

RESOLUTION NO. 2005-214

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A REZONE AND DESIGN REVIEW FOR THE PAPPAS GATEWAY
PROJECT (EG-04-774) SUBJECT TO THE FINDINGS
AND ATTACHED MMRP/CONDITIONS OF APPROVAL**

WHEREAS, John Pappas of Pappas Gateway LP (hereinafter referred to as Property Owner and Applicant) filed an application for a Design Review and Rezone with the City of Elk Grove (hereinafter referred to as City) for Assessor's Parcel Number 116-0012-052; and

WHEREAS, and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA); 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 applicant's request at a public hearing on June 16, 2005 and recommended City Council approval of the project.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE
HEREBY RESOLVES AS FOLLOWS:**

1. Approve the Pappas Gateway project (EG-04-774) including a Rezone, and Design Review based on the following findings and the attached design exhibits and Conditions of Approval included as Exhibits A and B respectively.

Findings

CEQA

1. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the entire administrative record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

2. **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 Use. The proposed rezone to Limited Commercial and allowed uses in this zone are consistent with the Commercial General Plan land use designation. The project is consistent with the goals and policies of the General Plan for commercial development in the City of Elk Grove.

Rezone

3. **Finding:** The proposed rezone is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

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 ranges and uses in the Zoning Code, Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Design Review

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

Evidence: The Pappas Gateway project is consistent with the Citywide Design Guidelines. The site plan, building elevations, and landscape plan have been reviewed in accordance with 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 office and commercial buildings and the site and will enhance the character of the community.

Evidence: The proposed Pappas Gateway 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 Pappas Gateway project buildings will provide all required design elements that would establish attractive office buildings 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 13th day of July 2005.



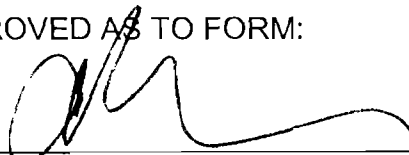
DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



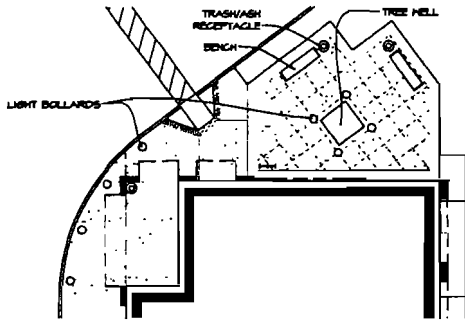
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

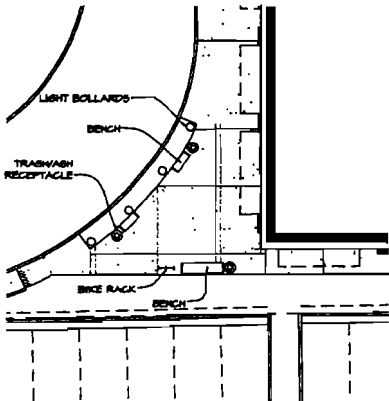
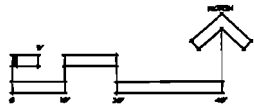


ANTHONY B. MANZANETTI,
CITY ATTORNEY

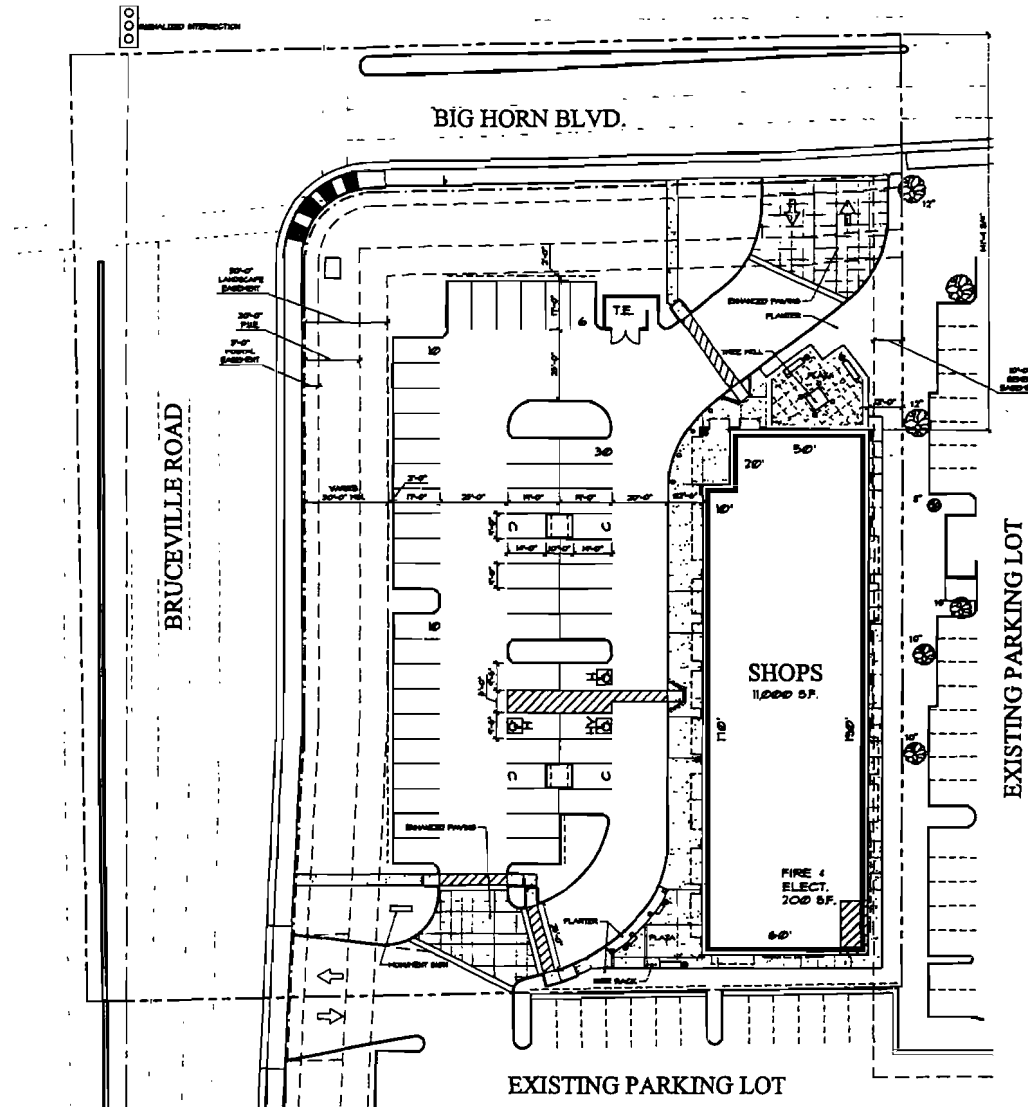
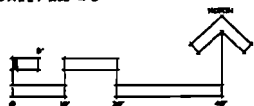
T:\RMB Projects\Commercial\Palisades-181 Bruceville & Big Horn, Elk Grove\Preliminary\A03181sp11-01-04.dwg, 11/10/2004 12:39:02 PM, rmb, ALL MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND U



ENLARGED PLAZA PLAN
SCALE: 3/32" = 1'-0"
(NORTH SIDE)



ENLARGED PLAZA PLAN
SCALE: 3/32" = 1'-0"
(SOUTH SIDE)



COMMERCIAL CENTER
BRUCEVILLE ROAD & BIG HORN BLVD.
ELK GROVE, CALIFORNIA



STATISTICS

SITE AREA	12.34 ACRES (GROSS) 21.45 ACRES (NET)
BUILDING AREA (NET)	11,000 S.F.
BUILDING AREA (GROSS)	11,200 S.F.
TOTAL PARKINGS REQUIRED 4.5/1000 S.F. *	50 STALLS
TOTAL PARKING PROPOSED	56 STALLS

SITE PLAN
SCALE: 1/32" = 1'-0"



Job Number	_____	Sheet	_____
Date	11/10/04		
Drawn	_____		1
Revised	_____	of	_____

**Rauschenbach
Marvelli
Becker**

2277 Witt Ave. - Second Floor - Sacramento, CA 95825
916-488-8500 FAX 916-488-8506

C:\Users\jw\Documents\2004\11\10\102004\12\35\30.PLM, 1:40, ALL MATERIAL APPEARING HEREIN CONSTITUTE

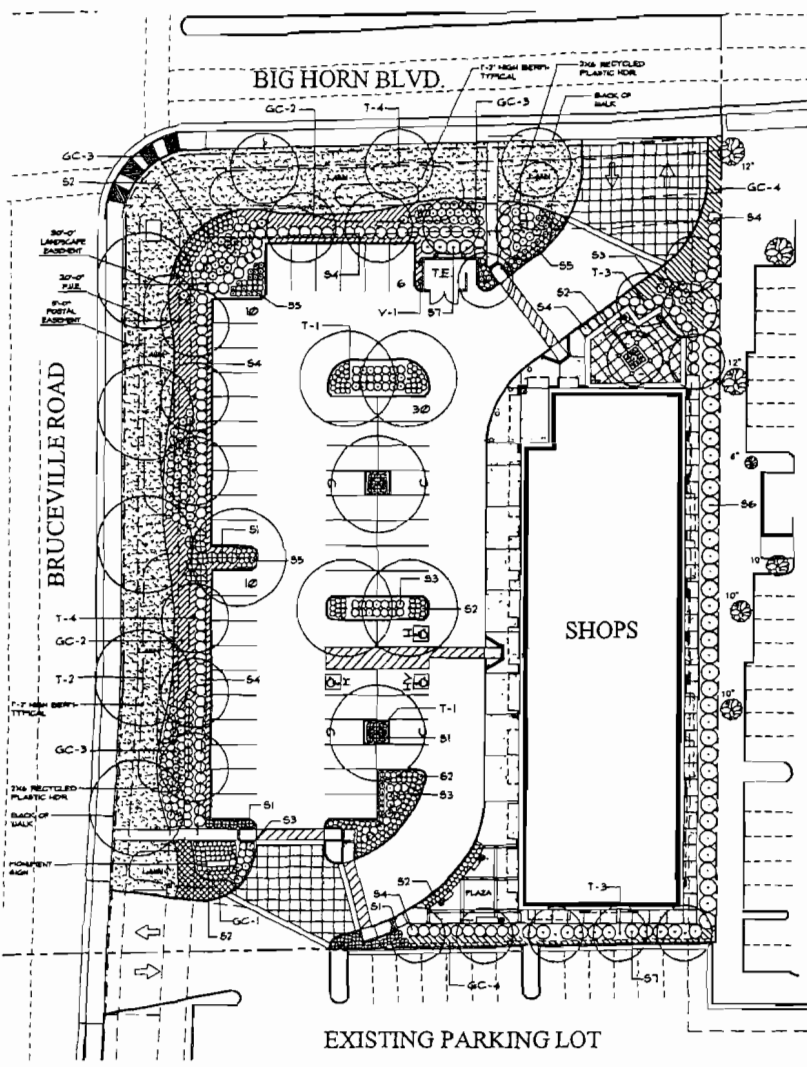
PLANT LIST

SYM	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
T-1	5 GALLON	PISTACIA CHINENSIS	CHINESE PISTACHE
T-2	5 GALLON	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
T-3	5 GALLON	PYRUS GERARDIANA 'KORAIEN VESUVIUS'	FLOWERING PEAR
T-4	5 GALLON	PFYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR
SHRUBS			
S1	5 GALLON	DIETER BICOLOR	FORTNIGHT LILY
S2	1 GALLON	HEBERCALLIS 'DWARF EVERGREEN ORANGE'	DWARF DATILY
S3	5 GALLON	PHORITUM 'BRONZE BABY'	HYBRID NEW ZEALAND FLAX
S4	5 GALLON	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN
S5	1 GALLON	TULBAGHIA VIOLACEA 'VAREGATA'	VAREGATED SOCIETY GARLIC
S6	5 GALLON	VIORNIUM TINA 'SPRING BOUGLET'	DWARF LAURELTIUS
S7	5 GALLON	XYLOSMA CONGESTUM 'COMPACTA'	DWARF SHINY XYLOSMA
GROUND COVERS & VINES			
GC-1	4" POT/8	ANNUAL COLOR IN SEASON	ANNUALS @ 0' O.C.
GC-2	1 GALLON	HYPOPHILUM PARVIFOLIUM	HYPOPHILUM @ 36" O.C.
GC-3	1 GALLON	ROSEMARINUS 'MANTINGTON CARPET'	PROSTRATE ROSEMARY @ 36" O.C.
GC-4	1 GALLON	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE @ 24" O.C.
V-1	1 GALLON	FIGUS PUMILA	CREEPING FIG ON TRASH ENCLOSURE
SOC		LAWN - 50/50 HYBRID DWARF RESCUE/BLEEDGRASS MIX	

NOTES:

- ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPE SHALL BE DESIGNED PER CITY OF ELK GROVE LANDSCAPE ORDINANCES.

PARKING LOT SHADE CALCULATIONS
 TOTAL PARKING AREA PROVIDED: 17,500 SF (7,000)
 TOTAL PARKING AREA SHADE REQUIRED: 2,000 SF (15%)
 (1) FULL PISTACIA AT 600 SF EA. = 570 SF
 (2) HALF PISTACIA AT 400 SF EA. = 400 SF
 (3) HALF PEAR AT 350 SF EA. = 350 SF
 TOTAL TREE SHADE: 1,320 SF



EXISTING PARKING LOT

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 20'

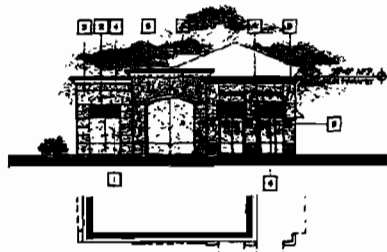


Job Number	AGE-11	Sheet	3
Date	10-21-04	Drawn	DOB
Drawn		Revised	
Revised	10-21-04	of	

COMMERCIAL CENTER
 BRUCEVILLE ROAD & BIG HORN BLVD.
 ELK GROVE, CALIFORNIA

STRATER ASSOCIATES
 LANDSCAPE ARCHITECTURE
 5000 ROCKWOOD PLACE
 DAVIS, CA 95618
 PHONE: (530) 754-9819
 FAX: (530) 754-1855

2277 Watt Ave. Second Floor - Sacramento, CA 95825
 (916) 480-8500 FAX (916) 480-8588



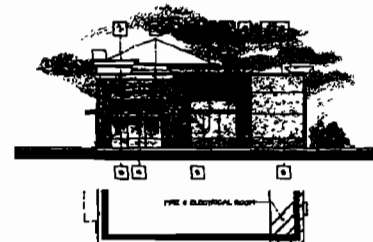
NORTH ELEVATION
SHOPS



WEST ELEVATION- SHOPS



EAST ELEVATION- SHOPS



SOUTH ELEVATION
SHOPS

MATERIALS & COLOR SCHEDULE

1	CEMENT PLASTER & ROUGH SHAPED CORNICE	"TRAZER" 1989H COAST PORTE
2	CEMENT PLASTER & ROUGH SHAPED CORNICE	"TRAZER" 1758D HEATSCOPE
3	CEMENT PLASTER & ROUGH SHAPED CORNICE	"TRAZER" 1988H SPACE BOUQUET
4	CEMENT PLASTER & ROUGH SHAPED CORNICE	"TRAZER" 1675D WILD ORNAMES
5	CEMENT PLASTER & ROUGH SHAPED CORNICE	TO MATCH 101' 032 HAYMARKET
6	METAL FINISHES	TO MATCH "SERENADE" COPPER-COTE
7	FABRIC FINISHES	"SUNBELLER PINEBARK" BLACK
8	ROOFING TILES	"EAGLE ROOFING PRODUCTS" 4853 - LIGHT BROWN / BLACK
9	BRICK VENEER	"MC HOOK" 1978 TUMBLERED
10	STONEWORK	HAUTE BLACK
11	EXTERIOR LIGHTING	"VISA LIGHTING" OUTDOOR WALL sconce - BLACK BRV - 1800 PM

EXTERIOR
ELEVATIONS
SCALE 1/8" = 1'-0"

Job Number	_____	Sheet	_____
Date	_____	Drawn	_____
Revised	_____	of	2

*Rauschenbach
Marvelli
Becker*

2277 Watt Ave. • Second Floor • Sacramento, CA 95825
916/488-8500 FAX 916/488-8598

COMMERCIAL CENTER
BRUCEVILLE ROAD & BIG HORN BLVD.
ELK GROVE, CALIFORNIA

Exhibit A: 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>
[REDACTED]				
1.	The development approved by this Design Review and Rezone action (EG-04-774) is for a rezone from MP to LC and to establish approximately 11,200 square feet of retail building space as indicated in the June 16, 2005 staff report and associated exhibits.	On-Going	Development Services Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Development Services – 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	Development Services – Planning	
4.	The Applicant shall pay the estimated amount of \$3,581 to the Laguna Community Facilities District (LCFD) for the rezone avoidance tax.	Prior to City-Council Approval	LCFD	
5.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Public Works	
6.	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. Pavement grinding is required for the full length and width of the trenches.	On-Going		
7.	All improvements shall be designed in accordance with the	On-Going	Public Works	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

	City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.			
8.	If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan.	On-Going	Public Works	
B. Grading Permit/Improvement Plans				
9.	CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, ect.) Prior to the approval of the improvement plans, the Applicant shall prepare a utility plan that will demonstrate that this condition is met. All easements along private drives shall have a minimum 10 foot setback so that CSD-1 can properly maintain sewer services.	Prior to Approval of Improvement Plan	CSD-1	
10.	All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	Improvement Plans	Public Works	
11.	The Applicant shall pay a deposit of \$1,000 for monitoring of mitigation measures (MMRP deposit).	Prior to grading or any construction activities	Development Services - Planning	
12.	Obtain NPDES General Permit for Storm Water Discharges.	Prior to grading or any construction activities	RWQCB	
13.	Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency.	Improvement Plans/during construction - grading	Water Resources	
14.	Provide Public water service to each building	Improvement Plans/during construction - grading	Water Resources	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

15.	Show all easements listed in the title report including parcel map book and page.	Improvement Plans	Public Works	
16.	No structure or improvement shall be allowed on the sewer easement. The building shall be moved clear from the easement.	Improvement Plans	Public Works	
17.	Provide hydraulic calculations to demonstrate that the 15" storm drain pipe on Bruceville Road has adequate capacity to accommodate the drainage for this site. If the system requires upsizing this pipe, the design and improvement shall be a requirement of this project. Note: The hydraulic study by Spink shows the drainage for this site being piped to the 21" pipe on Big Horn Blvd.	Improvement Plans	Public Works	
18.	Dedicate the intersection of Big Horn Blvd and Bruceville Road, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. There will be a 25' landscape corridor along Big Horn Blvd and 36' landscape corridor along Bruceville Road is required.	Improvement Plans	Public Works	
19.	A 25' landscape corridor on Big Horn Blvd and 36' on Bruceville Road shall be dedicated to the City of Elk Grove as a landscape and pedestrian easement.	Improvement Plans	Public Works	
20.	All improvements shall be dedicated and designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	Improvement Plans	Public Works	
21.	Provide access rights to the parcel to the south and the parcel to the east over the project's drive aisles. Acceptance is contingent upon acceptance of the access for the parcel to the south. The document to be recorded may include a provision restricting use of these access rights contingent upon receipt of this parcel's receipt of access rights across the parcel to the south and parcel to the east.	Improvement Plans	Public Works	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

22.	All driveways throat depth shall be at least 50 feet, clear of parking spaces, measured from the back of sidewalk.	Improvement Plans	Public Works	
23.	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.	Improvement Plans	Public Works	
24.	The width of the parking stalls for all parking spots that are at a 90° angle to another parking spot shall be increased 2' to an ultimate width of 11'.	Improvement Plans	Public Works	
25.	The internal circulation and access shall be subject to the review and approval of Public Works.	Improvement Plans	Public Works	
26.	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 City of Elk Grove.	Improvement Plans	Public Works	
27.	Comply with all NPDES Permit and City's Stormwater Ordinance requirement before, during, and after construction as require by the Permit and the Ordinance and in accordance with the latest version of the Guidance Manual of On-site Stormwater Quality Control Measure. That includes but not limited to the use of appropriate Best Management Practices (BMPs) measures.	Grading Permit and/or deemed needed by Public Works	Public Works	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

28.	Show Locations of stormwater quality treatment devices for treating stormwater run off prior to discharge into the City's stormwater drainage system.	Improvement Plans	Public Works	
29.	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.	Improvement Plans	Public Works	
30.	All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.	Improvement Plans/Grading/ Building Permit	Public Works	
31.	File a notice of Intent, obtain a WDID number from the State Board and prepare a SWPPP. SWPPP improvements shall be in place prior to moving equipment, material and personnel on-site for grading activities.	Prior to issuance of the Grading Permit	Public Works	
32.	The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Improvement Plans / Grading Plan	Public Works	
[REDACTED SECTION]				
33.	The Applicant shall pay all zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to issuance of 1 st Building Permit	Water Resources	
34.	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.	Encroachment Permit	Public Works	
35.	Pay Park and Recreation Review Fees as required by the EGCSO.	Prior to Building Permit	EGCSO	
36.	Improvement plan must be approved by Public Works prior to Building Permit.	Prior to 1 st Building Permit	Public Works	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

37.	Construct a 25' landscape corridor on Big Horn Blvd and a 36' landscape corridor on Bruceville Road to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	
38.	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.	Building Permit	Public Works	
39.	If the proposed site plan varies from the existing approved on-site improvement drawings, a separate set of improvement drawings, or revisions to the existing drawings, must be submitted and approved.	Building Permit	Public Works	
40.	All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	
41.	This on-site fire main shall be connected to the municipal water main at not less than two (2) points. 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.	Prior to issuance of Building Permit	EGCSD Fire	
42.	The south service supply hydrant shall be located in such a manner that pressurizing the Fire Department connection and associated sprinkler system does not pressurize the fire hydrant.	Prior to issuance of Building Permit	EGCSD Fire	
43.	All buildings shall provide fire department access to within 150 feet of all portions of the building. An access agreement from the adjacent properties may be necessary to achieve the necessary access.	Prior to issuance of Building Permit	EGCSD Fire	
44.	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.	Prior to Issuance of Building Permit	EGCSD Fire	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

45.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Building Permit	CSD-1	
46.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Building Permit	CSD-1	
47.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.	Building Permit	CSD-1	
48.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the district engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Building Permit	CSD-1	
49.	CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, ect.) Prior to the approval of the improvement plans, the Applicant shall prepare a utility plan that will demonstrate that this condition is met. All easements along private drives shall have a minimum 10 foot setback so that CSD-1 can properly maintain sewer services.	Prior to Approval of Improvement Plan	CSD-1	
50.	Upon completion of the installation of the landscaping 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 the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Occupancy	Development Services - Planning	
51.	All landscaping shall be installed and completed.	Prior to Occupancy	Development Services - Planning	

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

52.	All trash and recycle containers will be stored and maintained within enclosures with solid doors.	Prior to Occupancy	Development Services - Planning	
53.	The Applicant shall provide for graffiti-resistant paint, or clear graffiti-resistant coating of all the masonry trash/recyclable enclosures on site, and any monument sign.	Prior to Occupancy	Development Services - Planning	
54.	Driveways on Big Horn Blvd. and Bruceville Road shall be a right in/right out.	Prior to Occupancy	Public Works	
55.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Occupancy	Public Works	
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 project in close vicinity to the area.	Prior to Occupancy	EGCS D Parks and Recreation	
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. Alternatively, the applicant can maintain the landscape corridor at his or her own expense and no easement is required. Applicant must notify the EGCS D in writing of his or her intent to maintain the landscape corridor. Action by the applicant to maintain a landscape corridor does not affect participation in the Landscape and Lighting Assessment District. Applicant shall be responsible to pay the direct cost associated with the performance of this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218.	Occupancy/On-Going	EGCS D Parks and Recreation	

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. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- b. 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 submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- c. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- d. 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. 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.
- e. 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.
- f. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- g. 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.
- h. 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.

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

- i. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (CSD-1)
- j. 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. (Sacramento County Water Agency)
- k. The project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.
- l. Provide metered connections on transmission mains to the satisfaction of the Sacramento Water Agency. (Sacramento County Water Agency)
- m. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by the Sacramento County Water Agency Code.
- n. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- o. Permits and/or fees are required for the following reviews: site plan, Park & Recreation review fee, architectural plans, fire sprinkler plans and fire alarm plans.
- p. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to issuance of any construction permits.
- q. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. (EGCSDFD)
- r. All required roadways, water mains, fire hydrant 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. (EGCSDFD)
- s. 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. (EGCSDFD)
- t. 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. (EGCSDFD)

Exhibit A: Conditions of Approval / Mitigation Monitoring and Reporting Program

- u. Secure approval from the Public Works Department of a civil-engineered site improvement plan for all on-site and off-site improvements associated with this project.

- v. Prior to the issuance of any building permit for the project, 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.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-214**

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

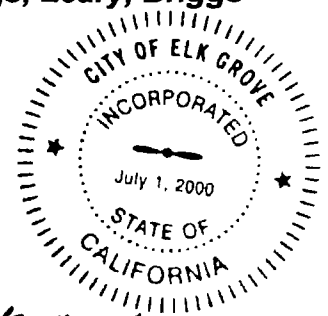
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 13th day of July, 2005 by the following vote:


AYES 5: COUNCILMEMBERS: Scherman, Soares, Briggs, Leary, Briggs

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:





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