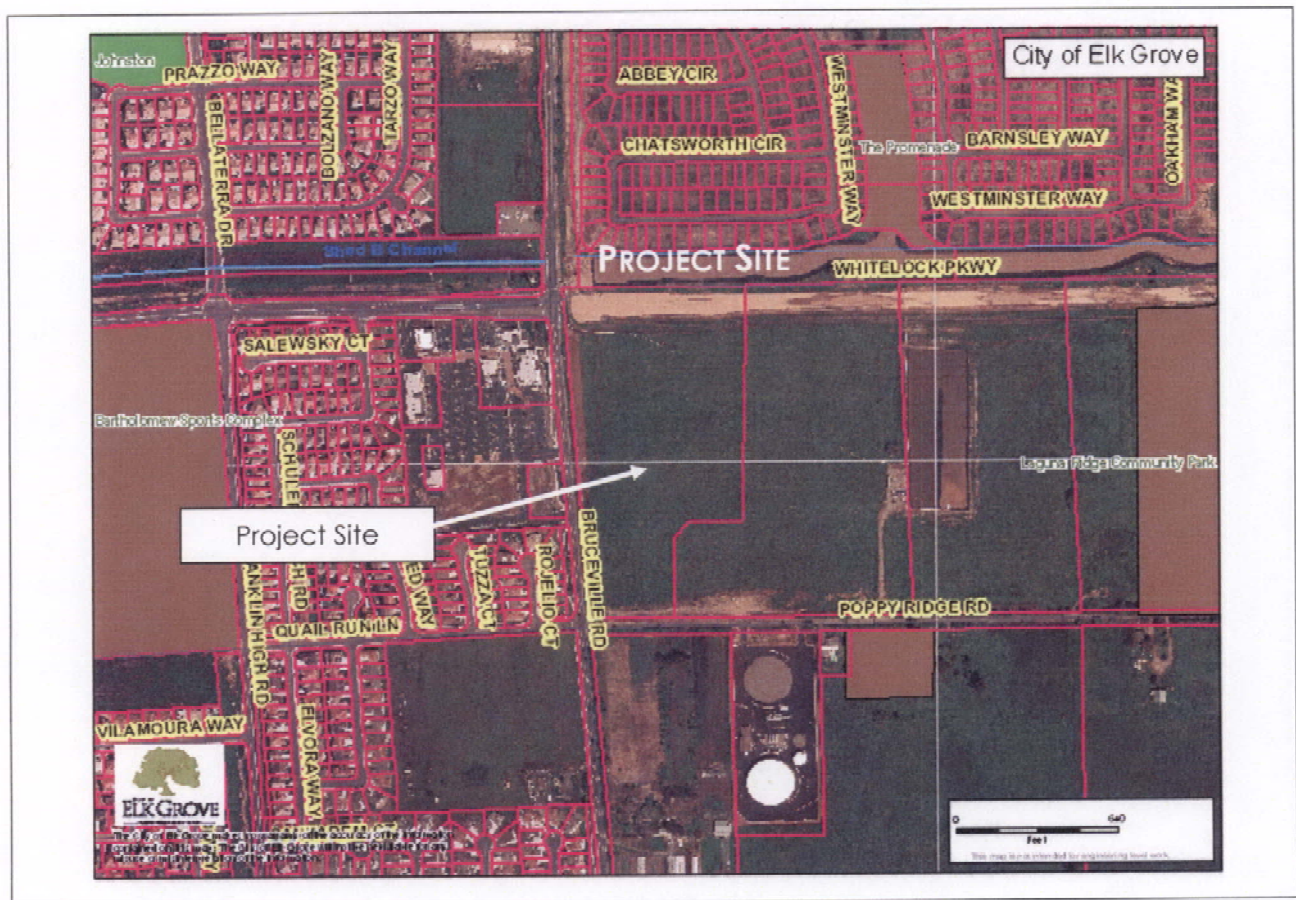
The proposed development is a retail shopping center, which will primarily serve residents of the Laguna Ridge and East Franklin Specific Plan areas. The anchor tenant would be Target. Other known tenants are Walgreen's and McDonalds. The proposed development of the 16.5 net acre site would include a total of 189,035 square feet of retail floor area.

The entitlements requested by the applicant consist of the following:

1. Minor amendment to the Laguna Ridge Specific Plan ("LRSP"), changing the land use designation of 2.7 acres from RD-15 to SC;

2. Rezone of approximately 2.7 acres from Medium Density Residential (RD-15) to Shopping Commercial (SC) Zone District;
3. Tentative Parcel Map to subdivide approximate 20 gross acres of land into six commercial parcels with an area of 16.5 net acres;
4. Conditional Use Permit to allow a Retail Discount Store (Target) and to allow Drive-Thru Services for a proposed business within 300 feet of residentially zoned property (Walgreens); and
5. Design Review for the proposed development, including a 10% reduction in the number of required parking spaces for the Target store and approval of a Uniform Sign Program.

Figure 1 - Location Map

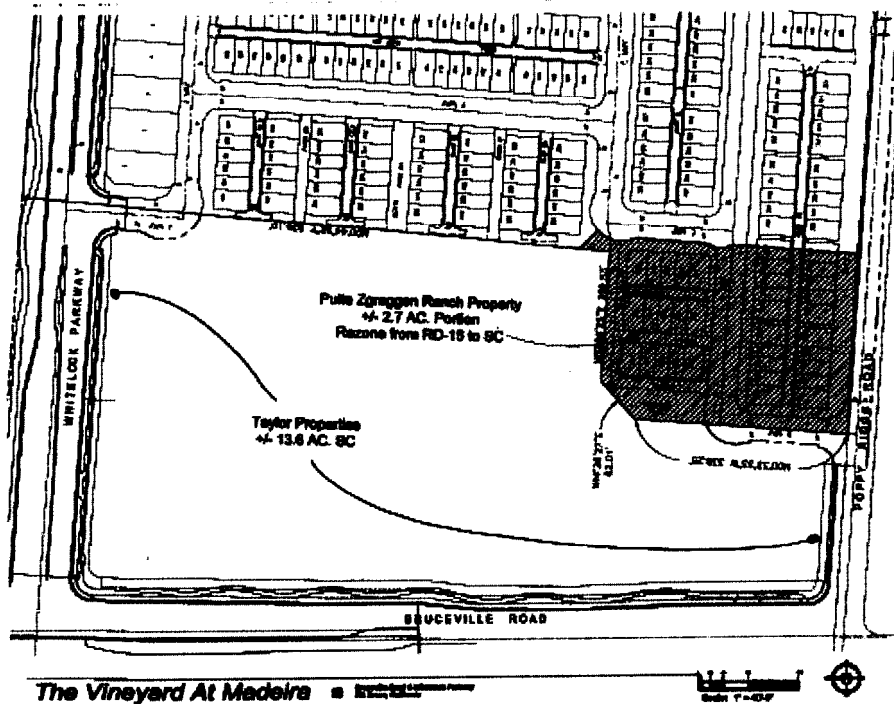


ANALYSIS

Specific Plan Amendment/Rezone

The Planning Director has approved a lot line adjustment that transfers the 2.7 acre portion of Zraggen Ranch to the parcel of land owned by Taylor Development. This additional land is needed to accommodate the proposed mix of retail uses on the site. A Specific Plan Amendment and a rezoning are required to change the land use designation of the 2.7 acres from RD-15 to SC. The General Plan indicates that the land use designations for Laguna Ridge are a general layout. Given the schematic nature of the general plan, the proposed LRSP amendment and rezoning are consistent with the General Plan.

Figure 2 – Specific Plan Amendment/Rezone



Tentative Parcel Map

The Tentative Parcel Map would subdivide the project site into six parcels. The lot with the Target store is 11.11 acres. The remaining five lots range in size from 1.60 to 0.87 acres. The map provides landscape easements

along its frontage with Bruceville Road (36-foot width) and Whitelock Parkway (25-foot width). Within these landscape corridors are 7-foot wide detached sidewalks. As required by the Laguna Ridge Specific Plan, the map provides reciprocal access, parking and utility easements among all parcels. The map is consistent with the standards of the Laguna Ridge Specific Plan and Zoning Ordinance.

Design Review

The project features a high quality architectural and landscape design with significant site amenities. The buildings have a rich palette of colors and materials. The Planning Commission determined that the application is consistent with the City's Design Guidelines. A sampling of the project's architectural and landscape features is provided below.



Corner Plaza Render
The Vineyard At Madeira ■ Bruceville Road & Whitelock Parkway
Elk Grove, California

The Vineyard At Madeira
Architectural Render
© 2008 J. J. & J. J. Architects

Conceptual Render

REN. 2

Architectural Render
© 2008 J. J. & J. J. Architects



The Vineyard At Madeira
 4800 Wood & Sibley Parkway
 Elk Grove, California

Conceptual Render

REN.1

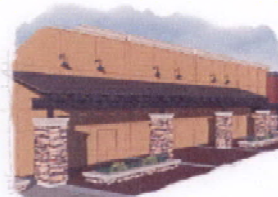
Architectural rendering showing the overall exterior design of the Target store, including the main entrance, parking area, and landscaping.

Target Render

The Vineyard At Madeira ■ 4800 Wood & Sibley Parkway
 Elk Grove, California



Main Entrance



Car Storage Area



Offices & Employee Entrance



Pharmacy
 Main Entrance



Garden Center

The Vineyard At Madeira ■ 4800 Wood & Sibley Parkway
 Elk Grove, California

The Vineyard At Madeira
 4800 Wood & Sibley Parkway
 Elk Grove, California

Architectural Details

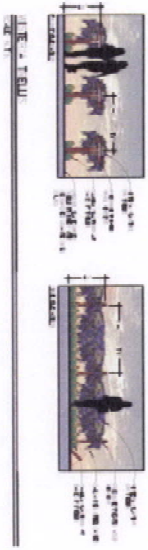
DET.1.2

Architectural rendering showing a detailed view of the garden center entrance, including the stone pillars and the covered structure.

The Vineyard At Madeira

Brucemore Road & Poppy Ridge Parkway
 Elk Grove, California

SCALE: 1" = 40'-0"
 NORTH



QUADRIGA
 LANDSCAPE ARCHITECTURE
 1000 S. BRUCEVILLE ROAD, SUITE 100
 ELK GROVE, CALIFORNIA 95759
 TEL: 916.487.1111 FAX: 916.487.1112
 WWW.QUADRIGALANDSCAPE.COM

The Vineyard At Madeira
 Landscape Architecture
 2008.06.01

LANDSCAPE PLAN
 PROJECT ADDRESS: [REDACTED]
 SHEET NO.: [REDACTED]
 SCALE: 1" = 40'-0"
 DATE: [REDACTED]

LANDSCAPE ARCHITECT
 [REDACTED]

LANDSCAPE ARCHITECT
 [REDACTED]

LANDSCAPE ARCHITECT
 [REDACTED]

As part of the design review application, the applicant has requested a 10% reduction in the parking required for the Target store parcel. This would result in a reduction of about 8% below the standard for the shopping center as a whole. The Planning Commission supports the requested reduction in parking for the following reasons:

1. The shopping center has multiple tenants in six different buildings; each tenant will have different peak parking demands.
2. The Target store has an approximate 10,800 square foot "garden center". The parking demand for this portion of the building is less than the remainder and is somewhat seasonal in nature.
3. The site is served by alternate methods of transportation:
 - a. Transit service is available on both Bruceville Road and Whitelock Parkway
 - b. Pedestrian/bicycle path will be constructed along the north side of Whitelock Parkway as part of the Laguna Ridge development.
4. An 8% reduction in the number of parking spaces is not substantial for a shopping center of this size.

Uniform Sign Program

The Design Review package submitted by the applicant includes a Uniform Sign Program ("USP"). The USP provides a unified theme for signage throughout the shopping center program. The submittal requests additional freestanding signs and additional sign area for freestanding and wall signs in excess of the standards in the Zoning Ordinance. The Planning Commission determined that the additional signage was consistent with what had been previously approved for other similar shopping centers and recommends approval.

Conditional Use Permit

Two aspects of the project require a conditional use permit: (1) drive-through facility located within 300 feet of a residential property, and (2) Retail Discount Store. The drive-through is proposed for the Walgreens store and would be about 100 feet from the nearest residential property.

The drive-through is not expected to have an adverse impact on future residents due to: (1) relatively low volume of a pharmacy drive-through, (2) distance from residential properties, and (3) buffer provided by landscaping and 6-foot masonry wall along the property line.

The City's Zoning Ordinance requires a Conditional Use Permit for a Discount Retail Store. The Zoning Ordinance defines this type of use as one which offers "a variety of customer services, centralized cashing, and a wide range of products." There is no size limitation on this type of use. The site is an appropriate location for this type of use. Traffic can be accommodated as the site has access to two arterial streets. Sufficient building setbacks and landscaping are provide on-site to buffer any light, noise or visual impacts to adjacent residential uses.

ENVIRONMENTAL ANALYSIS

Staff has prepared an Initial Study pursuant to the California Environmental Quality Act ("CEQA"). The study concluded that the environmental impacts of the project have been addressed in the previously certified Environmental Impact Report for Laguna Ridge Specific Plan. Therefore, the determination is that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15183 (Public Resources Code §21083.3), which applies to projects which are consistent with a Community Plan, General Plan or Zoning for which an EIR has been certified.

SUMMARY

Staff finds that the project exhibits a high quality architectural and landscape design. The overall quality of the project exceeds expectations. The design of the project ensures that it will be compatible with adjacent residential development. Vineyard at Madeira will provide convenient, neighborhood-oriented shopping for existing and future residents in the area.

PLANNING COMMISSION MEETING

On June 5, 2008, the Planning Commission held a public hearing on the Vineyard at Madeira project. Three residents from the adjacent Del Webb project, north of Whitelock Parkway, had questions regarding signage,

lighting and landscaping. The Planning Commission determined that the project, with its conditions of approval, would not impact the residents. The Planning Commission voted 5-0 to recommend approval of the project, subject to the conditions of approval and findings.

FISCAL IMPACT:

The property is within the Laguna Ridge Community Facilities District (CFD 2005-1). Through that CFD, the project will pay its fair share of infrastructure and service costs. A significant amount of sales tax would be generated by the Target store and other retail uses within the shopping center. The amount of revenue generated by the project is expected to exceed the cost of municipal services.

ATTACHMENTS:

- A. Resolution approving Laguna Ridge Specific Plan Amendment, Conditional Use Permit, Design Review and Tentative Parcel Map
- B. Zone Map Amendment Ordinance
- C. Planning Commission Staff Report Dated June 5, 2008

ATTACHMENT A
Resolution

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING
A LAGUNA RIDGE SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP,
CONDITIONAL USE PERMIT, AND DESIGN REVIEW FOR VINEYARD AT MADEIRA
PROJECT NO. EG-07-123, APNS: 132-0050-074 AND 132-0050-075**

WHEREAS, Taylor Village Sacramento Investments Partners LP (the "Applicant") filed an application with the City of Elk Grove ("City") for a Laguna Ridge Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit, and Design Review, all of which hereinafter is referenced as the "Project"; and

WHEREAS, the proposed Project is located on approximately 20 gross acres located at the southeast corner of Bruceville Road and Whitelock Parkway, on real property particularly described as APNs: 132-0050-074 AND 132-0050-075 (the "Property"); and

WHEREAS, the amendment to the Laguna Ridge Specific Plan would change the land use designation of approximately 2.5 acres from RD-15 to Shopping Center; and

WHEREAS, the Tentative Parcel Map would create 6 commercial parcels and also provides for dedication of land for public purposes and right-of-way; and

WHEREAS, the Conditional Use Permit would allow the operation of a drive-through facility within 300 feet of a residential property and allow the construction of a building for a Retail Discount Store; and

WHEREAS, the Design Review approval would allow the development of a retail shopping center containing about 189,000 square feet of floor area on a 16.5 net acre site; 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, the Planning Commission considered the Project at a duly-noticed public hearing on June 5, 2008; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission forwarded the Project to the City Council with a recommendation for approval by a 5-0 vote; and

WHEREAS, the City has determined that the Vineyard at Madeira Project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15183 of the State CEQA Guidelines; and

WHEREAS, the Design Review application includes a 10% reduction in the number of parking spaces required for the Target store and also includes a Uniform Sign Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves:

1. Laguna Ridge Specific Plan Amendment, as shown on Exhibit A; and
2. Tentative Parcel Map, Conditional Use Permit and Design Review in accordance with the conditions of approval, as shown on Exhibit B.

California Environmental Quality Act (CEQA)

Finding:

The proposed Vineyard at Madeira project is exempt from CEQA.

Evidence:

CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan or Zoning for which an EIR has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In order to determine whether the proposed project caused such effects, staff prepared an Initial Study pursuant to CEQA. The results of the study concluded that the environmental impacts of the project were properly addressed in the previously certified Environmental Impact Report for the Laguna Ridge Specific Plan and its associated Mitigation Monitoring and Reporting Plan, to which the proposed project is subject. Therefore, CEQA Guidelines Section 15183 applies to this project and no further environmental review is necessary.

Laguna Ridge Specific Plan Amendment

Finding: The findings to approve an amendment to the Specific Plan are as follows:

- a. Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested;
- b. The requested amendment would benefit the Specific Plan Area and/or the City;
- c. The amendment is consistent with the General Plan;
- d. The amendment will not adversely affect adjacent property owners and can be property serviced;
- e. Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence:

- a. The area and configuration of the existing commercial land use designation was predicted on an assumed development of a shopping center anchored by a grocery store. Market conditions have demonstrated that a grocery store is not

feasible. A larger commercial site is needed to accommodate a larger retail anchor tenant.

- b. The amendment benefits the Specific Plan Area and the City by providing retail services at a location convenient to residents of the area, reducing the need to drive greater distances. The commercial development will provide additional jobs and sales tax revenue to the city.
- c. The amendment is consistent with the General Plan, as described previously in the staff report.
- d. The amendment will not adversely affect adjacent property owners. Compatibility with adjacent uses is provided through a combination of building setbacks, walls, and perimeter landscaping. The conditions of approval ensure that adequate public utilities will be provided to the development.
- e. The amendment is not based on physical constraints but based on highest and best land use for the site.

Design Review

Finding: A Design Review shall be granted only when the City Council makes all of the required findings:

- a. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City;
- b. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
- c. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of the buildings on the adjoining and nearby properties;
- d. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
- e. For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence:

- a. The project site plan has been reviewed in accordance with the provisions of the Citywide Design Guidelines for non-residential projects. As noted in the staff report, the proposed design of the project meets the applicable design

requirements, and that the proposed deviations are appropriate in the context of the project as a whole.

- b. The streetscape corridor improvements, including landscape design, trellis features and walkways are consistent with the theme and standard for the Laguna Ridge Specific Plan. Smaller retail buildings have been clustered along the Whitelock Parkway, enhancing the pedestrian orientation of development. The combination of building setbacks, landscape setbacks and masonry walls ensure compatibility with the adjacent residential uses.
- c. The scale and massing of the Target store has been addressed through the use of variations in wall plane, the variety of colors and materials and the use of architectural features which add visual interest. The shopping has a unified design theme that is reflected in the architecture of the buildings, exterior colors, design of site improvements, landscape plan, lighting plan and uniform sign program.
The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of the buildings on the adjoining and nearby properties.
- d. The location and design of driveways onto public streets and the internal circulation ensure safe vehicular access. The project will add pedestrian walkways along its public street frontage. These public walkways are linked with interior walkways which connect buildings and provide a safe route of access through the parking lots and site. The site is adjacent to bike path along the Whitelock Parkway.
- e. The project is not a residential subdivision.

Conditional Use Permit

Finding: The findings to approve a Conditional Use Permit are as follows:

- a. The proposed use is consistent with the General Plan and all applicable provisions of this Title.
- b. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence:

- a. The two aspects of the application which require a Conditional Use Permit are the drive-through facility and the Discount Retail Store. Both are proposed within the context of a retail shopping center which is consistent with the General Plan's commercial land use designation. The proposal is consistent with the zoning ordinance provisions with respect to uses, parking, building setbacks and other code regulations. The drive-through facility is a typical component of commercial

development. The Conditional Use Permit for the Retail Discount Store (Target) is due to the size of the building; the retail use is consistent with the General Plan land use designation.

- b. The proposed drive-through facility will not detrimental to the health, safety, peace morals, comfort or general welfare of people for the following reasons:
 - i. Adequate distance for vehicle stacking is provided;
 - ii. Drive-through is visible from a public street;
 - iii. The drive-through is approximately 100 feet from the nearest residential property line, minimizing any noise impacts; and
 - iv. The site provides a 10-foot landscape buffer and 6-foot masonry wall which separates the shopping center from the abutting residential property, reducing any impacts to residences.

The proposed Discount Retail Store will not detrimental to the health, safety, peace morals, comfort or general welfare of people for the following reasons:

- i. The project features a high quality architectural design which creates visual interest and appeal;
- ii. Substantial landscaping is provided between the building and the abutting public streets, softening the appearance of the buildings;
- iii. Noise impacts from loading operations to adjacent residential properties will be reduced through the required construction of an 8-foot high masonry wall on a 2-foot high berm;
- iv. The retail use will provide convenient shopping to the residents in the surrounding neighborhood, reducing their travel and providing shopping within walking distance; and
- v. The retail use proposed will provide substantial tax revenue to the city, supporting necessary public services to the general public.

Tentative Parcel Map

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative parcel map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Parcel Map for the following reasons:

- a. The proposed map is consistent with the Elk Grove General Plan as noted above. The proposed map is consistent with the Laguna Ridge Specific Plan, as amended. The design and improvement of the proposed subdivision is consistent with the General Plan in that it divides the site for commercial development.
- b. The design or improvement of the proposed subdivision for commercial development is consistent with the General Plan and Laguna Ridge Specific Plan. The required road improvements and right-of-way dedication is consistent with the Circulation Element of the General Plan and the Circulation Plan for Laguna Ridge Specific Plan.
- c. The site is physically suitable for commercial development in that it is a flat site with access to two arterial streets.
- d. The Laguna Ridge Specific Plan Environmental Impact Report determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval, and that a Statement of Overriding Considerations will be adopted by the City Council for those impacts that cannot be mitigated to less than significant levels.
- e. The Environmental Impact Report prepared for the project determined that no potentially serious health problems were identified from the project.
- f. No conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision has been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of June 2008.

GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

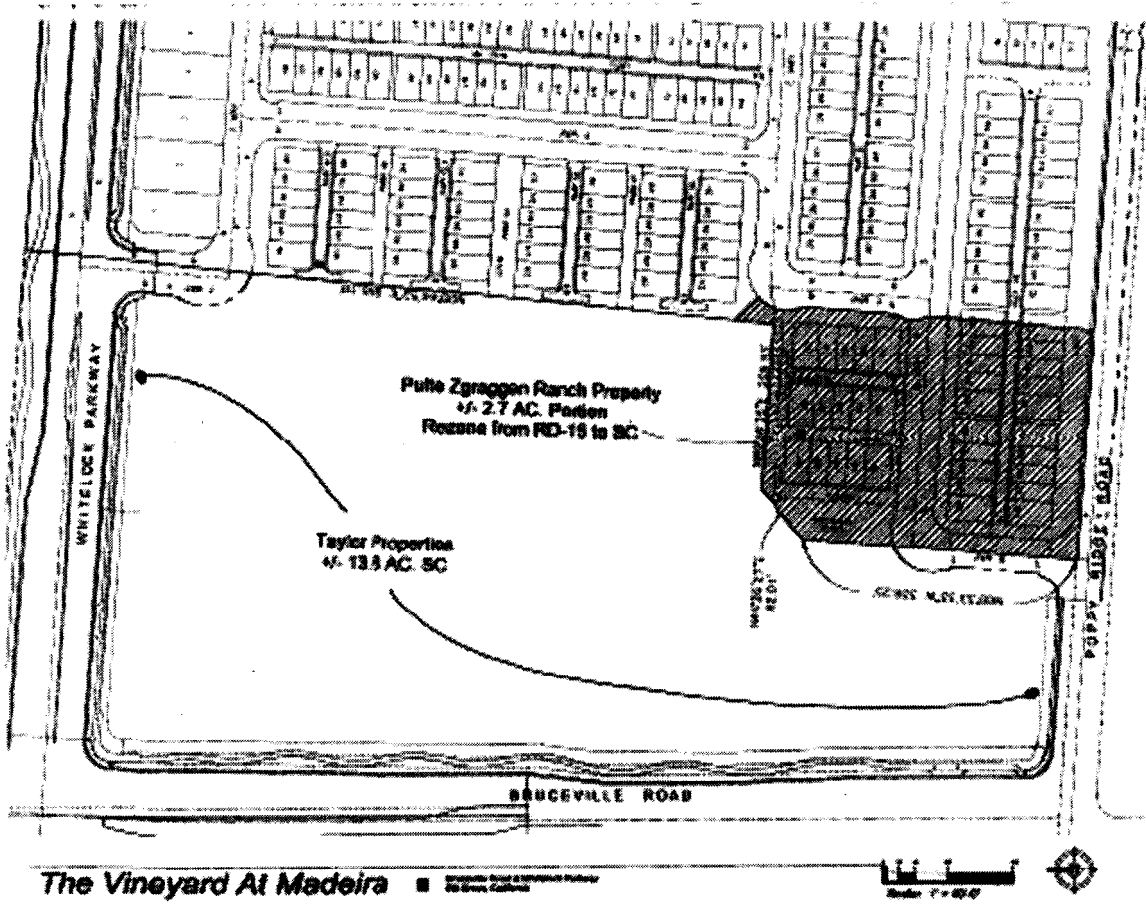
ATTEST:

APPROVED AS TO FORM:

SUSAN J. BLACKSTON, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A



The Vineyard At Madeira

EXHIBIT B
CONDITIONS OF APPROVAL

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
On-Going			
<p>1. The development approved by this action consists of the following:</p> <ul style="list-style-type: none"> a. Laguna Ridge Specific Plan Amendment, b. Rezone from RD-15 to SC, c. Tentative Parcel Map to create 6 commercial lots d. Conditional Use Permit for Retail, Discount Store e. Conditional Use Permit for a drive-through at Building #2 (Drug Store/Pharmacy) f. Design review for all development including: <ul style="list-style-type: none"> i. 10% reduction in required parking for Building #1 Parcel, and ii. Uniform Sign Program. <p>This approval is described in the staff report and associated Exhibits and Attachments dated June 5, 2008.</p>	On-Going	Development Services, Planning	
<p>2. The Applicant, and any future heirs, successors or assigns (hereinafter referred to as the 'Applicant') shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
4. The Tentative Parcel Map, Conditional Use Permit and Design Review approvals are valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of approval	Planning	
5. If there are any discrepancies between the approved Tentative Parcel Map, Conditional Use Permit or Design Review Exhibits and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	On-Going	Planning	
6. Construction and building activities shall comply with the Noise Standards of Section 23.60.040 of the Zoning Ordinance.	On-Going	Planning	
7. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project.	On-Going	Planning	
8. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-074 and -075. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	On-Going	Planning	
9. 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	
10. Buildings 2, 3, 4, 5 and 6 shall have Whitelock Parkway address. These addresses shall be illuminated and shall	Ongoing	Cosumnes CSD Fire Department	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (date and Signature)
comply with the addressing guidelines.			
11. Building 1 the proposed Target Store shall have a Bruceville address. The addressing for this building shall be illuminated and comply with the addressing guidelines.	On-Going	Cosumnes CSD Fire Department	
12. The entrance off of Whitelock Parkway, Bruceville Road and Poppy Ridge Road shall have a minimum turning radius of 50 feet outside and 25 feet inside in both directions for responding emergency vehicles.	On-Going	Cosumnes CSD Fire Department	
13. The turning radius for emergency vehicles shall have a minimum 50 feet outside and 25 feet inside throughout the entire new project.	On-Going	Cosumnes CSD Fire Department	
14. The hours of operation for the drive-up/drive-thru facility at Building #2 shall be from 7 am to 10 pm, if it is located within 100 feet of a residential property line. If the use is located greater than 100 feet from a residential property line then there are no restrictions on the hours of operation. The speaker system shall emit no more than 50 decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the shopping center site.	On-Going	Planning	
15. Maximum floor area for restaurant use in the shopping center shall not exceed 18,904 square feet.	On-Going	Planning	
Prior to Improvement Plan Approval and/or Issuance of Grading Permits			
16. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department Plan	Improvement Plans	Planning/City Landscape Architect	

Conditions of Approval / Mitigation Monitoring and Reporting Program

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Checking for review and approval.			
17.	The trees along the eastern property line adjacent to the 8-foot wall and along the Poppy Ridge Road shall be planted 20 feet on center.	Improvement Plans	Planning/City Landscape Architect	
18.	The Applicant shall prepare and submit the project on-site drainage study in accordance with the drainage study of the latest edition approved Laguna Ridge Specific Plan Supplemental Master Drainage Plan for Local Drainage Area B and to the satisfaction of Public Works.	1 st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)	Public Works	
19.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.	Prior to Improvement Plan Approval and Prior to Issuance of Grading Permits	Public Works	
20.	The Applicant shall provide a maintenance agreement for stormwater quality control treatment device(s) to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and Prior to Issuance of Grading Permits	Public Works	
21.	The Applicant shall design and improve the driveways on Whitelock Parkway, Bruceville Road and Poppy Ridge Road in accordance with Section 4-10 of the City of Elk Grove Improvement Standards and to the	Improvement Plans	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
satisfaction of Public Works. Access to the site driveways shall be as follows <ul style="list-style-type: none"> • Western Whitelock Parkway driveway – right-in / right-out • Eastern Whitelock Parkway driveway – right-in / right-out / left-in / left-out • Northern Bruceville Road driveway – right-in / right-out • Southern Bruceville Road driveway – right-in / right-out / left-in (the northbound left-turn movement into the existing development on west side of Bruceville Road, as shown on the ultimate striping plan, will be evaluated during future plan review for ultimate striping) • Poppy Ridge Road driveway – right-in / right-out / left-in / left-out 	Improvement Plans	Public Works	
23. All median islands to be constructed within public right-of-way shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.	Improvement Plan	Public Works	
24. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.	Improvement Plans	Public Works	
Prior to Final Map Approval			
25. The Applicant shall provide a reciprocal access and parking agreement between the parcels of this development.	Prior to Final Map	Public Works	
26. The Applicant shall provide Business Owner's	Prior to Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Association bylaws (CC&R's) which address, at a minimum, common area ownership, maintenance, and joint access for review and acceptance by Public Works.			
27. The Lot Line Adjustment establishing Parcel 1 shown on the tentative map shall be completed prior to recordation of the Final Map.	Final Map	Public Works	
28. All streets shall be dedicated with a minimum of 40 feet of right of way. If a street is identified, on the tentative map, with less than 40 feet of right-of-way, additional right-way shall be dedicated from either behind the back of curb or back of sidewalk.	Final Map	Public Works	
29. The Applicant shall dedicate, design and improve the northern half section of Poppy Ridge Road, 19' from the approved centerline to the back of curb. Improvements will be based on a 38-foot back of curb to back of curb residential-collector street with separated sidewalk. All improvements shall be in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works.	Final Map	Public Works	
30. The Applicant shall dedicate, design and improve the intersection of Poppy Ridge Road / Bruceville Road along the property's frontages in a 2-way stop interim condition. The interim intersection shall be based upon an expanded collector / thoroughfare intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Design of the interim improvements will be confirmed during improvement plan review.	Final Map	Public Works	
31. The Applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back of curb in	Final Map	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works. The Bruceville Road Phase II Improvement Plans shall be revised to accommodate the right-turn pocket/bus turn out to the southerly most driveway north of Poppy Ridge Road. Design of the interim improvements will be confirmed during improvement plan review.</p>			
<p>32. The Applicant shall dedicate a pedestrian easement within the landscape corridors along the project's frontages Bruceville Road and Poppy Ridge Road to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>33. The Applicant shall dedicate a 12.5-foot Public Utility Easement not less than 8 feet from back of curb within the landscape corridor adjacent to the commercial center along Bruceville Road, Whitelock Parkway and Poppy Ridge Road to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>34. The Applicant shall install appropriate off-site road transitions for Poppy Ridge Road, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>35. The Applicant shall dedicate a visibility easement for all driveways along Whitelock Parkway, Bruceville Road and Poppy Ridge Road per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>36. Improvement plans for off-site public improvements shall be approved by Public Works prior to recordation of final map.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>37. The project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the</p>	<p>Final Map</p>	<p>Finance</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>additional costs for long-term roadway maintenance related to serving new development. The annexation process can take several months, so applicant should plan accordingly. The application fee for the annexation is due prior to the resolution of Intention to Levy Street maintenance Assessments. For further information on this district, see www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm</p>			
<p>38. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>39. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>40. Private sewer service laterals will not be permitted to connect directly to the 15-inch diameter trunk sewer line nor the 12-inch diameter force main in Bruceville Road.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>41. In order to obtain sewer service, construction of District sewer infrastructure may be required. Off site sewer lines may be required as determined by the required sewer studies.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>42. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.</p>			
<p>43. Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's west boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's west boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>44. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>45. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>Prior to Acceptance of Public Improvements</p>			
<p>46. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.</p>	<p>Prior to Acceptance of Public Improvements</p>	<p>Public Works</p>	
<p>Prior to Issuance of Building Permits</p>			
<p>47. Applicant shall submit architectural, site plan improvements (hardscape, sidewalks, trellis, etc), exterior lighting plans, signs, and walls to determine consistency with applications and conditions of approval. No building permits shall be issued until this determination has been made by the Planning</p>	<p>Prior to building permit issuance</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Director.			
48. Signage on Building 2 and 3 shall have backlit halo illumination as shown on exhibits ELV.3 and ELV.4 respectively. In addition to backlit halo illumination, should signage on Building 2 and 3 include text, lettering or graphics with internally illuminated translucent faces, then the faces shall include a matte finish.	Prior to building permit issuance/ongoing	Planning	
49. The initial building permit submittal shall include construction plans for a masonry soundwall along the eastern property line. The minimum height of the wall shall be 6 feet. The height of the wall shall be 10 feet for a distance of approximately 410 feet from the PUE of Poppy Ridge Road. The overall 10-foot height shall consist of a 2-foot high berm and an 8-foot high wall. No buildings shall be occupied until the wall has been constructed.	Prior to building permit issuance	Planning	
50. The site plan submitted with the building permit shall provide a minimum 25-foot setback from Poppy Ridge Road, as measured from the back of curb.	Prior to building permit issuance	Planning	
51. The treatment of the wall surfaces for Building #1 (Target), as described in the elevations dated received May 27, 2008 shall be revised as follows: "For the Building 1/Target primary wall surfaces to receive painted finishes, as an alternate to cement plaster as called out in Exhibits ELV.1, ELV.1.1, and MAT.1, the concrete fill-up wall surfaces may receive a heavy textured paint/texcoat type finish, specifically TK Products Heavy Texture Finish or equivalent, with colors to match those called out on Exhibits ELV.1, ELV.1.1, and MAT.1. The raised Target sign wall to the right of the main Target entry and the architectural pop-out wall features located along the rear and right	Prior to building permit issuance	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
side elevations of the building shall be finished in painted cement plaster as called out in Exhibits ELV.1, ELV.1.1, and MAT.1."			
52. The project may be constructed in phases, with one or more buildings in each phase. Each phase of the project shall have adequate parking, access, and utilities.	Prior to building permit issuance	Planning	
Prior to Certificate of Occupancy			
53. Upon completion of the installation of the landscaping for the project and or each building, 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 to the Planning Department will delay final approval/occupancy of the project.	Occupancy	Planning/City Landscape Architect	
54. Prior to final inspection or occupancy of the structure on the site a Certificate of Conformance for the installed landscaping shall be provided to the City's landscape architect for approval.	Occupancy	Planning/City Landscape Architect	
55. The Applicant shall install a 36-foot landscape corridor adjacent to Bruceville Road to the satisfaction of Public Works.	Prior to Occupancy	Public Works	
56. The Applicant shall install a 25-foot landscape corridor adjacent to Whitelock Parkway to the satisfaction of Public Works.	Prior to Occupancy	Public Works	
57. The Applicant shall install a 10-foot landscape corridor adjacent to Poppy Ridge Road to the satisfaction of Public Works.	Prior to Occupancy	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58. All required site improvements, including but not limited to landscaping, sidewalks, walls, hardscape, parking lot paving and striping, lighting, shall be completed prior to the occupancy of any building, except as provided by Condition #48 above.	Prior to Occupancy	Planning	

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- e. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- f. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- g. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- h. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- j. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood pursuant to the Floodplain Management Plan. (Public Works)
- k. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- l. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a

- minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- m. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
 - n. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
 - o. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)
 - p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)

Sacramento Area Sewer District

- q. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- r. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SASD)

Finance

- s. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2008 Development Related Fee Booklet at:
www.elkgrovecity.org/finance/financial-planning-division/df-information.htm
Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2008 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages).

Elk Grove Community Services District Fire

- t. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- u. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- v. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats shall be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will *not* be accepted at this time. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below:
- a. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- w. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- x. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
- y. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
- z. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
- aa. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
- bb. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- cc. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.

dd. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation.

Sacramento Regional County Sanitation District

- ee. Developing this property will require payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer fee Quote Desk at 916-876-6100 for sewer fee information.
- ff. SRCSD will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for the payment of the appropriate SRCSD fees.

ATTACHMENT B
Ordinance

**AN ORDINANCE OF THE CITY OF ELK GROVE AMENDING
THE CITY OF ELK GROVE ZONING MAP FROM RD-15 TO SHOPPING CENTER
("SC") ZONE DISTRICT FOR VINEYARD AT MADEIRA PROJECT EG-07-123
ON ASSESSOR'S PARCELS 132-0050-074 AND 132-0050-075**

The City Council of the City of Elk Grove does ordain as follows

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map to assign revised zoning to the parcel shown on attached Exhibit A.

Section 2: Findings

California Environmental Quality Act

Finding: Prior to adoption of this ordinance, an analysis and public disclosure of the environmental impacts of the project have been completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: The City prepared an Initial Study and determined that the project was exempt from CEQA review pursuant to Section 15183 of the State CEQA Guidelines. The City determined that the environmental impacts of the project had been addressed by the EIR previously prepared for Laguna Ridge Specific Plan.

Finding: The proposed amendment of the Zoning Map implements and is consistent with the General Plan and does not create problems detrimental to the public health, safety and general welfare of the residents of Elk Grove.

Evidence: The City reviewed the proposed amendment to the Zoning Map and received public testimony at a duly noticed public hearing regarding the matter. The General Plan provides a schematic layout of land uses; it designates the southeast corner of Bruceville Road and Whitelock Parkway as a shopping center. Approximately 14 acres are currently zoned SC at that location. Adding to the shopping center site through the rezoning of 2.7 acres to the Shopping Center Zone District is consistent with General Plan designation.

A commercial zoning at this location will provide convenient shopping opportunities for residents of the surrounding neighborhoods. Public roadways and utilities are planned to accommodate this commercial development.

Section 3: Action

The City Council hereby amends the Zoning Map of the City of Elk Grove for Assessor's Parcel Numbers 132-0050-074 and 132-0050-075 as shown on Exhibit A, subject to the findings contained in this Ordinance.

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability.

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

Section 6: Effective Date and Publication

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

INTRODUCED: June 25, 2008
ADOPTED:
EFFECTIVE:

GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

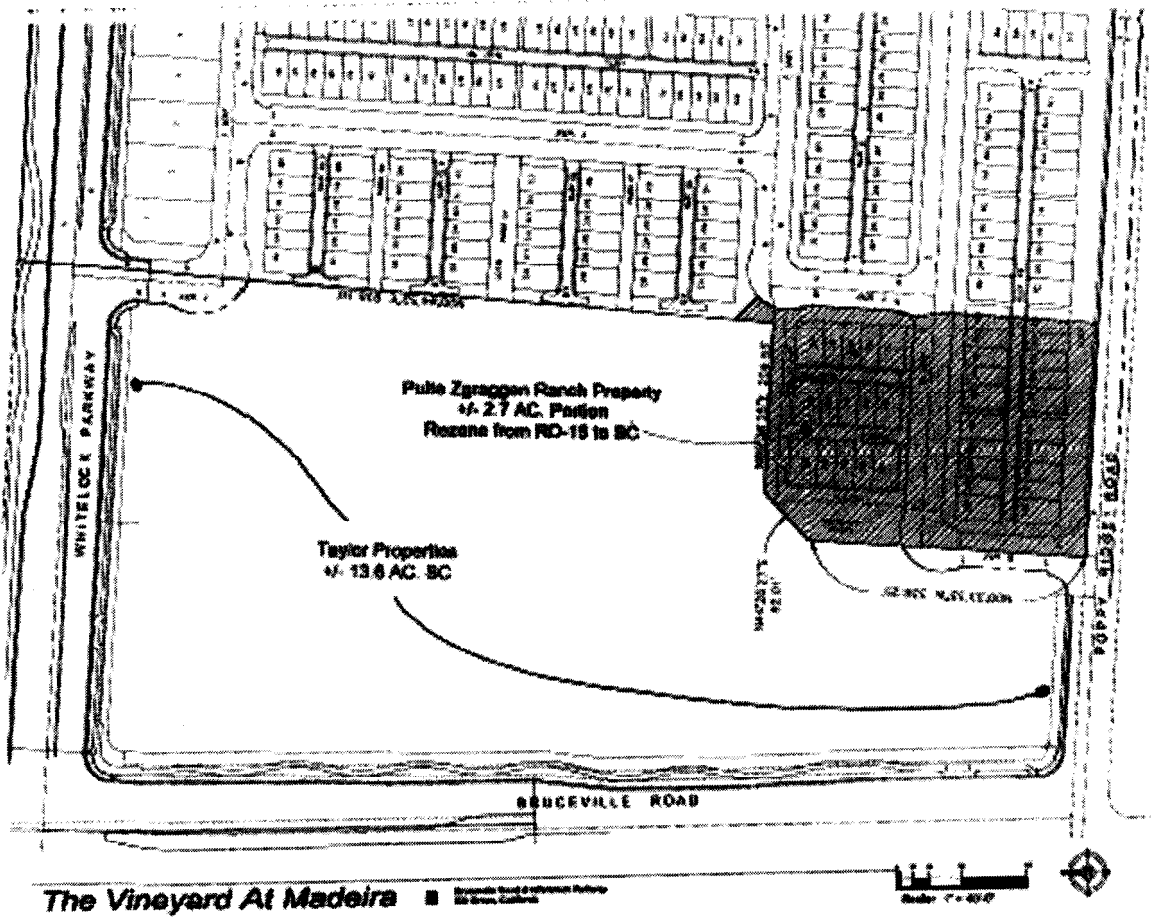
ATTEST:

APPROVED AS TO FORM:

SUSAN J. BLACKSTON, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A



ATTACHMENT C
Planning Commission Staff Report dated June 5, 2008



Planning Commission Staff Report

June 5, 2008

Project: Vineyard at Madeira
File: EG-07-123
Request: Specific Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit, and Design Review
Location: Southeast corner of Bruceville Road and Whitelock Parkway
APN: APN 132-0050-074 and 132-0050-075
Planner: Ron Rowland

Owner/Applicant

Taylor Village Sacramento
 Investments Partners, LP
 c/o Kim Whitney
 1792 Tribute Road #270
 Sacramento, CA 95815

Staff Recommendation

Recommend that the City Council approve the Specific Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit and Design Review, subject to the findings presented in this report and the attached Conditions of Approval.

Project Description

The proposed development is a shopping center. The anchor tenant would be Target. Other known tenants are Walgreen's and McDonalds. The proposed development includes a total of 189,035 square feet of retail floor area, which includes:

Retail Use	Floor Area (sq. ft.)
Target	148,200
Walgreen's	14,740
McDonald's	3,915
Multi-tenant Building	5,780
Multi-tenant Building	6,380
Multi-tenant Building	10,020

The entitlements requested by the applicant consist of the following:

1. Minor amendment to the Laguna Ridge Specific Plan;
2. Rezone of approximately 2.7 acres from Medium Density Residential (RD-15) to Shopping Commercial (SC);
3. Tentative Parcel Map to subdivide 16.47 acres of land into six commercial parcels;
4. Conditional Use Permit to allow a Retail Discount Store (Target) and to allow Drive-Thru Services for a proposed businesses within 300 feet of residentially zoned property(Walgreens); and
5. Design Review for the proposed development, including a 10% reduction in the number of required parking spaces for the Target store and approval of a Uniform Sign Program.

Setting

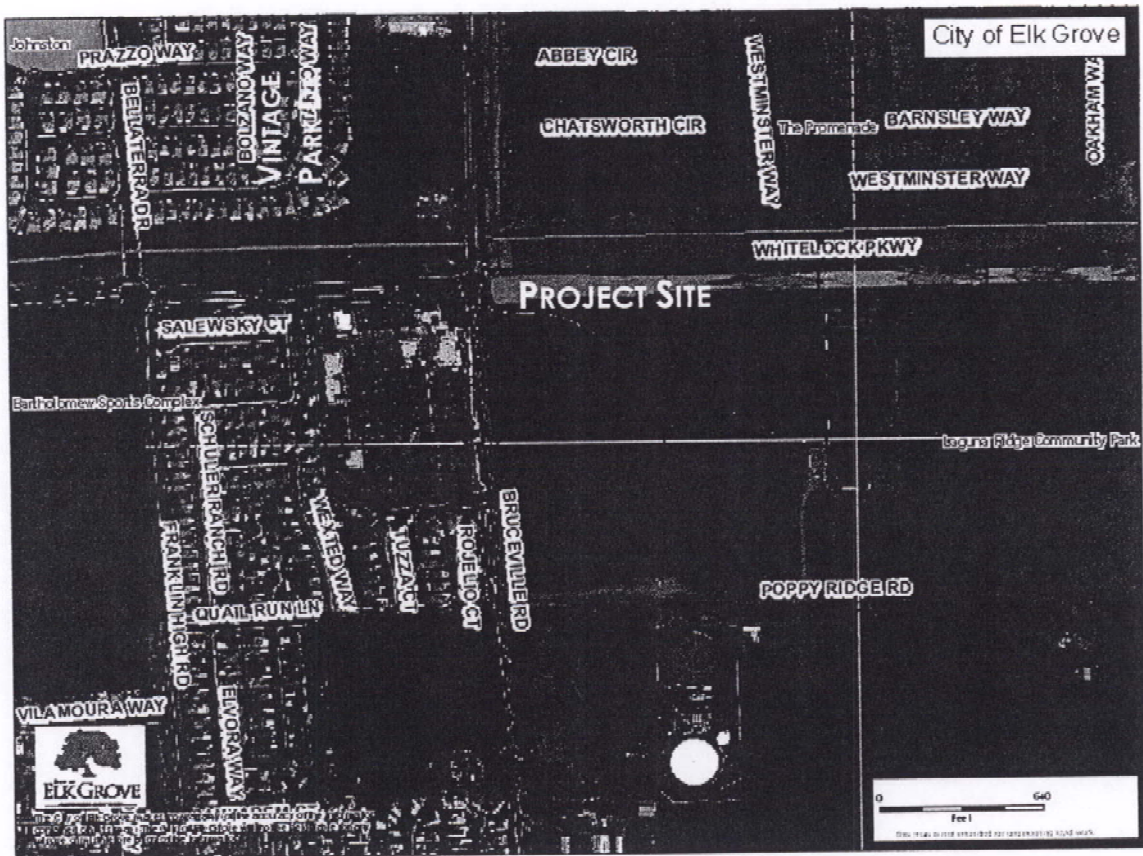
This project site is vacant land located in an area that is designated by the Laguna Ridge Specific Plan for Shopping Commercial and High Density Residential uses. The Shopping Commercial (SC) designation is intended to provide for major shopping centers featuring retail and service commercial uses, which are dependent on vehicular access and visibility from arterial streets. The project site is surrounded by a variety of uses including existing residential subdivisions, vacant property previously approved for residential development (Zgraggen Ranch), and commercial developments. Table 1 below shows the uses adjacent to the project site:

Table 1. Adjacent Land Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Vacant	Commercial/High Density Residential	LRSP –SC & RD-15
North	Residential	Low Density Residential	LRSP - RD-6
South	Agricultural-Residential	High Density Residential	LRSP – Multi-Family Residential
West	Commercial Shopping Center/Residential	Commercial/Office/Multi-Family & Low Density Residential	East Franklin Specific Plan
East	Zgraggen Ranch Subdivision - Undeveloped	High Density Residential	LRSP – RD-15

The project site is bounded by proposed arterial roadways which will accommodate cross-town traffic. The Circulation Plan for the Laguna Ridge Specific Plan calls for Bruceville Road to be expanded from a 2-lane roadway to a 4-lane roadway. Additional land in within the Bruceville Road right-of-way will be reserved by a 36-foot median and a 36-foot landscape corridor. This land could be used to expand Bruceville Road into a 6-lane thoroughfare, as identified in the General Plan, if needed in the future. Whitelock Parkway is planned as a four lane arterial roadway.

Figure 1 - Location Map

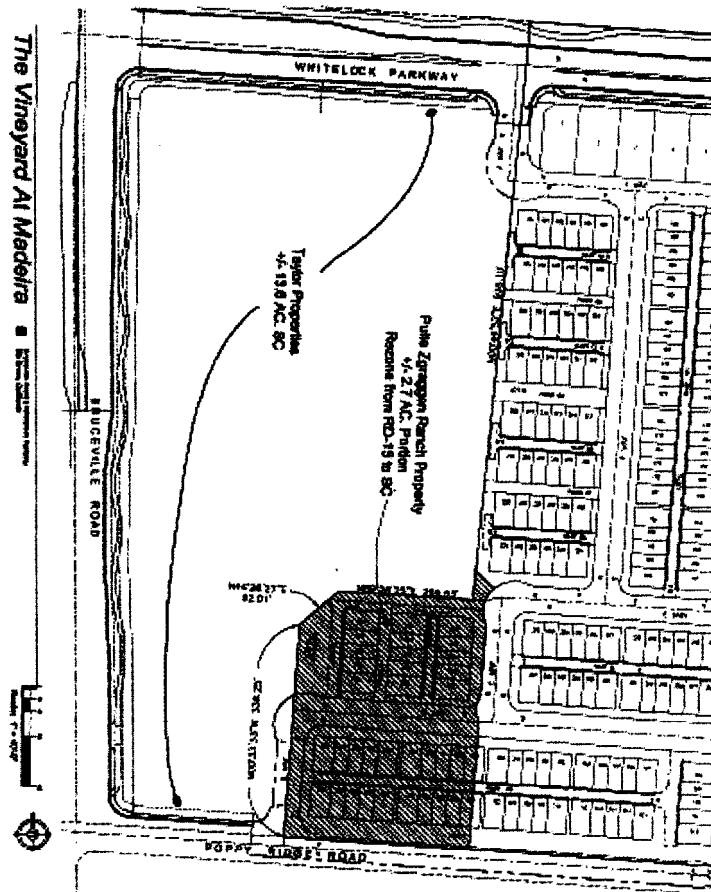


Analysis

Specific Plan Amendment/Rezone

The southeast corner of Bruceville Road and Whitelock Parkway was originally planned as a smaller shopping center, anchored by a grocery store. When it became apparent that market conditions would not support a grocery store at this location, the property owner considered other types of retail uses. The proposed Target store is substantially larger than a typical grocery store, requiring additional site area. The City has approved a lot line adjustment that transfers the 2.7 acre portion of Zraggen Ranch to the parcel of land owned by Taylor Development. The Boundary Line adjustment does not affect the land use designations for these lands. A Specific Plan Amendment and a rezoning are required to change the designation of the 2.7 acres from RD-15 to the SC land use designation.

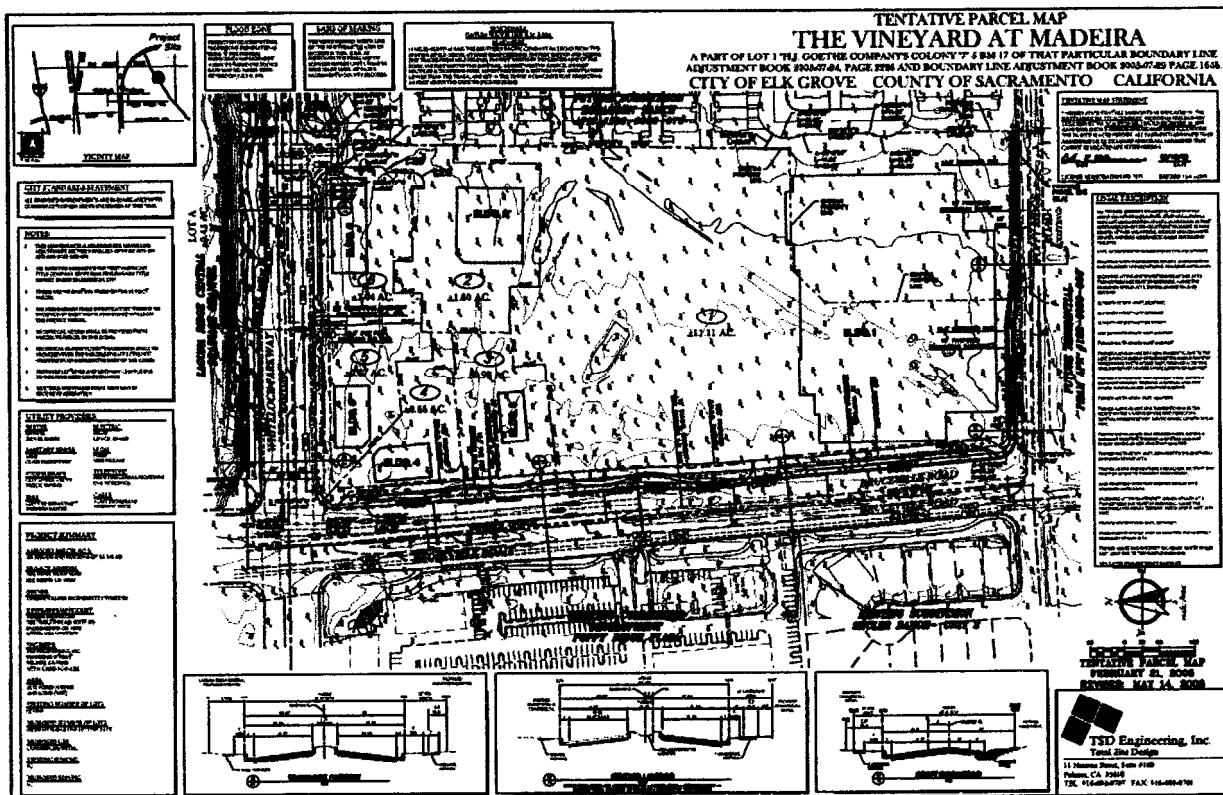
Figure 2 – Specific Plan Amendment/Rezone



Tentative Parcel Map

The property currently contains 20.12 gross acres. Approximately 3.65 acres will be dedicated to the City as right-of-way, to accommodate improvements to Whitelock Parkway and Bruceville Road. The map calls for improvements to Bruceville Road and Poppy Ridge Road along the property's frontage. These improvements and right-of-way dedications are consistent with the City's General Plan and the Laguna Ridge Specific Plan.

The Tentative Parcel Map would subdivide the project site into six lots. The lot with the Target store is 11.11 acres. The remaining five lots range in size from 1.60 to 0.87 acres. As required by the City's Design Guidelines, the tentative parcel map provides landscape easements along its frontage with Bruceville Road (36-foot width) and Whitelock Parkway (25-foot width). Within these landscape corridors are 7-foot wide detached sidewalks. As required by the Laguna Ridge Specific Plan, the map provides reciprocal access, parking and utility easements among all parcels.



Design Review

The City Council adopted citywide Design Guidelines in 2003 and amended them in 2004. They address site planning and architecture for non-residential development. The design concepts endorsed by the Design Guidelines include:

1. Design compatibility with adjacent properties, particularly when non-residential abuts residential uses
2. Unified design theme
3. Pedestrian-friendly
4. Streetscape with appealing and continuous theme

The applicant has submitted a detailed and comprehensive design review application, in a bound document provided to the Planning Commission. A summary of how the application complies with the key concepts of the Design Guidelines follows.

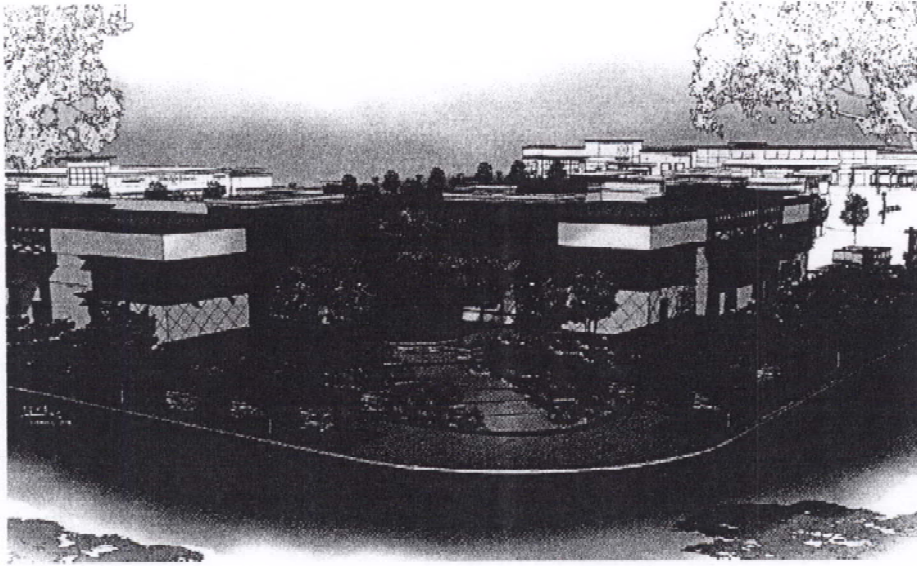
Design Compatibility. The project abuts residentially zoned land along its eastern property line. The development plan provides for a 10-foot wide landscape corridor plus a masonry wall that varies from 6 to 8 feet in height. There is a 70-foot setback from the nearest building (Target) to the residential land. The combination of landscaping, wall and building setback will provide adequate compatibility.

Unified Design Theme. The project offers a palette of colors, materials and design features that provide a good balance between variety and continuity. There is a broad range of colors and materials that gives visual interest. Those colors and materials are repeated in different combinations on all buildings.

Pedestrian-friendly. As noted previously, the project will provide 7-foot wide sidewalks along Bruceville Road and Whitelock Parkway and a 4-foot wide sidewalk along Poppy Ridge Road. The plan provides strong pedestrian connections from the public sidewalks into the site. In addition, there is an internal pedestrian system, through the parking lot areas, connecting all buildings.

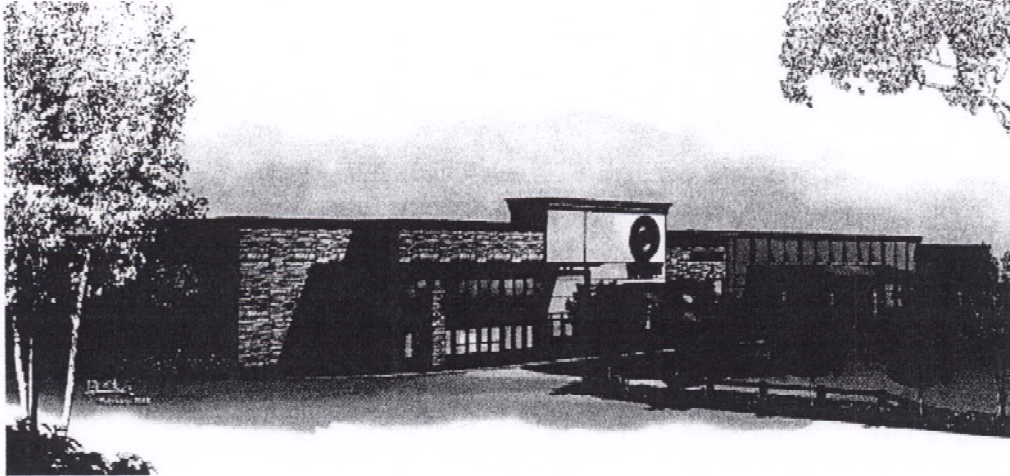
Streetscape Theme. The site plan provides a strong streetscape theme through a unified planting palette, lighting standards, color and textured paving, trellises and other ornamental amenities.

A sampling of the exhibits contained in the application submittal is provided below.



Corner Plaza Render
The Vineyard At Madeira ■ Bascetta, Reed & Mitchell Planning
18 Street, California

The Vineyard At Madeira	
Project Name	
Site Address	
City/County	
Conceptual Render	
Scale	1/8" = 1'-0"
REN.2	
Prepared by	DR
Checked by	DR
DATE: 02/22/08	
DRAWING NO: 1-00000	



Target Render

The Vineyard At Madeira ■ 20000th Road & 200th Street Parkway
 Elk Grove, California

The Vineyard At Madeira
 20000th Road & 200th Street Parkway
 Elk Grove, California

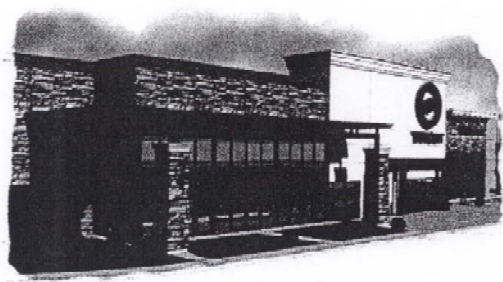
Architect: [Faded]
 Date: [Faded]

Conceptual Render

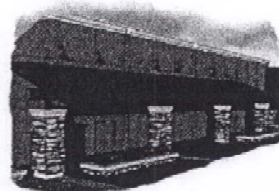
Scale: [Faded]
 Date: [Faded]

REN.1

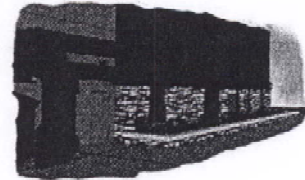
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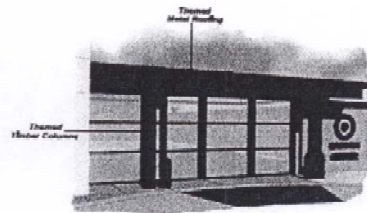
Main Entrance



Cart Storage Area



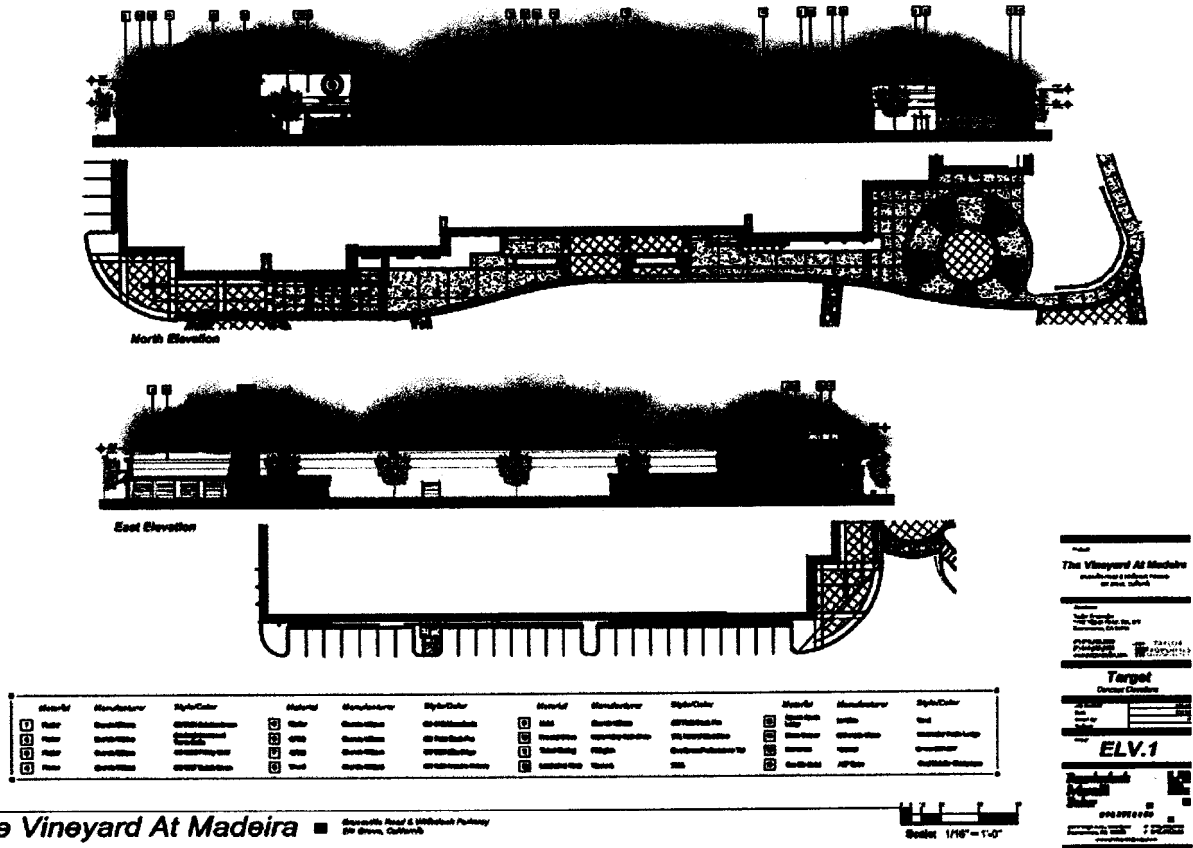
Offices & Employee Entrance



Garden Center

The Vineyard At Madeira	
Architectural Details	
DET.1.2	
Scale:	1/8" = 1'-0"
Author:	...
Check:	...
Date:	...

The Vineyard At Madeira ■ Architectural Details



Specific site planning issues are addressed below.

Compliance with Parking Standards. The zoning ordinance requirement for the shopping center is 873 parking spaces. A total of 803 spaces are provided. The applicant has requested a 10% reduction in the parking requirements for the Target store parcel. This would result in a reduction of about 8% below the standard for the shopping center as a whole. The zoning code allows the Planning Commission to approve a reduction in the number of required parking spaces. The specific finding applicable to this request is:

" Off-street vehicle parking reductions may also be granted when the applicant for a single or combined use can prove to the designated Approving Authority that the nature of the proposed use(s) or the proximity of the facility to alternative modes of transportation justify the requested parking reduction. This Chapter includes shared parking reductions due to variation in peak demands."

Staff supports the requested reduction in parking for the following reasons:

1. The shopping center has multiple tenants in six different buildings; each tenant will have different peak parking demands.

2. The Target store has an approximate 10,800 square foot "garden center". The parking demand for this portion of the building is less than the remainder and is somewhat seasonal in nature.
3. The site is served by alternate methods of transportation:
 - a. Transit service is available on both Bruceville Road and Whitelock Parkway
 - b. Pedestrian/bicycle path will be constructed along the north side of Whitelock Parkway as part of the Laguna Ridge development.
4. An 8% reduction in the number of parking spaces is not substantial for a shopping center of this size.

Building Setbacks and Height. For commercial buildings in the Laguna Ridge Specific Plan, setbacks are determined through Design Review. The following setbacks are provided along the perimeter of the site:

<u>Property Line</u>	<u>Setback (feet)</u>
Whitelock Parkway	25
Bruceville Road	36
Poppy Ridge Road	25
Eastern Property line	10

The "Big Box" retail standards would typically require a 35-foot rear yard setback. The Target store has an approximate 27-foot setback from Poppy Ridge Road at its closest point. However, this setback is more than 35 feet for a substantial length of the frontage. In addition, the applicant is required to provide a denser planting of trees along this frontage. These setbacks are adequate to provide streetscape landscaping and to ensure compatibility with adjacent residential uses.

LRSP establishes a maximum height of 36 feet when a building is within 100 feet of a residential property. All buildings comply with this standard. Maximum height of Target building is 34.5 feet and the Walgreens building is 30.25 feet.

Circulation

The development plan provides an adequate number of driveways onto the abutting public streets. There are two points of vehicular access to Bruceville Road, two driveways onto Whitelock Parkway and one driveway onto Poppy Ridge Road. The applicant will be required to dedicate and improve the easterly half of Bruceville Road, creating four travel lanes along the property's frontage and to construct Poppy Ridge Road improvements. At this time, Bruceville Road will not continue as a four lane road south of the project site, so the applicant is required to install interim striping on the road, which will provide a smooth and safe transition from a 4 lane to a 2 lane road.

Landscaping

The Zoning Code provides commercial landscape standards for landscaping along public frontages as well as within parking lots. The code requires a project to provide 50% parking lot

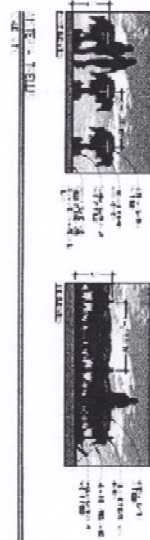
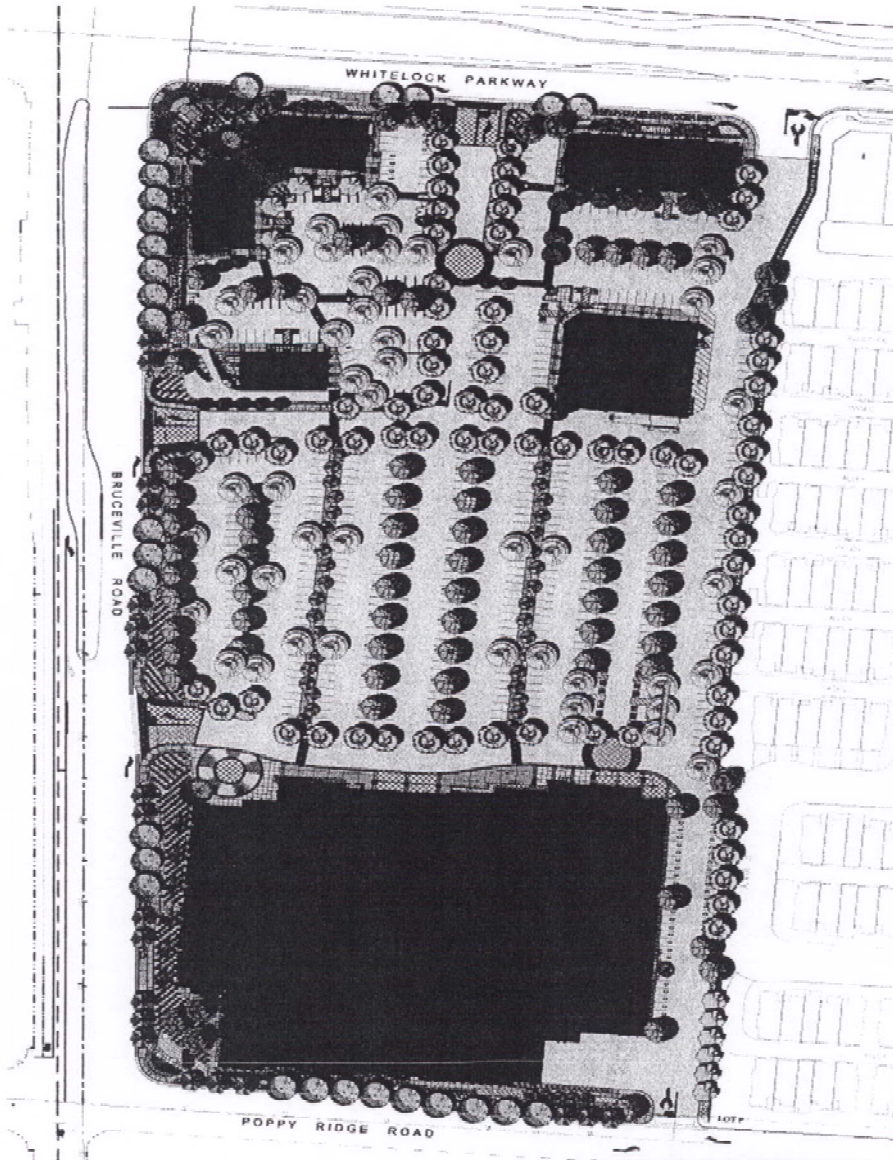
shading within 15 years of tree maturity. Based on the calculations provided on a conceptual landscape plan, the site provides 58% shading, in compliance with the City's landscaping provision. The project also provides landscaping along the project frontages, ranging in width from 25 to 36 feet. A major focal point is proposed at the intersection of Bruceville Road and Whitelock Parkway. Key elements include:

- Trellises that match others in the LRSP area
- Colored and stamped concrete paving
- Seating area
- Specimen tree

The exhibit which follows shows the preliminary landscape plan for the site. Other, more detailed plans are provided in the submittal packet.

The Vineyard At Madeira

█ Specialty Plant Landscaping Primary
 █ Elk Grove Citywide



QUADRIGA
 LANDSCAPE ARCHITECTURE

The Vineyard At Madeira
 LANDSCAPE PLAN

DATE: 06/05/08
 SCALE: 1"=40'-0"

PROJECT: THE VINEYARD AT MADEIRA
 CLIENT: ELK GROVE CITY

DESIGNED BY: QUADRIGA
 DRAWN BY: [Name]
 CHECKED BY: [Name]

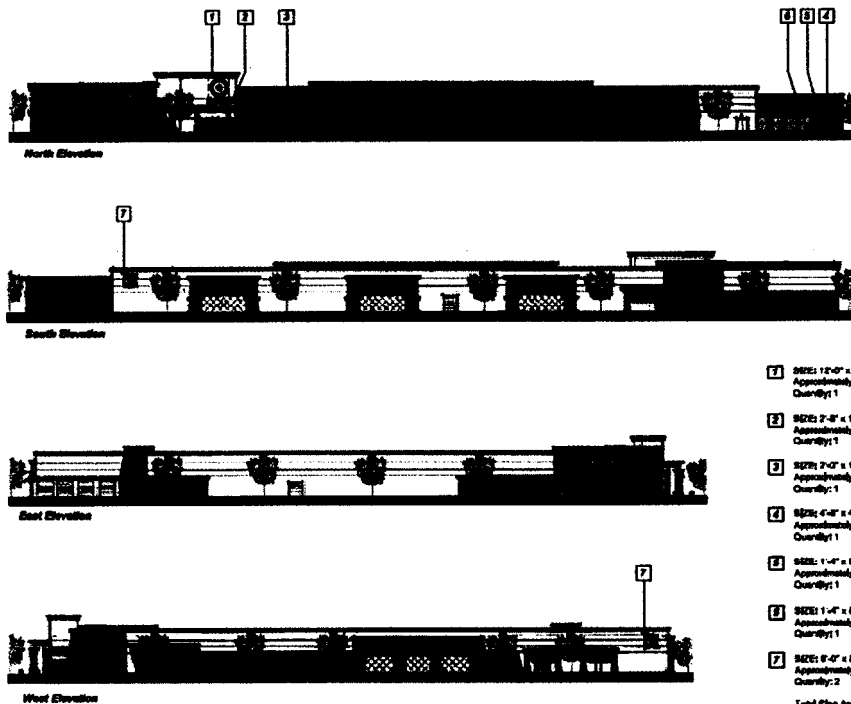
DATE: 06/05/08

SCALE: 1"=40'-0"

Uniform Sign Program

The Design Review package submitted by the applicant includes a Uniform Sign Program ("USP"). The USP provides a unified theme for signage throughout the shopping center program. The submittal includes several deviations from the sign regulations in the Zoning Ordinance. Those deviations are identified in the table below:

Sign Type	Code Requirement	Request
Target		
Monument Sign Area	150 sq ft	188 sq ft
Wall Sign Area (total)	150 sq ft	387.6 sq ft
Walgreen's		
Wall Sign Area (total)	150 sq ft	389.9 sq ft
Future Tenants		
Wall Sign Ratio (area to frontage)	1:1 ratio	2:1 ratio
Freestanding Sign		
Number of signs	1 sign	4 signs



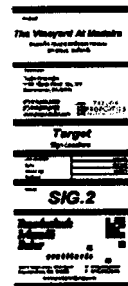
NOTES

- General**
 - BULLSEYE FACES - LD 2785 Modified Acrylic Sheet
 - TEXT FACES - LD 2793 Modified Acrylic Sheet
 - RETURNS - Paint to match face.
 - TRIM CAPS - Paint to match face.
- Structural**
 - RED LED
 - Power supply inside of store.
- Electrical**
 - 120V
- Construction**
 - 3" ALUMINUM RETURNS
 - ALUMINUM BACKS
 - FLAT 3/16" THICK ACRYLIC FACES
 - 1" TRIM CAP RETAINERS

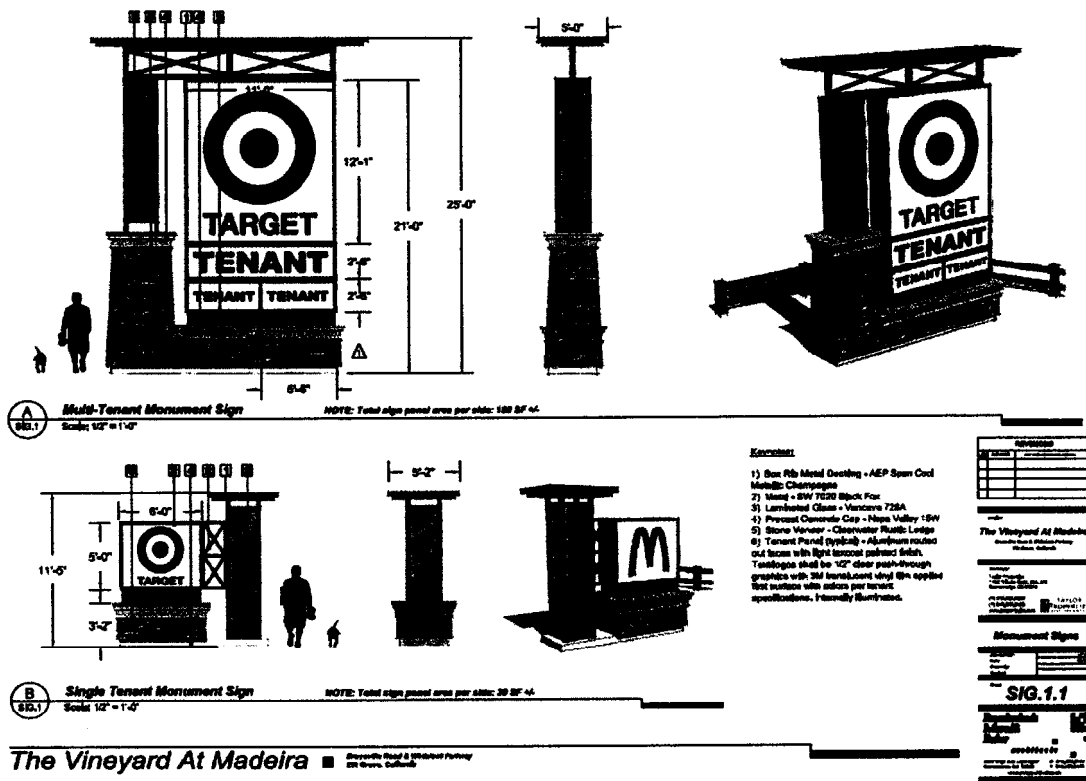
Note: Bullseye is comprised of two pieces outer ring and inner dot.

- 1 SIZE: 12'-0" x 12'-0" / AREA: Approximately 144 SF / Quantity: 1
- 2 SIZE: 7'-8" x 13'-10.25" / AREA: Approximately 97 SF / Quantity: 1
- 3 SIZE: 7'-0" x 17'-0" / AREA: Approximately 58 SF / Quantity: 1
- 4 SIZE: 4'-8" x 4'-0" / AREA: Approximately 21.8 SF / Quantity: 1
- 5 SIZE: 1'-0" x 8'-0" / AREA: Approximately 10.8 SF / Quantity: 1
- 6 SIZE: 1'-0" x 8'-0" / AREA: Approximately 10.8 SF / Quantity: 1
- 7 SIZE: 8'-0" x 8'-0" / AREA: Approximately 64 SF / Quantity: 2

Total Sign Area: 387.6 SF +/-



The Vineyard At Madeira ■ 20000th Road & Willows Parkway Elk Grove, CA 95758



Environmental Analysis

Staff has prepared an Initial Study pursuant to the California Environmental Quality Act ("CEQA"). The study concluded that the environmental impacts of the project have been addressed in the previously prepared Environmental Impact Report for Laguna Ridge Specific Plan. Therefore, the determination is that the project is exempt from CEQA pursuant to Section 15183.

Letters from Commenting Agencies

Letters have been received from the following city departments and agencies:

- City of Elk Grove
 - Public Works
 - Landscape Architect
 - Police
 - Finance

Other Agencies

- Sacramento Area Sewer District
- Cosumnes Community Services District: Fire

Summary

Staff finds that the project exhibits a high quality architectural and landscape design. While certain deviations from standards are recommended, the overall quality of the project exceeds expectations.

Recommended Motions

1. *"I move that the Planning Commission recommend to the City Council that the Laguna Ridge Specific Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit and Design Review (EG-07-123) be approved, subject to the attached findings and conditions of approval contained in the June 5, 2008 staff report".*

Findings

CEQA

1. Finding: The project is exempt from further CEQA review pursuant to Section 15183 of the State CEQA Guidelines.

Evidence: As described in this staff report, the City has previously prepared an EIR for the Laguna Ridge Specific Plan (SCH #2000082139). City staff has completed an Initial Study, which compared the environmental impacts of the project to those assessed in the prior EIR. The Initial Study finds that there are no new environmental impacts and that therefore the project is exempt from further CEQA review pursuant to Section 15183 of the State CEQA Guidelines. The property is included in the Mitigation Monitoring and Reporting Program ("MMRP") for the Laguna Ridge Specific Plan EIR.

General Plan

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

Evidence: The General Plan designates the land at the southeast corner of Bruceville Road and Whitelock Parkway for commercial land uses. In addition, the site is within the Laguna Ridge Policy Plan, which has a specific set of policies (LU-28 through LU-31) and land use diagram (Figure 5) for the area. General Plan Policy LU-28 states that the land uses within Laguna Ridge Policy Area shall conform to the "general layout" of land uses shown in Figure LU-5. Given the inherent diagrammatic nature of the General Plan Land Use Map and Policy LU -28, we find that the change in land use designation of 2.7 acres is consistent with the General Plan as a whole.

Tentative Parcel Map

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative parcel map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the Elk Grove General Plan as noted above. The proposed map is consistent with the Laguna Ridge Specific Plan, as amended. The design and improvement of the proposed subdivision is consistent with the General Plan in that it divides the site for commercial development.
- b. The design or improvement of the proposed subdivision for commercial development is consistent with the General Plan and Laguna Ridge Specific Plan. The required road improvements and right-of-way dedication is consistent with the Circulation Element of the General Plan and the Circulation Plan for Laguna Ridge Specific Plan.
- c. The site is physically suitable for commercial development in that it is a flat site with access to two arterial streets.
- d. The Laguna Ridge Specific Plan Environmental Impact Report determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval, and that a Statement of Overriding Considerations will be adopted by the City Council for those impacts that cannot be mitigated to less than significant levels.
- e. The Environmental Impact Report prepared for the project determined that no potentially serious health problems were identified from the project.
- f. No conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision has been identified.

Rezone

Finding: The proposed rezone is consistent with the General Plan commercial land use designation.

Evidence: The Planning Commission has reviewed the proposed rezone, staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density and intensity of uses for commercial purposes in the Elk Grove General Plan and General Plan Land Use Map, as proposed for approval by the City Council. The proposed amendment is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Laguna Ridge Specific Plan Amendment

Finding: The findings to approve an amendment to the Specific Plan are as follows:

- a. Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested;
- b. The requested amendment would benefit the Specific Plan Area and/or the City;
- c. The amendment is consistent with the General Plan;
- d. The amendment will not adversely affect adjacent property owners and can be property serviced;
- e. Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence:

- a. The area and configuration of the existing commercial land use designation was predicted on an assumed development of a shopping center anchored by a grocery store. Market conditions have demonstrated that a grocery store is not feasible. A larger commercial site is needed to accommodate a larger retail anchor tenant.
- b. The amendment benefits the Specific Plan Area and the City by providing retail services at a location convenient to residents of the area, reducing the need to drive greater distances. The commercial development will provide additional jobs and sales tax revenue to the city.
- c. The amendment is consistent with the General Plan, as described previously in the staff report.
- d. The amendment will not adversely affect adjacent property owners. Compatibility with adjacent uses is provided through a combination of building setbacks, walls, and perimeter landscaping. The conditions of approval ensure that adequate public utilities will be provided to the development.
- e. The amendment is not based on physical constraints but based on highest and best land use for the site.

Design Review

Finding: The proposed project is consistent with the City-wide Design Guidelines pertaining to site planning for non-residential development.

Evidence: The project site plan has been reviewed in accordance with the provisions of the Citywide Design Guidelines for non-residential projects. It is concluded that the proposed design of the project meets the applicable design requirements, and that the proposed deviations are appropriate in the context of the project as a whole.

Attachments

1. Conditions of Approval
2. Agency Correspondence
3. Application Submittals (separate bound document)
4. Boundary Line Adjustment – EG 08-022

Attachment 1
Conditions of Approval

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action consists of the following:</p> <ul style="list-style-type: none"> a. Laguna Ridge Specific Plan Amendment, b. Rezone from RD-15 to SC, c. Tentative Parcel Map to create 6 commercial lots d. Conditional Use Permit for Retail, Discount Store e. Conditional Use Permit for a drive-through at Building #2 (Drug Store/Pharmacy) f. Design review for all development including: <ul style="list-style-type: none"> i. 10% reduction in required parking for Building #1 Parcel, and ii. Uniform Sign Program. <p>This approval is described in the staff report and associated Exhibits and Attachments dated June 5, 2008.</p>	On-Going	Development Services, Planning	
<p>2. The Applicant, and any future heirs, successors or assigns (hereinafter referred to as the 'Applicant') shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
4. The Tentative Parcel Map, Conditional Use Permit and Design Review approvals are valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of approval	Planning	
5. If there are any discrepancies between the approved Tentative Parcel Map, Conditional Use Permit or Design Review Exhibits and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	On-Going	Planning	
6. Construction and building activities will not commence before 7 am (including all equipment loading, unloading, mechanical repairs, washing, fueling) nor continue after 6 pm.	On-Going	Planning	
7. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project.	On-Going	Planning	
8. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-074 and -075. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	On-Going	Planning	
9. 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	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
10. Buildings 2, 3, 4, 5 and 6 shall have Whitelock Parkway address. These addresses shall be illuminated and shall comply with the addressing guidelines.	On-Going	Cosumnes CSD Fire Department	
11. Building 1 the proposed Target Store shall have a Bruceville address. The addressing for this building shall be illuminated and comply with the addressing guidelines.	On-Going	Cosumnes CSD Fire Department	
12. The entrance off of Whitelock Parkway, Bruceville Road and Poppy Ridge Road shall have a minimum turning radius of 50 feet outside and 25 feet inside in both directions for responding emergency vehicles.	On-Going	Cosumnes CSD Fire Department	
13. The turning radius for emergency vehicles shall have a minimum 50 feet outside and 25 feet inside throughout the entire new project.	On-Going	Cosumnes CSD Fire Department	
14. The hours of operation for the drive-up/drive-thru facility at Building #2 shall be from 7 am to 10 pm. The speaker system shall emit no more than 50 decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the shopping center site.	On-Going	Planning	
15. <u>Maximum floor area for restaurant use in the shopping center shall not exceed 18,904 square feet.</u>	On-Going	Planning	
Prior to Improvement Plan Approval and/or Issuance of Grading Permits			
16. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department Plan Checking for review and approval.	Improvement Plans	Planning/City Landscape Architect	
17. The trees along the eastern property line adjacent to the 8-foot wall and along the Poppy Ridge Road shall be planted 20 feet on center.	Improvement Plans	Planning/City Landscape Architect	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>18. The Applicant shall prepare and submit the project on-site drainage study in accordance with the drainage study of the latest edition approved Laguna Ridge Specific Plan Supplemental Master Drainage Plan for Local Drainage Area B and to the satisfaction of Public Works.</p>	<p>1st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)</p>	<p>Public Works</p>	
<p>19. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.</p>	<p>Prior to Improvement Plan Approval and Prior to Issuance of Grading Permits</p>	<p>Public Works</p>	
<p>20. The Applicant shall provide a maintenance agreement for stormwater quality control treatment device(s) to the satisfaction of Public Works.</p>	<p>Prior to Approval of Improvement Plans and Prior to Issuance of Grading Permits</p>	<p>Public Works</p>	
<p>21. The Applicant shall design and improve the driveways on Whitelock Parkway, Bruceville Road and Poppy Ridge Road in accordance with Section 4-10 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>22. Access to the site driveways shall be as follows</p> <ul style="list-style-type: none"> • Western Whitelock Parkway driveway – right-in / right-out 	<p>Improvement Plans</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Eastern Whitelock Parkway driveway – right-in / right-out / left-in / left-out • Northern Bruceville Road driveway – right-in / right-out • Southern Bruceville Road driveway – right-in / right-out / left-in (the northbound left-turn movement into the existing development on west side of Bruceville Road, as shown on the ultimate striping plan, will be evaluated during future plan review for ultimate striping) • Poppy Ridge Road driveway – right-in / right-out / left-in / left-out 			
23. All median islands to be constructed within public right-of-way shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.	Improvement Plan	Public Works	
24. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.	Improvement Plans	Public Works	
Prior to Final Map Approval			
25. The Applicant shall provide a reciprocal access and parking agreement between the parcels of this development.	Prior to Final Map	Public Works	
26. The Applicant shall provide Business Owner's Association bylaws (CC&R's) which address, at a minimum, common area ownership, maintenance, and joint access for review and acceptance by Public Works.	Prior to Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
27. The Lot Line Adjustment establishing Parcel 1 shown on the tentative map shall be completed prior to recordation of the Final Map.	Final Map	Public Works	
28. All streets shall be dedicated with a minimum of 40 feet of right of way. If a street is identified, on the tentative map, with less than 40 feet of right-of-way, additional right-way shall be dedicated from either behind the back of curb or back of sidewalk.	Final Map	Public Works	
29. The Applicant shall dedicate, design and improve the northern half section of Poppy Ridge Road, 19' from the approved centerline to the back of curb. Improvements will be based on a 38-foot back of curb to back of curb residential-collector street with separated sidewalk. All improvements shall be in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works.	Final Map	Public Works	
30. The Applicant shall dedicate, design and improve the intersection of Poppy Ridge Road / Bruceville Road along the property's frontages in a 2-way stop interim condition. The interim intersection shall be based upon an expanded collector / thoroughfare intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Design of the interim improvements will be confirmed during improvement plan review.	Final Map	Public Works	
31. The Applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back of curb in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works. The Bruceville Road Phase II Improvement Plans shall be revised to	Final Map	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
accommodate the right-turn pocket/bus turn out to the southerly most driveway north of Poppy Ridge Road. Design of the interim improvements will be confirmed during improvement plan review.			
32. The Applicant shall dedicate a pedestrian easement within the landscape corridors along the project's frontages Bruceville Road and Poppy Ridge Road to the satisfaction of Public Works.	Final Map	Public Works	
33. The Applicant shall dedicate a 12.5-foot Public Utility Easement not less than 8 feet from back of curb within the landscape corridor adjacent to the commercial center along Bruceville Road, Whitelock Parkway and Poppy Ridge Road to the satisfaction of Public Works.	Final Map	Public Works	
34. The Applicant shall install appropriate off-site road transitions for Poppy Ridge Road, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review.	Final Map	Public Works	
35. The Applicant shall dedicate a visibility easement for all driveways along Whitelock Parkway, Bruceville Road and Poppy Ridge Road per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
36. Improvement plans for off-site public improvements shall be approved by Public Works prior to recordation of final map.	Final Map	Public Works	
37. The project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving new development. The annexation process can take several months, so applicant should plan accordingly. The application fee for the	Final Map	Finance	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>annexation is due prior to the resolution of Intention to Levy Street maintenance Assessments. For further information on this district, see www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm</p>			
<p>38. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>39. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>40. Private sewer service laterals will not be permitted to connect directly to the 15-inch diameter trunk sewer line nor the 12-inch diameter force main in Bruceville Road.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>41. In order to obtain sewer service, construction of District sewer infrastructure may be required. Off site sewer lines may be required as determined by the required sewer studies.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>42. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.</p>	<p>Final Map</p>	<p>Sacramento Area Sewer District</p>	
<p>43. Demonstrate the existence of, and if needed,</p>	<p>Final Map</p>	<p>Sacramento Area</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>abandon the existing easement along the subject property's west boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's west boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer.</p>		Sewer District	
<p>44. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.</p>	Final Map	Sacramento Area Sewer District	
<p>45. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities,</p>	Final Map	Sacramento Area Sewer District	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.</p>			
Prior to Acceptance of Public Improvements			
<p>46. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.</p>	Prior to Acceptance of Public Improvements	Public Works	
Prior to Issuance of Building Permits			
<p>47. Applicant shall submit architectural, site plan improvements (hardscape, sidewalks, trellis, etc), exterior lighting plans, signs, and walls to determine consistency with applications and conditions of approval. No building permits shall be issued until this determination has been made by the Planning Director.</p>	Prior to building permit issuance	Planning	
<p>48. The initial building permit submittal shall include construction plans for a masonry soundwall along the eastern property line. The minimum height of the wall</p>	Prior to building permit issuance	Planning	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>shall be 6 feet. The height of the wall shall be 10 feet for a distance of approximately 410 feet from the PUE of Poppy Ridge Road. The overall 10-foot height shall consist of a 2-foot high berm and an 8-foot high wall. No buildings shall be occupied until the wall has been constructed.</p>			
<p>49. The site plan submitted with the building permit shall provide a minimum 25-foot setback from Poppy Ridge Road, as measured from the back of curb.</p>	<p>Prior to building permit issuance</p>	<p>Planning</p>	
<p>50. The treatment of the wall surfaces for Building #1 (Target), as described in the elevations dated received May 27, 2008 shall be revised as follows: "For the Building 1/Target primary wall surfaces to receive painted finishes, as an alternate to cement plaster as called out in Exhibits ELV.1, ELV.1.1, and MAT.1, the concrete tilt-up wall surfaces may receive a heavy textured paint/textcoat type finish, specifically TK Products Heavy Texture Finish or equivalent, with colors to match those called out on Exhibits ELV.1, ELV.1.1, and MAT.1. The raised Target sign wall to the right of the main Target entry and the architectural pop-out wall features located along the rear and right side elevations of the building shall be finished in painted cement plaster as called out in Exhibits ELV.1, ELV.1.1, and MAT.1."</p>	<p>Prior to building permit issuance</p>	<p>Planning</p>	
<p>51. The project may be constructed in phases, with one or more buildings in each phase. Each phase of the project shall have adequate parking, access, and utilities.</p>	<p>Prior to building permit issuance</p>	<p>Planning</p>	
<p>Prior to Certificate of Occupancy</p>			
<p>52. Upon completion of the installation of the landscaping for the project and or each building, the project</p>	<p>Occupancy</p>	<p>Planning/City Landscape Architect</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>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 to the Planning Department will delay final approval/occupancy of the project.</p>			
<p>53. Prior to final inspection or occupancy of the structure on the site a Certificate of Conformance for the installed landscaping shall be provided to the City's landscape architect for approval.</p>	Occupancy	Planning/City Landscape Architect	
<p>54. The Applicant shall install a 36-foot landscape corridor adjacent to Bruceville Road to the satisfaction of Public Works.</p>	Prior to Occupancy	Public Works	
<p>55. The Applicant shall install a 25-foot landscape corridor adjacent to Whitelock Parkway to the satisfaction of Public Works.</p>	Prior to Occupancy	Public Works	
<p>56. The Applicant shall install a 10-foot landscape corridor adjacent to Poppy Ridge Road to the satisfaction of Public Works.</p>	Prior to Occupancy	Public Works	
<p>57. All required site improvements, including but not limited to landscaping, sidewalks, walls, hardscape, parking lot paving and striping, lighting, shall be completed prior to the occupancy of any building, except as provided by Condition #48 above.</p>	Prior to Occupancy	Planning	

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- e. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- f. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- g. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- h. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- j. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood pursuant to the Floodplain Management Plan. (Public Works)
- k. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- l. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a

- minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- m. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
 - n. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
 - o. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)
 - p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)

Sacramento Area Sewer District

- q. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- r. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SASD)

Finance

- s. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2008 Development Related Fee Booklet at:
www.elkgrovecity.org/finance/financial-planning-division/df-information.htm
Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2008 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages).

Elk Grove Community Services District Fire

- t. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- u. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- v. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats shall be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below:
 - a. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- w. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- x. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
- y. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
- z. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
- aa. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
- bb. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- cc. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.

dd. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation.

Sacramento Regional County Sanitation District

- ee. Developing this property will require payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer fee Quote Desk at 916-876-6100 for sewer fee information.
- ff. SRCSD will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for the payment of the appropriate SRCSD fees.

Attachment 2
Agency Correspondence

PROJECT: Vineyard At Madeira, Lrsp - Shopping Center -

Project No. 07-00000123

PLANNER: Jeff Garrigues

Finance Department - Application Review Comments:

- No Comments
 Comments

Finance Project Condition (advisory)

The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2008 Development Related Fee Booklet at:

www.elkgrovecity.org/finance/financial-planning-division/df-information.htm

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2008 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages).

Finance Project Condition #1

Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street maintenance Assessments. For further information on this district, see www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm.

COSUMNES



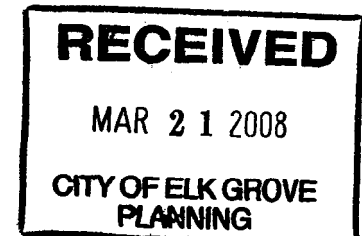
FIRE DEPARTMENT

8812 Elk Grove Blvd.
Elk Grove, CA 95624

(916) 405-7100
Fax (916) 685-6622
www.yourcsd.com

March 19, 2008

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



Subject: The Vineyard at Madeira, EG-07-123

Dear Mr. Garrigues,

The Cosumnes CSD Fire Department has reviewed the captioned project for statutory requirements germane for fire and life safety. The comments, conditions, and or requirements are submitted for your inclusion into the planning review process.

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

1. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
2. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
3. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below:

DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

4. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
5. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
6. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial

Community Services District

Enriching Community * Saving Lives

The Vineyard at Madeira**March 19, 2008****Pg. 2**


areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.

7. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
8. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
9. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
10. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
11. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.

The items shown in the table at the end of this letter are NOT standard fire department comments. These comments are specific to this project and are included as Conditions of Approval.

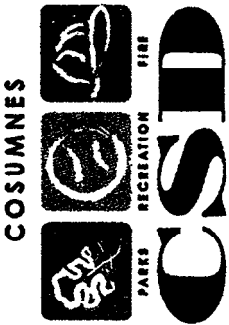
As in the past, the Fire Prevention Bureau will perform in a professional and diplomatic fashion to help resolve any areas of concern. If you should have any questions, please feel free to contact me at (916) 405-7113.

Sincerely,



Barbara A. Easter
Fire Inspector

FIRE DEPARTMENT
 8812 Elk Grove Blvd.
 Elk Grove, CA 95624
 (916) 405-7100
 Fax (916) 685-6622
 www.yourcsd.com



	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	Buildings 2, 3, 4, 5 and 6 shall have Whitelock Parkway address. These addresses shall be illuminated and shall comply with the addressing guidelines.	On-Going	Cosumnes CSD Fire Department	
2.	Building 1 the proposed Target Store shall have a Bruceville address. The addressing for this building shall be illuminated and comply with the addressing guidelines.	On-Going	Cosumnes CSD Fire Department	
3.	The entrance off of Whitelock Parkway, Bruceville Road and Poppy Ridge Road shall have a minimum turning radius of 50 feet outside and 25 feet inside in both directions for responding emergency vehicles.	On-Going	Cosumnes CSD Fire Department	
12.	The turning radius for emergency vehicles shall have a minimum 50 feet outside and 25 feet inside throughout the entire new project.	On-Going	Cosumnes CSD Fire Department	
4.				
5.				



Phone: 916.683.7111
Fax: 916.691.3175


Web:
www.elkgrovecity.org

Development
Planning
8401 Laguna
Elk Grove, Ca

Original

MEMOANDUM

To: Jeff Garrigues, Planner

From: Marty Hughes, Landscape Architect 

Subject: EG-07-123
Vineyard at Madeira Design Review - R
APN: 132-0050-074 & 075

Pursuant to your request I have reviewed the Preliminary Landscape Plans, Sheets L1.00, L1.01 and L1.02 (dated: 1/7/08), the Photometric Site Plan (dated 1/2/08) and have the following comments, recommendations and recommended conditions of approval:

Comments:

1. The Preliminary Landscape Plan (PLP) does not meet Zoning Code requirements for Design Review. The following items need to be added or revised.
 - Plan did not provide calculations for meeting Landscape Area Requirements. 20% of the net lot area is required to be a pervious surface, preferably landscape planting.
 - Add street trees along Whitelock Parkway in the planter strip adjacent to north side of Building 6.
 - The concrete post and rail fences along Bruceville and Whitlock in the landscape corridor planter strip between the sidewalk and street curb is not part of the Laguna Ridge Design Guidelines. Remove from planter strips.
 - Along the east property line, adjacent to residential zoned parcels, is required to have evergreen screen trees at 30 feet on center with large growing shrubs at 8 feet on center and climbing vines at 8 feet on center between the shrubs.
 - All shrubs are to be 5 gallon size.
 - Dodonaea v. and Pittosporum t. are not groundcover plants.
 - Parking lot shading calculations needs to call out the actual types of trees being proposed to meet the parking lot shading.
 - The required Whitelock / Bruceville corner monument has been changed and does not meet the LR Design Guidelines.
 - The PLP does not indicate the type of shrubs required for the 36" high growing shrub screen along the parking lots when adjacent to public streets.
2. The Photometric Plan does not match the PLP plan in the large parking area north of the Target store. The parking tree islands are not the same. Many of the parking lot lights are in conflict with the required parking lot shade tree's 15 year canopy. On the PLPs indicate where the parking lot lights are proposed.

Recommendations:

3. Revise the Preliminary Landscape Plan to meet Item 2 above.
4. Revise the Photometric Plan so the parking lot lights are not in conflict with the parking lot with the parking lot shade tree 15 year canopy.

Recommend Conditions of Approval:

5. The development approved by this action is for Design Review for ___ buildings (_____ square feet buildings), and parking lot as illustrated by the following approved project plans:
 - Site Plan (date)
 - Floor Plans (date)
 - Preliminary Landscape Plan (date)
 - Architectural building elevations (date)
 - Etc....

Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

6. Applicant shall submit Preliminary Landscape Plans for Design Review for landscaping approval.
7. Bio-Swales are not allowed in City landscape corridors.
8. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department Plan Checking for review and approval.
9. Upon completion of the installation of the landscaping for the project and or each building, 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 to the Planning Department will delay final approval/occupancy of the project.
10. Prior to final inspection or occupancy of the structure on the site a Certificate of Conformance for the installed landscaping shall be provided to the City's landscape architect for approval.

If you have any landscape questions, please do not hesitate to call Marty Hughes at (916) 442-5404.



October 11, 2007

10545 Armstrong Avenue

Mather, CA 95655

Tele: [916] 876-6000

Fax: [916] 876-6160

Website: www.srcsd.com

Jeff Garrigues
City of Elk Grove
Development Services
8401 Laguna Palms Way
Elk Grove, CA 95758

RECEIVED
OCT 15 2007
CITY OF ELK GROVE
PLANNING

Board of Directors
Representing:

County of Sacramento

County of Yolo

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

City of Sacramento

City of West Sacramento

Dear Mr. Garrigues:

**Subject: The Vineyard at Madeira Planning Application
APN: 132-0050-074, 132-0050-075; Application
Number: EG 07-128**

Sacramento Regional County Sanitation District (SRCSD) has reviewed the subject document and has the following comments:

The subject project is located on the east side of Bruceville Road between Whitelock Parkway and Old Poppyridge Road centered at the western edge of the Madeira (Laguna Ridge) Specific Plan Area in the City of Elk Grove. County Sanitation District 1 (CSD-1) will be responsible for providing local sewer service to the subject property and will respond in a separate letter.

SRCSD has determined that the proposed project will have no significant impacts to SRCSD facilities at this time.

Please find below a list of SRCSD advisories in regards to the proposed shopping center mentioned in the application:

SRCSD Advisories

1. Developing this property will require payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer Fee Quote Desk at 876-6100 for sewer impact fee information.
2. SRCSD will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has

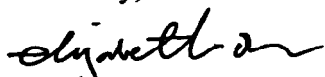
Technology in balance with nature

Mr. Jeff Garrigues
October 11, 2007
Page 2

the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

If you have any questions regarding these comments, please do not hesitate to contact me at 876-5608 or obonel@saccounty.net.

Sincerely,



Elizabeth Obon
Assistant Engineer

cc: SRCSD Development Services (55-101)
CSD-1 Development Services (55-101)

**SACRAMENTO AREA
SEWER DISTRICT**
SERVING YOU 24/7

March 28, 2008
E225.000

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

APR 01 2008

CITY OF ELK GROVE
PLANNING

Subject: Vineyard at Madeira SPA
APN: 132-0050-074, -075
Control No. EG-07-123

Board of Directors
Representing:

County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Mary K. Snyder
District Engineer

Christoph Dobson
Collection System Manager

Wendell H. Kido
District Manager

Marcia Maurer
Chief Financial Officer

Dear Mr. Garrigues:

Both the Sacramento Area Sewer District (District, formerly CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

It is noted that this application is requesting a Specific Plan Amendment/Rezone to change the land use of 2.7 acres from RD-15 to SC, consistent with the Laguna Ridge Specific Plan; Design Review for the construction of 5 buildings; a Tentative Parcel Map to subdivide two parcels into six commercial parcels; and a Conditional Use Permit for the establishment of a major retail anchor store and for the establishment of a drive-thru. The property is located east of Bruceville Rd. and between Whitelock Parkway and Poppy Ridge Road in the City of Elk Grove.

The District has made some changes, clarifications and additions to some of our conditions and advisories since our last response letter. These changes are reflected below and shall replace the conditions and advisories sent on October 22, 2007.

District Conditions:

- Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.
- Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.

10545 Armstrong Avenue
Mather, California 95655
Tel 916.876.6000
Fax 916.876.6160
www.sacsewer.com

- Private sewer service laterals will not be permitted to connect directly to the 15-inch diameter trunk sewer line nor the 12-inch diameter force main in Bruceville Road.
- In order to obtain sewer service, construction of District sewer infrastructure may be required. Off site sewer lines may be required as determined by the required sewer studies.
- Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.
- Demonstrate the existence of and, if needed, abandon the existing easement along the subject property's west boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's west boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer.
- The subject project owner(s) and successors in interest thereof shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.
- The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

Jeff Garrigues
March 28, 2008
Page 3

District Advisories:

Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

If you have any questions regarding these comments, please call Amandeep Singh at 876-6296 or myself at 876-6094.

Sincerely,



Salam A. Khan, P.E.
Sacramento Area Sewer District
Development Services

SK/CJ:clm

cc: File
SRCSD Development Services
Kim Whitney
Taylor Properties Development Company
1792 Tribute Road, #270
Sacramento, CA 95815

Garrigues032808.ltr



Interoffice Memorandum

TO: Jeff Garrigues, Planner
Planning

FROM: Darren Wilson, Development Engineering Manager
Public Works

DATE: May 22, 2008

RE: The Vineyard at Madeira
Control No.: 07-123
APN: 132-0050-074 and 075
Location: SW corner of Bruceville Road and Whitelock Parkway

Attached are the revised conditions of approval per the 5/21/2008 meeting.

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps.</p> <p>Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre and post project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff, including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the project lies outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate.</p> <p>The Applicant shall prepare and submit the project on-site drainage study in accordance with the drainage</p>	<p>On-Going</p> <p>1st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)</p>	<p>Public Works</p> <p>Public Works</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
study of the latest edition approved Laguna Ridge Specific Plan Supplemental Master Drainage Plan for Local Drainage Area B and to the satisfaction of Public Works.			
/ The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.	Prior to Improvement Plan Approval and Prior to Issuance of Grading Permits	Public Works	
/ The Applicant shall provide a maintenance agreement for stormwater quality control treatment device(s) to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and Prior to Issuance of Grading Permits	Public Works	
/ The Applicant shall design and improve the driveways on Whitelock Parkway, Bruceville Road and Poppy Ridge Road in accordance with Section 4-10 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
/ The Applicant shall design the width of all parking stalls that are at a 90° angle to another parking spot with an increase of 2' for an ultimate width of 11'.	Improvement Plans	Public Works	
Access to the site driveways shall be as follows <ul style="list-style-type: none"> • Western Whitelock Parkway driveway – right-in 	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>
<ul style="list-style-type: none"> • / right-out • Eastern Whitelock Parkway driveway – right-in / right-out / left-in / left-out • Northern Bruceville Road driveway – right-in / right-out • Southern Bruceville Road driveway – right-in / right-out / left-in (the northbound left-turn movement into the existing development on west side of Bruceville Road, as shown on the ultimate striping plan, will be evaluated during future plan review for ultimate striping) • Poppy Ridge Road driveway – right-in / right-out / left-in / left-out 			
<p>All median islands to be constructed within public right-of-way shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.</p>	Improvement Plan	Public Works	
<p>The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.</p>	Improvement Plans	Public Works	
<p>The Applicant shall provide a reciprocal access and parking agreement between the parcels of this development.</p>	Prior to Final Map	Public Works	
<p>The Applicant shall provide Business Owner's Association bylaws (CC&R's) which address, at a minimum, common area ownership, maintenance, and joint access for review and acceptance by Public Works.</p>	Prior to Final Map	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>The Lot Line Adjustment establishing Parcel 1 shown on the tentative map shall be completed prior to recordation of the Final Map.</p>	Final Map	Public Works	
<p>All streets shall be dedicated with a minimum of 40 feet of right of way. If a street is identified, on the tentative map, with less than 40 feet of right-of-way, additional right-way shall be dedicated from either behind the back of curb or back of sidewalk.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate, design and improve the northern half section of Poppy Ridge Road, 19' from the approved centerline to the back of curb. Improvements will be based on a 38-foot back of curb to back of curb residential-collector street with separated sidewalk. All improvements shall be in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate, design and improve the intersection of Whiteoak Parkway/Bruceville Road as an expanded intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate, design and improve the intersection of Poppy Ridge Road / Bruceville Road along the property's frontages in a 2-way stop interim condition. The interim intersection shall be based upon an expanded collector / thoroughfare intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Design of the interim improvements will be evaluated confirmed during improvement plan review.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate, design and improve the</p>	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>easterly half section of Bruceville Road, 48' from the approved centerline to the back of curb in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works. The Bruceville Road Phase II Improvement Plans shall be revised to accommodate the right-turn pocket/bus turn out to the southerly most driveway north of Poppy Ridge Road. Design of the interim improvements will be confirmed during improvement plan review.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate a pedestrian easement within the landscape corridors along the project's frontages to Whiteoak Parkway, Bruceville Road and Poppy Ridge Road to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate a 12.5-foot Public Utility Easement at the back of not less than 8 feet from back of curb within the landscape corridor adjacent to the commercial center along Bruceville Road, Whiteoak Parkway and Poppy Ridge Road to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>The Applicant shall overlay Poppy Ridge Road as identified in the Laguna Ridge Specific Plan Infrastructure Phasing Checklist to be completed by Phase 1 and 2 projects in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>The Applicant shall install appropriate off-site road transitions for Poppy Ridge Road, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review.</p>	Final Map	Public Works	
<p>The Applicant shall dedicate a visibility easement for</p>	Final Map	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
all driveways along Whitelock Parkway, Bruceville Road and Poppy Ridge Road per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
Improvement plans shall be approved by Public Works prior to recordation of final map.	Final Map	Public Works	
Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
The Final Map shall be completed, approved and recorded prior to Building Permit.	Prior to Building Permit	Public Works	
The Applicant shall install a 36-foot landscape corridor adjacent to Bruceville Road to the satisfaction of Public Works.	Prior to Building Permit Occupancy	Public Works	
The Applicant shall install a 25-foot landscape corridor adjacent to Whitelock Parkway to the satisfaction of Public Works.	Prior to Building Permit Occupancy	Public Works	
The Applicant shall install a 10-foot landscape corridor adjacent to Poppy Ridge Road to the satisfaction of Public Works.	Prior to Building Permit Occupancy	Public Works	

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements, ~~public or private~~, damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- e. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- f. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- g. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- h. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- j. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood pursuant to the Floodplain Management Plan. (Public Works)
- k. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- l. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a

minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)

- m. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- n. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
- o. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)
- p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)

Attachment 4
Boundary Line Adjustment



8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
TEL: 916.683.7111 • FAX: 916.691.3173 • www.elkgrovecity.org

DEVELOPMENT SERVICES

BUILDING SAFETY & INSPECTION	(916) 478-2235
PLANNING	(916) 478-2265
PUBLIC WORKS	(916) 478-2256
SOLID WASTE	(916) 478-3634
TRANSIT	(916) 687-3030

May 15, 2008

Jeff Garrigues
City of Elk Grove Planning Department
8401 Laguna Palms way
Elk Grove, CA 95758

**Re: EG-08-022 Vineyard at Madeira
Public Works Approval**

Dear Jeff;

My review of subject BLA is complete. This BLA is technically correct and I have given it Public Works Approval. Attached are the original, signed BLA documents. Please prepare a Resolution of Approval and a Certificate of Compliance for this BLA.

After you have done that, you should notify the title company to pick up the Resolution and Certificate along with the original, signed BLA documents. The Title Company should also process and record partial reconveyances on any Deeds of Trust. The Title Company and **only the Title Company** should handle the recording of this BLA. Do not release these documents to a private party. Also in your letter to the Title Company, you should note that this BLA will become null and void if not recorded within six months.

If you have any questions, please call me at 478-3612.

Sincerely,

Raymond Michael Manger, L.S.

Plan Check Specialist

cc: Darren Wilson, P.E., Development Engineering Manager

EXHIBIT "A"
PORTION OF LOT 2 TO BE TRANSFERRED TO LOT 1

All the real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Lot 2, as described in that certain Boundary Line Adjustment recorded in Book 20030729, at Page 1648, Official Records of Sacramento County, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence from said point of beginning, along the boundary of said Lot 2, the following four (4) courses:

(1) North 00°33'33" West, 338.25 feet;

(2) North 44°26'27" East, 82.01 feet;

(3) North 89°26'25" East, 209.53 feet;

and (4) North 00°44'52" East, 41.88 feet;

thence South 60°08'08" East, 26.59 feet;

thence along an arc of a non-tangent curve to the left, having a radius of 50.00 feet, the radius point of which bears South 60°08'08" East, through a central angle of 52°44'57", having an arc length of 46.03 feet;

thence along an arc of a reverse curve, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence South 00°33'11" East, 106.87 feet;

thence along an arc of a tangent curve to the right, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence along an arc of a reverse curve, having a radius of 50.00 feet, through a central angle of 50°41'33", having an arc length of 44.24 feet;

thence South 00°33'11" East, 207.94 feet to the Southerly boundary of said Lot 2;

thence, along said Southerly boundary, South 89°26'49" West, 290.48 feet to the point of beginning;

TOGETHER WITH that portion of said Lot 2, described as follows:

Beginning at a point on the Westerly boundary of said Lot 2, said point being the Southwest corner of the real property conveyed to the City of Elk Grove by Grant Deed,

recorded in Book 20060905, at Page 0444, Official Records of Sacramento County, thence from said point of beginning, along the southerly boundary thereof, North 89°24'17" East, 19.42;

thence South 00°35'43" East, 165.90 feet;

thence South 17°30'42" West, 80.78 feet to the West line of said Lot 2;

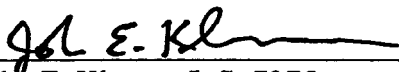
thence along said Westerly boundary North 00°44'52" East, 242.75 feet to the point of beginning;

The total area of the above described property is 2.715 acres, more or less.

See Exhibit "D" attached hereto and made a part hereof.

End of description.

This legal description was prepared by me or under my direction pursuant to section 8729 (2) of the land surveyor's act.



John E. Klamm, L.S. 7375
Expires: December 31, 2009

Date: 5/12/08



EXHIBIT "B"
RESULTANT LOT 1

All the real property situated in the City of Elk Grove, County of Sacramento, State of California, being Lot 1 and a portion of Lot 2, as described in that certain Boundary Line Adjustment recorded in Book 20030729, at Page 1648, Official Records of Sacramento County, and being more particularly described as follows:

Lot 1, as described in said Boundary Line Adjustment;

TOGETHER WITH that portion of Lot 2, as described in said Boundary Line Adjustment, described as follows:

Beginning at the Southwest corner of said Lot 2; thence from said point of beginning, along the boundary of said Lot 2, the following four (4) courses:

(1) North 00°33'33" West, 338.25 feet;

(2) North 44°26'27" East, 82.01 feet;

(3) North 89°26'25" East, 209.53 feet;

and (4) North 00°44'52" East, 41.88 feet;

thence South 60°08'08" East, 26.59 feet;

thence along an arc of a non-tangent curve to the left, having a radius of 50.00 feet, the radius point of which bears South 60°08'08" East, through a central angle of 52°44'57", having an arc length of 46.03 feet;

thence along an arc of a reverse curve, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence South 00°33'11" East, 106.87 feet;

thence along an arc of a tangent curve to the right, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence along an arc of a reverse curve, having a radius of 50.00 feet, through a central angle of 50°41'33", having an arc length of 44.24 feet;

thence South 00°33'11" East, 207.94 feet to the Southerly boundary of said Lot 2;

thence, along said Southerly boundary, South 89°26'49" West, 290.48 feet to the point of beginning;

ALSO TOGETHER WITH that portion of said Lot 2, described as follows:

Beginning at a point on the Westerly boundary of said Lot 2, said point being the Southwest corner of the real property conveyed to the City of Elk Grove by Grant Deed, recorded in Book 20060905, at

Page 0444, Official Records of Sacramento County, thence from said point of beginning, along the southerly boundary thereof, North 89°24'17" East, 19.42;

thence South 00°35'43" East, 165.90 feet;

thence South 17°30'42" West, 80.78 feet to the Westerly boundary of said Lot 2;

thence along said Westerly boundary North 00°44'52" East, 242.75 feet to the point of beginning;

EXCEPTING THEREFORM all that real property conveyed to the City of Elk Grove by Grant Deed, recorded in Book 20061117, at Page 0984, Official Records of Sacramento County

The total area of the above described property is 19.685 acres, more or less.

See Exhibit "D" attached hereto and made a part hereof.

End of description.

This legal description was prepared by me or under my direction pursuant to section 8729 (2) of the land surveyor's act.



Date: 5/12/08

John E. Klamm, L.S. 7375
Expires: December 31, 2009



EXHIBIT "C"
RESULTANT LOT 2

All the real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Lot 2, as described in that certain Boundary Line Adjustment recorded in Book 20030729, at Page 1648, Official Records of Sacramento County, and being more particularly described as follows:

Lot 2, as described in said Boundary Line Adjustment;

EXCEPTING THEREFROM that portion of said Lot 2, described as follows:

Beginning at the Southwest corner of said Lot 2; thence from said point of beginning, along the boundary of said Lot 2, the following four (4) courses:

(1) North 00°33'33" West, 338.25 feet;

(2) North 44°26'27" East, 82.01 feet;

(3) North 89°26'25" East, 209.53 feet;

and (4) North 00°44'52" East, 41.88 feet;

thence South 60°08'08" East, 26.59 feet;

thence along an arc of a non-tangent curve to the left, having a radius of 50.00 feet, the radius point of which bears South 60°08'08" East, through a central angle of 52°44'57", having an arc length of 46.03 feet;

thence along an arc of a reverse curve, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence South 00°33'11" East, 106.87 feet;

thence along an arc of a tangent curve to the right, having a radius of 30.00 feet, through a central angle of 22°19'54", having an arc length of 11.69 feet;

thence along an arc of a reverse curve, having a radius of 50.00 feet, through a central angle of 50°41'33", having an arc length of 44.24 feet;

thence South 00°33'11" East, 207.94 feet to the Southerly boundary of said Lot 2;

thence, along said Southerly boundary, South 89°26'49" West, 290.48 feet to the point of beginning;

ALSO EXCEPTING THEREFROM that portion of said Lot 2, described as follows:

Beginning at a point on the Westerly boundary of said Lot 2, said point being the Southwest corner of the land described in that certain Grant Deed recorded in Book 20060905, at Page 0444, Official Records of Sacramento County, thence from said point of beginning, along the southerly boundary thereof, North 89°24'17" East, 19.42;

thence South 00°35'43" East, 165.90 feet;

thence South 17°30'42" West, 80.78 feet to the Westerly boundary of said Lot 2;

thence along said Westerly boundary North 00°44'52" East, 242.75 feet to the point of beginning;

ALSO EXCEPTING THEREFROM all that real property conveyed to the City of Elk Grove by Grant Deed, recorded in Book 2000905, at Page 0444, Official Records of Sacramento County.


ALSO EXCEPTING THEREFROM all that real property conveyed to the City of Elk Grove by Grant Deed, recorded in Book 20061117, at Page 0981, Official Records of Sacramento County.

The total area of the above described property is 18.324 acres, more or less.

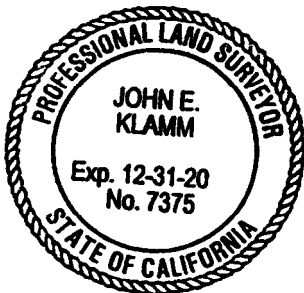
See Exhibit "D" attached hereto and made a part hereof.

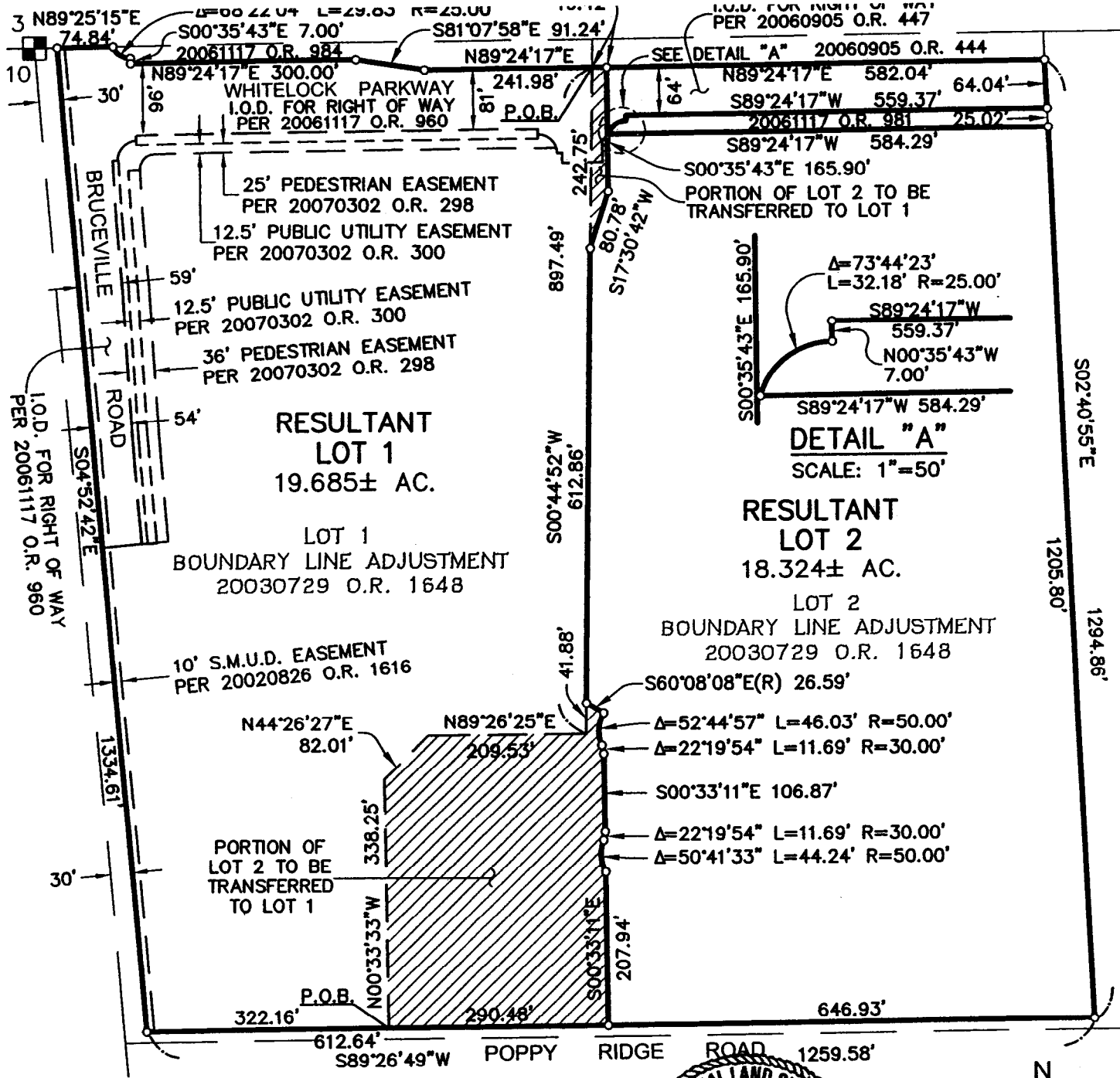
End of description.

This legal description was prepared by me or under my direction pursuant to section 8729 (2) of the land surveyor's act.


John E. Klamm, L.S. 7375
Expires: December 31, 2009

Date: 5/12/08





LEGEND:

- EXISTING LOT LINE (TO BE REMOVED)
- PROPOSED LOT LINE

AREAS			
LOT	EXISTING	TRANSFER	RESULTANT
1	16.970		19.685
2	21.039	2.715	18.324

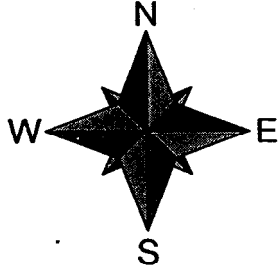
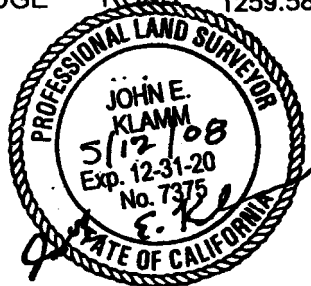
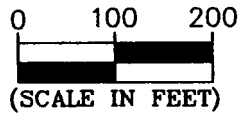


EXHIBIT "D"
PLAT TO ACCOMPANY
DESCRIPTION



BOUNDARY LINE ADJUSTMENT
APN: 132-0050-074 & 132-0050-075
CITY OF ELK GROVE, COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA

WECKER
SURVEYS

1111 KENNEDY PLACE
 SUITE 4
 DAVIS, CA 95616
 530-792-7252
 FAX 530-792-7171



DECLARATION OF MAILING/POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER

On 6-11-08, 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 # 147 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.

9:45 Posting Only on exterior posting boards at 8380 and 8400 Laguna Palms Way, Elk Grove, CA of attached Notice occurred on date indicated below

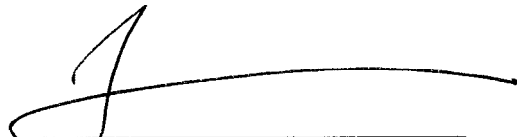
Time of Posting


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

Executed on 6-11-08 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

Telephone: (916) 683-7111
Fax: (916) 691-2001
www.elkgrovecity.org

**City of Elk Grove – City Council
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Wednesday, June 25, 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:

**Vineyard at Madeira Shopping Center – EG-07-123– Laguna Ridge Specific Plan
Amendment, Rezone, Tentative Parcel Map, Design Review, and Conditional Use Permit**

REQUEST The project consists of a proposed retail shopping center on 16.5 acres of land, located at the southeast corner of Bruceville Road and Whitelock Parkway (APN 132-0050-110,112,114). The project includes six commercial buildings totaling 189,035 square feet. A 148,200 square foot Target store is proposed as the anchor tenant for this development. The Design Review application includes a reduction in required parking and approval of a Uniform Sign Program. The Conditional Use Permit would allow: (1) a drive-through facility within 300 feet of property in a residential zone district, and (2) a Retail Discount Store. The tentative parcel would create six commercial parcels. The proposal includes an amendment of the Laguna Ridge Specific Plan and rezoning of 2.7 acres from RD-15 (single family residential, 15 dwelling units per acre) to Shopping Center (“SC”). Site development will include surface parking with 803 vehicle stalls, frontage road improvements, masonry wall and landscaping.

The project is exempt from further review under the California Environmental Quality Act (“CEQA”), pursuant to Section 15183 of the CEQA Guidelines.

**PROPERTY OWNER AND
APPLICANT**

Taylor Village Sacramento
Investments Partners, LP
Contact: Kim Whitney
1792 Tribute Road #270
Sacramento, CA 95815

Information or questions regarding this item should be referred to Ron Rowland (916) 478-2255 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.

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/Published: June 13, 2008

SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE

1321950127
OCCUPANT
9945 WESTMINISTER WY
ELK GROVE, CA 95757

1321950031
OCCUPANT
7516 CHATSWORTH CR
ELK GROVE, CA 95757

1321950009
OCCUPANT
9981 WESTMINISTER WY
ELK GROVE, CA 95757

1322100065
OCCUPANT
7800 BARNESLEY WY
ELK GROVE, CA 95758

1321950016
OCCUPANT
7413 CHATSWORTH CR
ELK GROVE, CA 95757

1321950020
OCCUPANT
7429 CHATSWORTH CR
ELK GROVE, CA 95757

1321950024
OCCUPANT
7445 CHATSWORTH CR
ELK GROVE, CA 95757

1322100010
OCCUPANT
9785 WESTMINISTER WY
ELK GROVE, CA 95758

1322100009
OCCUPANT
9781 WESTMINISTER WY
ELK GROVE, CA 95758

1322100067
OCCUPANT
9652 OAKHAM WY
ELK GROVE, CA 95758

1320720033
OCCUPANT
9910 BRUCEVILLE RD
ELK GROVE, CA 95757

1321950008
OCCUPANT
9977 WESTMINISTER WY
ELK GROVE, CA 95757

1321950012
OCCUPANT
9980 WESTMINISTER WY
ELK GROVE, CA 95757

1321950014
OCCUPANT
7405 CHATSWORTH CR
ELK GROVE, CA 95757

1321950017
OCCUPANT
7417 CHATSWORTH CR
ELK GROVE, CA 95757

1321950021
OCCUPANT
7433 CHATSWORTH CR
ELK GROVE, CA 95757

1321950027
OCCUPANT
7501 CHATSWORTH CR
ELK GROVE, CA 95757

1321950010
OCCUPANT
9985 WESTMINISTER WY
ELK GROVE, CA 95757

1322100068
OCCUPANT
9648 OAKHAM WY
ELK GROVE, CA 95758

1322100066
OCCUPANT
9656 OAKHAM WY
ELK GROVE, CA 95758

1322100012
OCCUPANT
9793 WESTMINISTER WY
ELK GROVE, CA 95758

1322100011
OCCUPANT
9789 WESTMINISTER WY
ELK GROVE, CA 95758

1322100064
OCCUPANT
7804 BARNESLEY WY
ELK GROVE, CA 95758

1321950015
OCCUPANT
7409 CHATSWORTH CR
ELK GROVE, CA 95757

1321950019
OCCUPANT
7425 CHATSWORTH CR
ELK GROVE, CA 95757

1321950023
OCCUPANT
7441 CHATSWORTH CR
ELK GROVE, CA 95757

1321950030
OCCUPANT
7520 CHATSWORTH CR
ELK GROVE, CA 95757

1321950011
OCCUPANT
9984 WESTMINISTER WY
ELK GROVE, CA 95757

1321960015
OCCUPANT
9989 CHATSWORTH CR
ELK GROVE, CA 95757

1321960013
OCCUPANT
7637 CHATSWORTH CR
ELK GROVE, CA 95757

1321960011
OCCUPANT
7629 CHATSWORTH CR
ELK GROVE, CA 95757

1321960004
OCCUPANT
7601 CHATSWORTH CR
ELK GROVE, CA 95757

1321960002
OCCUPANT
7555 CHATSWORTH CR
ELK GROVE, CA 95757

1321960017
OCCUPANT
7644 CHATSWORTH CR
ELK GROVE, CA 95757

1322100001
OCCUPANT
9641 OAKHAM WY
ELK GROVE, CA 95758

1322100004
OCCUPANT
9653 OAKHAM WY
ELK GROVE, CA 95758

1321960030
OCCUPANT
7556 CHATSWORTH CR
ELK GROVE, CA 95757

1320050085
OCCUPANT
10054 BRUCEVILLE RD
ELK GROVE, CA 95757

1321420073
OCCUPANT
10079 ROJELIO CT
ELK GROVE, CA 95758

1320050068
OCCUPANT
7710 POPPY RIDGE RD
ELK GROVE, CA 95758

1321960009
OCCUPANT
7621 CHATSWORTH CR
ELK GROVE, CA 95757

1321960003
OCCUPANT
7559 CHATSWORTH CR
ELK GROVE, CA 95757

1322100008
OCCUPANT
9777 WESTMINISTER WY
ELK GROVE, CA 95758

1321960019
OCCUPANT
7636 CHATSWORTH CR
ELK GROVE, CA 95757

1322100002
OCCUPANT
9645 OAKHAM WY
ELK GROVE, CA 95758

1322100005
OCCUPANT
9657 OAKHAM WY
ELK GROVE, CA 95758

1321960031
OCCUPANT
7552 CHATSWORTH CR
ELK GROVE, CA 95757

1320050081
OCCUPANT
10046 BRUCEVILLE RD
ELK GROVE, CA 95757

1321420074
OCCUPANT
10083 ROJELIO CT
ELK GROVE, CA 95758

1320050088
OCCUPANT
10140 BRUCEVILLE RD
ELK GROVE, CA 95757

1321960008
OCCUPANT
7617 CHATSWORTH CR
ELK GROVE, CA 95757

1321960014
OCCUPANT
9988 WESTMINSTER WY
ELK GROVE, CA 95757

1321960035
OCCUPANT
7536 CHATSWORTH CR
ELK GROVE, CA 95757

1322100006
OCCUPANT
9661 OAKHAM WY
ELK GROVE, CA 95758

1322100003
OCCUPANT
9649 OAKHAM WY
ELK GROVE, CA 95758

1321960021
OCCUPANT
7628 CHATSWORTH CR
ELK GROVE, CA 95757

1320720026
OCCUPANT
6991 WHITELOCK PKWY
ELK GROVE, CA 95757

1321420003
OCCUPANT
10070 TUZZA CT
ELK GROVE, CA 95758

1321420066
OCCUPANT
10086 ROJELIO CT
ELK GROVE, CA 95758

1321950124
PULTE HOME CORPORATION
4196 DOUGLAS BL 100
GRANITE BAY, CA 95746

1321950015
BUTLER FAMILY REVOCABLE TRUST
7409 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950020
COSTNER BARBARA
7429 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950027
ROUNDS DENISE
PO BOX 581355
ELK GROVE, CA 95758

1321960011
FEDERICO TRUST
9405 E CEDAR WAXWING DR
SUN LAKES, AZ 85248

1321960004
SPEIER ERIC S/LAUREL D
9653 SOARING OAKS DR
ELK GROVE, CA 95758

1320720029
SACRAMENTO MUNICIPAL UTILITY
DISTRICT
PO BOX 15830
SACRAMENTO. CA 95852

1321960019
PETER C/NANCY D GAFFNEY 1994
TRUST
7636 CHATSWORTH CIR
ELK GROVE. CA 95757

1320720026
REYNEN/BARDIS COMMUNITIES
INCORP
9848 BUSINESS PARK DR
SACRAMENTO. CA 95827
1321420003

SACRAMENTO COUNTY WATER
AGENCY
827 7TH ST 301
SACRAMENTO. CA 95814

1320720033
CORP PRESIDING BISHOP CHURCH OF
JESUS CHRIST LDS
50 E NORTH TEMPLE
SALT LAKE CITY. UT 84150

1321950017
AMEY RONALD
7417 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950023
WOLFF KAREN L/ROBERT
7441 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950030
CULLEN JEANINE
PO BOX 934
GALT, CA 95632

1321960009
TRUJILLO RANDY J/BARBARA C NETO
1190 CEDAR TREE WY
SACRAMENTO, CA 95831

1321960003
JAMES J/MYRTAL C BOGDAN 1997 RE
7705 HAZENMORE CT
ELK GROVE, CA 95758

1321960035
GARY/DAMARIS MANNING FAMILY
TRUST
7536 CHATSWORTH CIR
ELK GROVE. CA 95757

1321960021
GORDON/MARY LOU HONDORP LIVING
TRUST

3650 EL GRANDE CT
SAN JOSE. CA 95132

1320050086
DONAHUE SCHRIEBER REALTY GROUP L
P
2235 FARADAY AVE O
CARLSBAD. CA 92008
1321420073

WELLS FARGO BANK N A
18700 NW WALKER RD
BEAVERTON, OR 97006

1321950031
LINDA FUKUDA LIVING TRUST
7516 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950019
KELLUM ELAINE
7425 CHATSWORTH CIR
ELK GROVE, CA 95757

1321950024
LEIGH ROBERT G
7445 CHATSWORTH CIR
ELK GROVE, CA 95757

1321960013
CAPRARO NICHOLAS/SUE
8474 MARVISTA CT
ELK GROVE, CA 95624

1321960008
DAVID C/MELANIE J THIMGAN
REVOCABLE TRST
6476 LAGUNA MIRAGE LN
ELK GROVE. CA 95758

1321960002
DENNIS K RAMONDINI REVOCABLE
TRUST
7555 CHATSWORTH CIR
ELK GROVE. CA 95757

1321960017
BURKHARDT FAMILY 1989 TRUST
36179 SAN PEDRO DR
FREMONT, CA 94536

1321960030
MCCALL LIVING TRUST 1987
PO BOX 581675
ELK GROVE, CA 95758

1321420001
ELK GROVE COMMUNITY SERV DIST
8820 ELK GROVE BL 3
ELK GROVE, CA 95624

1321420074
RAVULAPATI RAVALI M
4364 W RUBY HILL DR
PLEASANTON, CA 94566

1321420066 KANCHERLA SOMA/MADHAVI GORREPATI 8969 BRITTANY PARK DR SACRAMENTO. CA 95829 1321950013 RICCI JEANNINE M 7401 CHATSWORTH CR ELK GROVE, CA 95757	1320050068 SB/RBLI LAND COMPANY LLC 10630 MATHER BL MATHER, CA 95655 1321950018 HOLLY MICHELLE A 7421 CHATSWORTH CR ELK GROVE, CA 95757 1321950026 SERBOUSEK ANITA 7453 CHATSWORTH CR ELK GROVE, CA 95757 1321960037 MACKO ELAINE 7528 CHATSWORTH CR ELK GROVE, CA 95757 1321960007 SONJA J SHURR 1999 TRUST 7613 CHATSWORTH CR ELK GROVE, CA 95757 1321960001 STEPHENS ELIZABETH W 7551 CHATSWORTH CR ELK GROVE, CA 95757 1321960018 MENDENHALL JAMES R/KATHLEEN N 7640 CHATSWORTH CR ELK GROVE, CA 95757 1321960022 ZEHNDER FAMILY TRUST 7624 CHATSWORTH CR ELK GROVE, CA 95757 1321960025 ROBERT A/SANDRA I RUFFINO FAMILY TRUST 7612 CHATSWORTH CR ELK GROVE. CA 95758 1321960033 JEANINE ANDERSON REVOCABLE LIVING TRUST 7544 CHATSWORTH CR ELK GROVE. CA 95757	1320050088 KUHN NORMAN ALFRED/SUSAN J 738 STILL BREEZE WY SACRAMENTO, CA 95831 1321950022 JOHN J GARLAND 2007 LIVING TRUST/ETAL 7437 CHATSWORTH CR ELK GROVE. CA 95757 1321950028 FRANCIS J/CATHERINE L RYAN TRUST 7505 CHATSWORTH CR ELK GROVE, CA 95757 1321960012 ROBERT C/MARJORIE A SAMANIEGO REVOCABLE FAMILY 7633 CHATSWORTH CR ELK GROVE. CA 95757 1321960006 MCCARGO FAMILY TRUST 7609 CHATSWORTH CR ELK GROVE, CA 95758 1321960036 ROCHON ALIDA M/ALFRED G RAMIREZ 7532 CHATSWORTH CR ELK GROVE, CA 95757 1321960034 PEREZ ANGEL L/ALMA C 7540 CHATSWORTH CR ELK GROVE, CA 95757 1321960023 CHU LOUIS LINCOLN/MARGIE TANG MAH 7620 CHATSWORTH CR ELK GROVE. CA 95757 1321960026 PERLMAN CHARMAINE/HOWARD L 7608 CHATSWORTH CR ELK GROVE, CA 95757 1321960028 MASTERSON JOAN C/JEFFREY A 7600 CHATSWORTH CR ELK GROVE, CA 95757
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1321960029
SAREERAM GARY L/DEBRA M
7560 CHATSWORTH CR
ELK GROVE, CA 95757

1321420071
DAMON JANET S
10071 ROJELIO CT
ELK GROVE, CA 95758

1321420069
PADILLA FABIOLA
10074 ROJELIO CT
ELK GROVE, CA 95758

1321420068
MEHRI DIBA
10078 ROJELIO CT
ELK GROVE, CA 95758

1321420067
FONTANA FRANK/MARLENE J
10082 ROJELIO CT
ELK GROVE, CA 95758

1321420075
VILLARRUZ FRANKIE JR/ESTRELITA
10087 ROJELIO CT
ELK GROVE, CA 95757

1321420076
WHITMORE LALICO A/ROSALINA
10091 ROJELIO CT
ELK GROVE, CA 95757

1321420051
THOMPSON JAMIE/MARVIN
10094 TUZZA CT
ELK GROVE, CA 95758

1321420063
ANGULO LETICIA M
10099 TUZZA CT
ELK GROVE, CA 95757

1320050050
PHAM NHO/SUONG NGUYEN
10149 BRUCEVILLE RD
ELK GROVE, CA 95757

1321960032
LEE JUDITH N
7548 CHATSWORTH CR
ELK GROVE, CA 95757

1321420070
GEORGE ROSEMARY M/DOEJUAH O
MAY
10070 ROJELIO CT
ELK GROVE, CA 95757

1321420057
SEDDEEK ASHRAF/MOLLY MCCLURE
10075 TUZZA CT
ELK GROVE, CA 95758

1321420059
SINGH GURPARTAP/KULDIP KAUR
10083 TUZZA CT
ELK GROVE, CA 95758

1321420060
WOODS LEANDER L
10087 TUZZA CT
ELK GROVE, CA 95758

1321420061
BOPARAI DALJIT S
10091 TUZZA CT
ELK GROVE, CA 95758

1321420065
DOBSON RONALD W II
10090 ROJELIO CT
ELK GROVE, CA 95758

1321420077
CHANG KEN/MICHELLE SY
10095 ROJELIO CT
ELK GROVE, CA 95758

1321420050
JIMENEZ CARLOS R/TOMI J
10098 TUZZA CT
ELK GROVE, CA 95758

1321420072
VAN LUU HUYEN
10075 ROJELIO CT
ELK GROVE, CA 95758

1321420056
JEN FULU AMY
10071 TUZZA CT
ELK GROVE, CA 95758

1321420058
ALVAREZ REMILIO L
10079 TUZZA CT
ELK GROVE, CA 95758

1321420054
CLIMACO ONIA HELEN G/GREG C ONIA
10082 TUZZA CT
ELK GROVE, CA 95757

1321420053
PHAM TUAN/THUY VO
10086 TUZZA CT
ELK GROVE, CA 95758

1321420052
CLINE JERRY/SUSANA VELA
10090 TUZZA CT
ELK GROVE, CA 95758

1321420062
DING YA/JINYOU LIANG
10095 TUZZA CT
ELK GROVE, CA 95757

1321420064
LAO PETER/SHANSHAN WEI
10094 ROJELIO CT
ELK GROVE, CA 95757

1320050009
BELL DANIEL E/SHELIA M
7518 POPPY RIDGE RD
ELK GROVE, CA 95758