

**RESOLUTION NO. 2005-238**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A DESIGN REVIEW FOR THE STONELAKE VILLAGE PROJECT NO. EG-04-677 SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL**

**WHEREAS**, Stratton Properties, represented by Nadel Architects (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Design Review. (Assessor's Parcel Number 132-0460-089, 090, 091, 092, 093, & 094); 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 City determined that the Stonelake Village Project was analyzed under a previous Environmental Impact Report for the Stonelake development. The EIR provided mitigation measures and addressed impacts to the environment. The site conditions have not changed and the proposed zoning is the same; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on July 7, 2005 and recommended City Council approval of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove approves the Stonelake Village Design Review based on the following findings and the attached conditions of approval included as Exhibit A.

**Findings**

**CEQA**

Finding: The proposal will not have a significant adverse impact on the environment.

Evidence: In August 1994, the 1,848 acre Elliot Ranch South project (Stonelake) was approved. This project included a General Plan Amendment, Community Plan Amendment, Rezone of agricultural land to a broad range of urban land use designations. An EIR was prepared for the project that included mitigation measures and addressed impacts created by the Elliot Ranch South (Laguna Stonelake) project. The Stonelake Village project is consistent with previous environmental approval for the site. Mitigation measures have been satisfied and this project does not create any additional impacts or result in impacts that were not previously analyzed.

General Plan.

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

Evidence: The General Plan identifies the site for Commercial uses. The project is consistent with the goals and policies of the General Plan for retail development with the City of Elk Grove.

## **Design Review**

Finding: The proposed project is consistent with the Citywide Design Guidelines.

Evidence: The Stonelake Village Retail project is consistent with the Citywide Design Guidelines. The site plan, building elevations, and landscape plan have been reviewed against the Citywide Design Guidelines for non-residential land uses, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

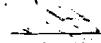
Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed site plan, building elevations, and landscape plans provide all design elements required by the Citywide Design Guidelines, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, application of a consistent color palette throughout the project, and creation of outdoor public spaces. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

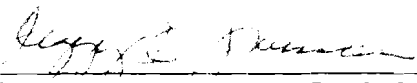
Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible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

Evidence: The proposed Stonelake Village Retail project will provide all required design elements that would establish an attractive bank building and will be compatible with adjoining and nearby properties. The project is subject to conditions of approval that will ensure consistency with all standard requirements.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 10<sup>th</sup> day of August 2005.

  
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DANIEL BRIGGS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**EXHIBIT A - CONDITIONS OF APPROVAL**

1.	The development approved by this action is for a Design Review illustrated in the project plans dated July 13, 2005.  Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant 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.	On-Going	Planning	
4.	All improvements shall be designed and constructed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	On-Going	Public Works	
5.	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.	On-Going	Public Works	
6.	Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Public Works	
7.	Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required.	On-Going	Public Works	

	Pavement grinding is required for the full length and width of the trenches.			
<b>Conditions from 02-PAB-0256</b>				
8.	Provide class II bicycle facilities per the zoning code. The location of these facilities will be determined prior to building permit approval.	Prior to Approval of Building Permits	Planning	
<b>Prior to &amp; During Construction Activities /Improvement Plans</b>				
9.	Prior to building plan and improvement plan approval, a boundary line adjustment shall be completed.	Prior to Improvement Plan/ Building Permits	Planning	
10.	A meandering trail system shall be provided along the southern boundary of shops 1, 2, 3 and 4.	Prior to Approval of Improvement Plans	Planning	
11.	The applicant shall incorporate one or more of the AQ 15 measures totaling one point in value into the project design	Prior to Approval of Improvement Plans/Grading Permits	Planning	
12.	All driveways shall require an encroachment permit. At that time the curb, gutter, sidewalk and all public improvements shall be evaluated to determine if those improvements need to be repaired/reconstructed.	Prior to Approval of Encroachment Permit	Public Works	
13.	The project shall allow for pedestrian connection to the south. If the exact locations of the pedestrian connections are not known, a continuous pedestrian easement shall be required.	Prior to Approval of Improvement Plans and with BLA	Planning/ Public Works	
14.	Existing easements, IODs, and other citations reported in the property's title report items shall be shown and labeled on all plan submittals. Any conflicts raised as a result of the site plan omissions shall be resolved prior to the approval of the improvement plan.	Prior to Approval of Improvement Plans	Public Works	
15.	The Applicant shall dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets.	Prior to Approval of Improvement Plans	Public Works	
16.	A 36' landscape corridor on Elk Grove Blvd shall be dedicated to the City of Elk Grove as a landscape and pedestrian easement.	Prior to Approval of Improvement Plans	Public Works	
17.	The Applicant shall provide reciprocal access easement agreement between the parcels of this	Prior to Approval of Improvement Plans	Public Works	

	development. The location of the access point(s) must be to Public Works satisfaction and will be approved when these parcels are developed.			
18.	All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	Prior to Approval of Improvement Plans	Public Works	
19.	The Applicant shall design a left turn pocket on westbound Elk Grove Blvd into Waterfowl Drive to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
20.	Design an 11' wide (excluding gutter pan) right turn pocket from eastbound Elk Grove Blvd. to the easterly driveway on Elk Grove Blvd. The turn pocket length shall be 180' long with a 90' bay taper. The right-turn pocket shall be included as part of the 36' landscape corridor.	Prior to Approval of Improvement Plans	Public Works	
21.	All proposed driveways shall be radius driveways.	Prior to Approval of Improvement Plans	Public Works	
22.	The Applicant shall extend the raised concrete median on West Taron Drive to 50 feet beyond the first proposed driveway (Chevron Service Station property) to the satisfaction of Public Works and pursuant to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards.	Prior to Approval of Improvement Plans	Public Works	
23.	The two pedestrian accesses just north of Major A building and Shop 4 shall be redesigned such that the walkway will be within the planter.	Prior to Approval of Improvement Plans	Public Works	
24.	The driveway on Elk Grove Blvd immediately east of West Taron Drive shall be blocked off for the gas station access only. The proposed drive aisle next to the drive through for Major A building shall be replaced by landscaping. Access for the Major A building/drive through shall be taken either from the easterly driveway on Elk Grove Blvd or driveway on West Taron Drive.	Shown on Improvement Plans	Public Works	
25.	All driveways throat depth shall be 50 feet, clear of parking spaces, measured from the back of sidewalk.	Prior to Approval of Improvement Plans	Public Works	
26.	The trash enclosure just west of the driveway on Waterfowl Drive shall be relocated out of the drive	Shown on Improvement Plans	Public Works	

	aisle that connects Waterfowl Drive and West Taron Drive.			
27.	All driveways shall be designed and constructed to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards.	Prior to Approval of Improvement Plans	Public Works	
28.	The internal circulation and access shall be subject to the review and approval of Public Works.	Prior to Approval of Improvement Plans	Public Works	
29.	Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Approval of Improvement Plan/Building Permits	Public Works	
30.	The Applicant shall show Locations of stormwater quality treatment devices for treating stormwater run off prior to discharge into the City's stormwater drainage system.	Prior to Approval of Improvement Plans	Public Works	
31.	The Applicant shall design and construct the stormwater treatment facilities prior to the drainage entering the public drainage system to the satisfaction of the City's Public Works and provide an agreement for the maintenance of such treatment facility.	Prior to Approval of Improvement Plans	Public Works	
32.	The Applicant shall obtain applicable State Fish and Game, U.S. Army Corps of Engineers, and State Water Board permits prior to issuance of grading permits.	Prior to Issuance of Improvement Plans/Grading/ Building Permit	Public Works	
33.	The City of Elk Grove is a participant in the National Flood Insurance Program. All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the	Prior to Approval of Improvement Plans/Grading/ Building Permit	Public Works	

	City of Elk Grove and Sacramento County Flood Plain Management Ordinances. Amendments and/or revisions of FEMA flood maps will be required for all development located in the federal or local flood zone. All amendments and/or revisions must be final and submitted to the City prior to issuance of the first building permit. The elevation of all building pads must be certified by a registered Civil Engineer or licensed Land Surveyor and submitted to the City prior to issuance of a building permit and the lowest finished floor elevation must be a minimum of 1 (one) – foot above the 100-year frequency water level.			
34.	Improvement plans shall be approved by Public Works prior to Grading Permit.	Prior to Grading Permit	Public Works	
35.	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) must be filed prior to construction to obtain coverage under the State's General Construction Activity Storm Water Permit. As a condition of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) must be developed for the project. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Compliance with the General Permit is enforced in the Sacramento area by the Central Valley Regional Water Quality Control Board.	Prior to issuance of the Grading Permit	Public Works	
36.	Prior to the issuance of grading permits, the applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be administered 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. The SWPPP shall address spill prevention and include counter measure plan describing measures to ensure proper collection	Prior to issuance of Grading Permit	Public Works	



	and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance and may include but not necessary limited to: (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into any receiving water body; and (6) any other suitable measures. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board and to the City for review. A copy of the SWPPP must be kept accessible on the project site at all times.			
37.	The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Prior to Approval of Improvement Plans / Grading Plan	Public Works	
38.	Wholesale water supply will be provided by the Sacramento County Water Agency.	Prior to Approval of Improvement Plans	Water Supply	
39.	The Applicant shall provide separate public water service to each parcel and/or building.	Prior to Approval of Improvement Plans	Water Supply	
40.	The Applicant shall dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Prior to Approval of improvement Plans	Water Supply	
41.	The Applicant shall provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Prior to Approval of Improvement Plans	Water Supply	
42.	Water intensive commercial and industrial building permit applicants shall be required to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Prior to Approval of Building Plans	Water Supply (Planning)	

43.	Efficient cooling systems, re-circulation pumps for fountains and ponds, and water recycling systems shall be installed for vehicle washing as a condition of service.	Prior to Approval of Building Plans	Water Supply (Planning)	
44.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Approval of Improvement Plans	CSD-1	
45.	Each parcel or building shall have a separate connection to the public sewer system.	Prior to Approval of Improvement Plans	CSD-1	
46.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.	Prior to Approval of Improvement Plans	CSD-1	
47.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All sewer easements shall be 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Approval of Improvement Plans	CSD-1	
48.	An on-site sewage collection system will be required. All lines serving 2 or more buildings or other sewage sources must be conveyed in minimum 8-inch collectors in easements per above.	Prior to Approval of Improvement Plans	CSD-1	
49.	The Applicant/owners shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations. This requirement shall be in a covenant running with the land and binding on successors in interest of all parcels. That requirement shall be included as language to be approved by the District in all easements documents.	Prior to Approval of Improvement Plans	CSD-1	
50.	A final landscape plan shall be reviewed and approved by the City prior to building permit and improvement plan approval.	Prior to Approval of Improvement Plans/Landscape Plans	Planning	
51.	A revised landscape plan needs to provide for: <ul style="list-style-type: none"> <li>•Increased parking lot shading that meets the requirements of the zoning code.</li> <li>•Existing landscaping needs to be identified on landscape plans.</li> </ul>	Prior to Approval of Improvement Plans/Landscape Plans	Planning	

	<ul style="list-style-type: none"> <li>•The buffer/screen trees along the southern boundary shall be 30 feet on center.</li> <li>•If palm trees are used, they shall be specimen trees.</li> </ul>			
52.	The landscape area between the gas station and drive thru for major A shall include screen trees to reduce the view of the drive thru.	Prior to Approval of Improvement Plans/ Landscape Plans	Planning	
53.	1/3 of all landscaping trees shall be 24 inch box trees within the parking lot.	Prior to Approval of Improvement Plans/ Landscape Plans	Planning	
54.	Additional landscaping shall take place in the area between the commercial and residential uses. Plantings shall include 24 inch box screen and shade trees.	Prior to Approval of Improvement Plans/Landscape Plans	Planning	
55.	The Applicant shall pay Park and Recreation Review Fees as required by the EGCS D.	Prior to Approval of Improvement Plans	CSD Parks (Dev. Services)	
56.	Landscape corridors shall be constructed and installed in accordance with plans and specifications approved by the EGCS D and shall be consistent with the EGCS D "General Guidelines for Landscape Corridor Design" and other EGCS D projects in close vicinity to the area.	Prior to Approval of Improvement Plans	CSD Parks (Dev. Services)	
57.	When improvements to the landscape corridors are complete, an easement shall be conveyed to the EGCS D for ongoing maintenance, operation, repair and replacement. Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the EGCS D incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218.	Prior to Approval of Improvement Plans	CSD Parks (Dev. Services)	
58.	The timing of landscape plans shall be processed concurrently with the improvement plans. Coordination of this will be handled by the plan checker reviewing the project.	Prior to Approval of Improvement Plans	CSD Parks (Dev. Services)	
59.	Applicant will maintain all trash and recycle containers within masonry enclosures with solid gates.	Prior to Approval of Improvement Plans	Planning	
60.	The trash enclosures shall include a container for	Prior to Approval of	Planning	

	recycling and solid waste.	Improvement Plans		
<b>Building Permits</b>				
61.	A final photometric Plan will be reviewed by the Police Department prior to Building Permit approval.	Prior to Issuance of Building Permit	Police (Planning)	
62.	The south side of shops 1, 2, 3 and 4 shall include provisions for graffiti abatement. This can include graffiti resistant paint and/or decorative vertical trellises with intertwined foliage.	Prior to Issuance of Building Permit	Police (Planning)	
63.	All commercial buildings in excess of 10,000 square feet shall be provided with a minimum of two access points located a minimum of 500 feet apart.	Prior to Issuance of Building Permits	EGCSD Fire	
64.	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.	Prior to Issuance of Building Permits	EGCSD Fire	
65.	Fire Department access shall be provided so that the furthest point of any building is not more than 150-feet from the fire lane. The fire lanes shall be a minimum of 20-feet in width and all turning radius within the fire lane shall be a minimum of 38-feet (inside dimension) and 58-feet (outside dimension).	Prior to Issuance of Building Permits	EGCSD Fire	
66.	The Applicant shall provide Fire Department access a minimum of 20 feet in width completely around Retail C and Retail D.	Prior to Issuance of Building Permits	EGCSD Fire	
67.	The Applicant shall construct a left turn pocket on westbound Elk Grove Blvd into Waterfowl Drive to the satisfaction of Public Works.	Prior to Issuance of 1 <sup>st</sup> Building Permit	Public Works	
68.	Construct an 11' wide (excluding gutter pan) right turn pocket from eastbound Elk Grove Blvd. to the easterly driveway on Elk Grove Blvd. The turn pocket length shall be 180' long with a 90' bay taper. The right-turn pocket shall be included as part of the 36' landscape corridor.	Prior to Issuance of 1 <sup>st</sup> Building Permit	Public Works	
69.	The Applicant shall contribute \$4,100 (applicant's share of cost) to restripe Riparian Dr from E. Taron Dr to	Prior to Issuance of 1 <sup>st</sup> Building Permit	Public Works	

	W. Taron Dr. The restriping will facilitate speed reduction on Riparian Drive.			
70.	At all street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to Issuance of Building Permit	Public Works	
<b>Certificate of Occupancy</b>				
71.	Driveways on Elk Grove Blvd. and West Taron Dr. shall be a right in/right out.	Prior to Occupancy	Public Works	
72.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Occupancy	Public Works	
73.	A 36' landscape corridor on Elk Grove Blvd shall be constructed to the City of Elk Grove as a landscape and pedestrian easement.	Prior to Issuance of 1 <sup>st</sup> Occupancy Permit	Public Works	
74.	<p>The City Council has determined that it is in the best interest of public health, safety and welfare that the excess burden caused by certain businesses require payment to the City for extraordinary public safety services.</p> <p>The owner of the property shall be required to provide on-site uniformed private security services upon written request of the Chief of Police, based upon actual project generated demands for police services. Should such services be requested by the Elk Grove Chief of Police and, subsequently, additional staff generated demands for public safety services occur, the owner of the property shall be responsible for reimbursing the City for the cost of said public safety services. This obligation shall be a covenant that runs with the land.</p>			

**General Compliance Items for Building Permit**

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance [Chapter 14.10 of the Sacramento County Code] to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
3. All commercial buildings exceeding 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
4. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
5. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Sacramento Building Department issuing any construction permits.
6. If buildings are constructed, this development is required to provide a fire flow from public water system capable of delivering as a minimum 3,000 gpm at 20 psi. Hydrants shall be spaced a maximum of 300 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
7. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds.
8. All required roadways, water mains, fire hydrants and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.
9. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
10. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD.
11. Required fire alarm systems (other than on single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-238**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )     ss  
CITY OF ELK GROVE         )

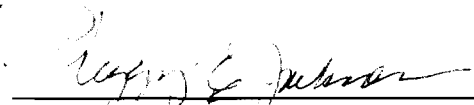
*I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 10<sup>th</sup> day of August, 2005 by the following vote:*

**AYES 4:     COUNCILMEMBERS:     Scherman, Soares, Briggs, Cooper**

**NOES 0:     COUNCILMEMBERS:**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 1: COUNCILMEMBERS:     Leary**



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**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**