

**RESOLUTION NO. 2010-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW  
FOR THE NEW PARISH CATHOLIC CHURCH PROJECT NO. EG-09-028  
ASSESSOR PARCEL NUMBER 121-0220-008**

**WHEREAS**, Comstock Johnson Architects (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Design Review and Conditional Use Permit for the New Parish Catholic Church, Project No. EG-07-100 (the Project); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described by Assessor Parcel Number 121-0220-008; and

**WHEREAS**, the Planning Department considered the project request pursuant to the Elk Grove General Plan, Articles I, II, III, IV, V and VI of the City of Elk Grove Zoning Code, Citywide Design Guidelines, and all other applicable state and local regulations; and,

**WHEREAS**, the proposed Project is consistent with the General Plan Land Use Policy Map and Zoning Code requirements; and

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

**WHEREAS**, the City has determined that the project was subject to the California Environmental Quality Act ("CEQA") and prepared a Mitigated Negative Declaration to evaluate the potential environmental effects of the project; and

**WHEREAS**, on January 27, 2010, the City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program ("MMRP") finding that it has been prepared in accordance with CEQA for the New Parish Church Project; and

**WHEREAS**, conditions of approval have been imposed on the project that incorporate the mitigation measures adopted in the MMRP as well as other conditions regarding the development of the Project; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Project proponent, and public comment or testimony presented orally or in writing and at or before the meeting;

**WHEREAS**, on June 4, 2009, the Planning Commission denied the project; and

**WHEREAS**, the City Clerk received a Notice of Appeal on June 12, 2009, from the Roman Catholic Diocese of Sacramento, requesting an appeal of the Planning Commission's denial of the Conditional Use Permit and Design Review; and

**WHEREAS**, the City Council is the appropriate authority to hear and take action on an appeal of a Planning Commission decision; and

**WHEREAS**, the City Council held a duly noticed public hearing on September 9, 2009, October 28, 2009, and January 27, 2010 as required by law to consider all of the information presented by staff, information presented by the project proponent, and public comment or testimony presented orally or in writing and at or before the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Elk Grove that:

1. The City Council incorporates herein by reference City Council Resolution No. 2010-27, dated January 27, 2010, adopting a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP") that reduce environmental impacts to a less than significant level.

### **Conditional Use Permit**

Finding: The proposed Project is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: Based on the evidence and material presented to the City Council at or before the public hearing, the proposed Conditional Use Permit and Design Review request is consistent with the General Plan, including the General Plan Policy of maintaining the rural character of the Sheldon Area, and all applicable provisions of the Zoning Code. The General Plan designates this area of Elk Grove for rural residential development and uses and establishes the "Rural 'Sheldon' Area" as a policy area. Land Use Policy 18 states that land uses within the Sheldon area shall be consistent with the community's rural character. The proposed project is consistent with the General Plan requirement of maintaining a rural character in the Sheldon Area. The project has been reduced to a size that is in character with the surrounding rural uses, and will not result in an increase in traffic, noise and activity in the area which will detract from the existing rural character. Therefore, the project is consistent with the goals and policies of the Elk Grove General Plan.

Finding: 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 general welfare of the City.

Evidence: Surrounding uses in the immediate vicinity include a high school, other religious facilities, agricultural/residential uses, and agricultural uses. The proposed church and school are located along Bradshaw Road, which is designated as a six-lane road in the General Plan, thus indicating that this development does not cause significant conflict with the General Plan's policies regarding the rural character of the area in which the Project will be located. The proposed location of the project and the landscaping will screen the project from public view. As such, it will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area.

### **Design Review (Non-Residential)**

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

Evidence: The site plan, building elevations, and landscape plan have been reviewed in accordance with 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 design of the proposed building takes into account the scale, style, and architectural vernacular of the surrounding area, and meets high aesthetic and design integrity standards. 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 building will provide all required design elements that would establish an attractive development, 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.

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


Evidence: The proposed site layout of the project has been reviewed in accordance with the City-wide Design Guidelines, including site planning for non-residential development. The proposed layout has been designed to avoid conflicts with vehicular, bicycle, or pedestrian modes of circulation.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove approves the Project subject to the Conditions of Approval attached as Exhibit A and incorporated herein by this reference, as well as the Project Plans attached as Exhibit B and incorporated herein by this reference.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 27<sup>th</sup> day of January, 2010.

  
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SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
SUSAN J. BLACKSTON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
SUSAN COCHRAN, CITY ATTORNEY

**EXHIBIT A**

	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>On-Going</b>			
1. The development approved by this action is for a Conditional Use Permit and Design Review for a religious institution and K-8 elementary school as illustrated in the project plans dated: <ul style="list-style-type: none"> <li>• Site Plan (dated January 17, 2010)</li> <li>• Project Description (dated October 15, 2009)</li> <li>• Photometric (dated October 15, 2009)</li> <li>• Preliminary Landscape Plan (dated October 14, 2009)</li> <li>• Partial Grading and Drainage Plan (dated October 14, 2009)</li> <li>• Preliminary Water and Paving Plan (dated October 14, 2009)</li> <li>• Shed Map (dated October 14, 2009)</li> <li>• Elevations (dated April 22, 2009)</li> </ul> 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. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3. This action does not relieve the Applicant of the obligation to comply with all applicable local, state, or federal ordinances, statutes, regulations, laws, and procedures.	On-Going	Planning	
4. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards,	On-Going	Public Works	

	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p style="text-align: center;"><b>Conditions of Approval</b></p> <p>as further conditioned herein, and to the satisfaction of Public Works.</p> <p>5. The on-site detention basin shall be privately maintained by the Applicant.</p> <p>6. The Applicant shall provide a fire department access road to the fire pump house and water storage tank during Phase 1 of construction. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>7. Design Review is required for all future buildings on the site in accordance with the Zoning Code and the City's Design Guidelines.</p> <p>8. The church use shall be limited to 600 seats.</p> <p>9. The K-8 school shall be limited to 306 students.</p> <p>10. The Phase III final church building shall be limited to 16,500 square feet.</p>	<p>On-Going</p> <p>On Going/ Phase I</p> <p>On-Going</p> <p>On-Going</p> <p>On-Going</p>	<p>Public Works</p> <p>Fire Department</p> <p>Planning</p> <p>Planning</p> <p>Planning</p>	
<p><b>Prior to Improvement Plans/Grading/Construction</b></p> <p>11. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project EG-09-028 New Parish Catholic Church Appeal. A deposit of \$8,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the applicant. If actual City monitoring costs are less than the initial estimate, the difference will be promptly refunded to the applicant.</p> <p>12. The following shall be required as notes on all improvement plans, grading plans, and construction plans:</p> <ul style="list-style-type: none"> <li>• "The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is</li> </ul>	<p>Prior to issuance of any plans or permits associated with this project, the applicant shall submit the deposit to the City of Elk Grove.</p> <p>Shown on improvement plans, grading plans, and construction</p>	<p>Planning</p> <p>Planning</p>	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
	<p>uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."</p> <ul style="list-style-type: none"> <li>"All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed."</li> </ul>	plans		
13.	<p>The Applicant shall prepare and submit a drainage study and plan that includes, but is not limited to: a pre- and post-project drainage analysis of the project and project impacts; and the proposed connections to the City Storm Drainage System with adequate supporting calculations. 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 Flood Control and Drainage Master 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. 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 Ordinance. The study must be completed and stamped by a Professional Engineer and determined by the City to be accurate, and adequate.</p>	Prior to Improvement Plan Approval and Prior to Issuance of Grading Permit(s)	Public Works	
14.	<p>The Applicant shall provide a maintenance agreement for the stormwater quality control treatment device(s) to the satisfaction of Public Works.</p>	Improvement Plan	Public Works	
15.	<p>The Applicant shall design the width of any two parking stalls</p>	Improvement	Public Works	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
	that are at a 90° angle to one another to an ultimate width of 11'.	Plan		
16.	Excluding Well 07N06E20J001M, destroy all abandoned wells, if any, on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing wells, the applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
17.	State Well 07N06E20J001M is located in the project area. This well has been monitored since Spring 1990 and provided valuable information regarding groundwater trends in the area. The applicant shall coordinate with Sacramento County Water Agency to preserve the well casing and provide access for monitoring purposes.	Improvement Plans	SCWA	
18.	Applicant shall provide an accurate Tree Plan (Survey) which indicates the locations of all trees identified in the arborist report in relation to proposed development. Identify trees to be removed and saved. And, provide a tree table with type of tree, trunk diameter, dripline radius, health condition, structural condition, and tree recommendation (tree to be saved, relocated or removed).	Improvement Plans	Planning/Landscape Architect	
19.	Applicant shall save and protect the native oak trees in accordance with the City's Tree Preservation Ordinance.	Improvement Plans	Planning/Landscape Architect	
20.	Applicant shall save and protect the London Plane tree #18 in the northwest corner of the site. Applicant shall irrigate and deep root water existing landmark London Plane Tree, #s 18. Continue to maintain the tree until an automated irrigation system is installed to water tree.	Improvement Plans	Planning/Landscape Architect	
21.	Applicant's civil improvement plans shall include a site	Improvement	Planning/Landscape	



	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
	demolition plan with a Tree Table of all the trees on the site, and indicate the following: Tree number, botanical name, trunk diameter, dripline radius, tree's health condition, tree's structural condition and if the tree is to be removed or saved.	Plans	Architect	
22.	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 for review and approval.	Improvement Plans	Planning/Landscape Architect	
23.	<p>Applicant shall include the 'Tree Preservation Construction Notes, below on all improvement plans and building permits.</p> <p>Tree Preservation Construction Notes:</p> <p>a. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of all oak trees to be retained and all portions off-site oak tree driplines which extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p> <p>b. Chain link or City approved barrier shall be installed one (1) foot outside the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around those oak tree driplines which are approved for encroached into by structures and/or driveways can be moved to allow construction. The new barrier locations shall be four feet outside the structure wall and/or driveway location.</p>	Improvement Plans/Building Permit Plans	Planning/Landscape Architect	

<p style="text-align: center;"><b>Conditions of Approval</b></p>	<p style="text-align: center;"><b>Timing/ Implementation</b></p>	<p style="text-align: center;"><b>Enforcement/ Monitoring</b></p>	<p style="text-align: center;"><b>Verification (date and Signature)</b></p>
<p>City Planning/Environmental staff shall field inspect and approve chain link barrier locations prior to starting any work on the site.</p> <p>c. A piped aeration system shall be installed at all locations where impervious surfaces and/or structural development will occur within the dripline protection area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site. Installation of the aeration system will be performed under the direct supervision of a certified arborist. If, in the opinion of the certified arborist, encroachment into the dripline protection area is severe, then the affected tree shall be retained on site but determined lost, and mitigation as required by the approving body.</p> <p>d. All driveways which pass through the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation for driveway construction shall be allowed with oak tree dripline protection areas except minor excavation associated with the installation of piped aeration systems.</p> <p>e. Any pruning of an oak tree shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist in order to correct a safety hazard, structural defect, crown cleaning or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure. All pruning and deadwood removal shall be executed in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International</p>			

<p style="text-align: center;"><b>Conditions of Approval</b></p>	<p style="text-align: center;"><b>Timing/ Implementation</b></p>	<p style="text-align: center;"><b>Enforcement/ Monitoring</b></p>	<p style="text-align: center;"><b>Verification (date and Signature)</b></p>
<p>Society of Arboriculture (ISA) "Tree Pruning Guidelines". An ISA Certified Arborist shall supervise and tree pruning.</p> <p>f. All oak trees on site shall be pruned, as per arborist recommendations, prior to starting any site improvements. Any pruning of an oak tree shall be supervised by a certified arborist.</p> <p>g. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend onto the site.</p> <p>h. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiles or, located within the dripline area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site.</p> <p>i. No grading (grade cut or fills) shall be allowed within the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the certified arborist, permitted grading in the dripline protection area is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>j. No trenching shall be allowed within the dripline protection area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto site. If it is</p>			

**Conditions of Approval**

absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.

k. Landscaping beneath the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend on the site include nonplant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants.

l. No in the ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend onto the site. An "above ground drip irrigation system", drip lines placed on natural grade and all emitters shall be placed on grade, will be permitted under oak tree driplines. No trenching for irrigation lines will be permitted under dripline protection areas.

m. Include all the above measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the Department of Public Works and/or Planning Department for each project, as well as any/all revisions to Plans which are subsequently submitted.

n. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into dripline of any protected tree(s).

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification (date  
and Signature)**

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	
	o. During construction, the frequency and amount of water for protected trees shall not differ from that received prior construction.			
	<b>Prior to Issuance of Building Permit</b>			
24.	All on-site lights shall be limited to 14 feet in height with a recessed shoe-box design. The internal light source shall be shrouded from view.	Building Permit	Planning	
25.	The applicant shall provide a minimum of 24 bicycle parking spaces for the Phase 1 church/multi-purpose room. Additional bicycle parking shall be required for subsequent phases and will be reviewed as part of the Design Review process consistent with the requirements of the Zoning Code.	Building Permit	Planning	
26.	The Applicant shall dedicate a drainage easement for the roadside ditch adjacent to Bradshaw Road. The width of the ditch will be determined during Improvement Plan review.	Building Permit	Public Works	
27.	The Applicant shall dedicate a trail easement and 12.5' Public Utility Easement within the landscape corridor along the project's frontage to Bradshaw Road to the satisfaction of Public Works.	Building Permit	Public Works	
28.	The Applicant shall dedicate visibility easements for the Bradshaw Road driveways per Section 4-14 of the City of Elk Grove Improvement Standards.	Building Permit	Public Works	
29.	If warranted, the Applicant shall reconstruct any deteriorated pavement along the project's frontage, and within the property boundary, to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	
30.	The Applicant shall dedicate, design and construct the westerly half-section of Bradshaw Road, 47' from the approved centerline to the back of curb per the City of Elk Grove Rural Road Improvement Standards. Improvements and appropriate	Building Permit	Public Works	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
road transitions, including all necessary signing and striping, will be evaluated during Improvement Plan review. The Applicant may satisfy this condition by entering into a Deferred Improvement Agreement with the City of Elk Grove that allows design and construction of the required public improvements, including landscaping, to be deferred. At the minimum, the Applicant shall design and construct an interim right-turn pocket at the southerly driveway to the satisfaction of Public Works.			
31. The Applicant shall obtain the appropriate clearance letters to the satisfaction of Public Works for any sign located within an easement, including a Public Utility Easement.	Building Permit	Public Works	
32. Improvement plans shall be approved by Public Works prior to 1 <sup>st</sup> Building Permit.	Building Permit	Public Works	
33. If established at time of Building Permit application, the project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program, otherwise the project area shall remain in the Zone 1 Storm Water Drainage Utility Fee Area. This annexation process may take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see <a href="http://www.elkgrovecity.org/utilities/rate-info.htm">www.elkgrovecity.org/utilities/rate-info.htm</a> .	Building Permit	Public Works	
34. The Applicant shall design and construct the driveways on Bradshaw Road in accordance with Section 4-10 of the City of Elk Grove Improvement Standards.	Building Permit	Public Works	
35. The Applicant shall design and construct the 41-foot landscape corridor adjacent to Bradshaw Road to the satisfaction of Public Works and Planning. The Applicant may satisfy this condition by entering into a Deferred Improvement Agreement with the City of Elk Grove that allows design and construction of the required public improvements, including landscaping, to be deferred.	Building Permit	Public Works/Planning	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
36.	The lighting in the entry to the building shall be increase to a minimum of .5 candle foot.	Building Permit	Police Department/ Planning	
37.	The Applicant shall submit revised photometric plans and photometric calculations to show minimum, maximum and average lighting in compliance with the Zoning Code Lighting standards.	Building Permit	Planning	
38.	The Applicant shall design and construct, or be responsible for the reasonable cost of the design and construction of, a multi-purpose trail within the landscape corridor adjacent to Bradshaw Road in accordance with City of Elk Grove Trail Master Plan, City of Elk Grove Improvement Plan Standards, and to the satisfaction of Public Works and Planning. The multi-purpose trail shall consist of a 10-foot bike/pedestrian trail, with 2-foot shoulders on each side, a 5-foot equestrian trail and a minimum 5-foot landscaped buffer between equestrian and bike/pedestrian trail. Construction of the multi-purpose trail shall not proceed unless authorized by the Public Works Director. The Applicant may satisfy this condition by entering into a Deferred Improvement Agreement with the City of Elk Grove that allows design and construction of the required public improvements, including landscaping, to be deferred.	Building Permit	Public Works/Planning	
39.	All design plans shall be prepared by an Architect/Engineer licensed in the State of California and comply with the 2007 California Building Code (CBC), 2007 California Plumbing Code (CPC), 2007 California Mechanical Code, 2007 California Electrical Code (CEC) and 2007 California Energy Code.	Building Permit	Building	
40.	The applicant shall revise the height of the Phase 1 Building to 30-feet.	Building Permit	Planning	
41.	The applicant shall install site buffing/fencing as follows: <ul style="list-style-type: none"> <li>• Western property line: 6' vinyl coated chain link fence (no privacy slats) The applicant shall install privacy slats along the easterly perimeter of the vinyl coated chain link fence around</li> </ul>	Building Permit	Planning	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
	the detention basin.			
42.	The applicant shall install site buffering/fencing as follows: <ul style="list-style-type: none"> <li>• Northern Property Line: Along detention basin – 6' vinyl coated chain link fence (no privacy slats); Remaining portion - existing ag wire fence to remain on property line with split rail fence with mesh 5' south of property line</li> </ul>	Building Permit	Planning	
43.	The applicant shall install privacy slats along the easterly perimeter of the vinyl coated chain link fence around the detention basin.	Building Permit	Planning	
44.	The applicant shall install site buffering along the southern property line as follows: From western edge of landscape easement west 105' – split rail fence; From 105' west of landscape easement to detention basin - 4' landscaped berm with 3' decorative brick/stone wall with earth tone color (total height – 7') within 65' of southern property line; Along detention basin – 4' landscaped berm along property line adjacent to 6' vinyl coated chain link fence (no privacy slats).	Building Permit	Planning	
	<b>Prior to Occupancy</b>			
45.	Upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Occupancy	Landscape/ Planning	
46.	Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the landscaped areas shall be provided to the City's landscape architect for approval.	Prior to Occupancy	Landscape/ Planning	
47.	The applicant shall safety prune all existing trees to be saved.	Prior to Occupancy	Landscape/ Planning	



<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
48. The project shall not be fully enrolled before January 1, 2015 and shall not occupy the Phase 3 final church building before January 1, 2020	Prior to Occupancy	Planning	

## General Compliance Items for Building Permit

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 site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (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. If an access control gate is added at any time in the future, the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
- d. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- e. 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)
- f. 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)
- g. 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 elevation pursuant to the Floodplain Management Plan. (Public Works)
- h. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. (Public Works)
- i. 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)
- j. 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. (Public Works)

- k. 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)
- l. 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)
- m. 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)
- n. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column. (Public Works)
- o. 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 Development Related Fee Booklet at: [www.elkgrovecity.org/finance/financial-planning-division/df-information.htm](http://www.elkgrovecity.org/finance/financial-planning-division/df-information.htm). (Finance)

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 AutoCAD 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. 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.
6. 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.
7. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
8. 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.





REVISION	DATE
1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10

Architect

**GUZMAN ELECTRIC**  
Commercial & Residential  
4200 River Ave, Suite 148  
Sacramento, CA 95834  
Phone: (916) 487-4000  
Fax: (916) 487-4000  
www.guzmanelectric.com

General/Client  
**JACKSON CONSTRUCTION**  
SME & Partner In Trust  
Sacramento, California 95834

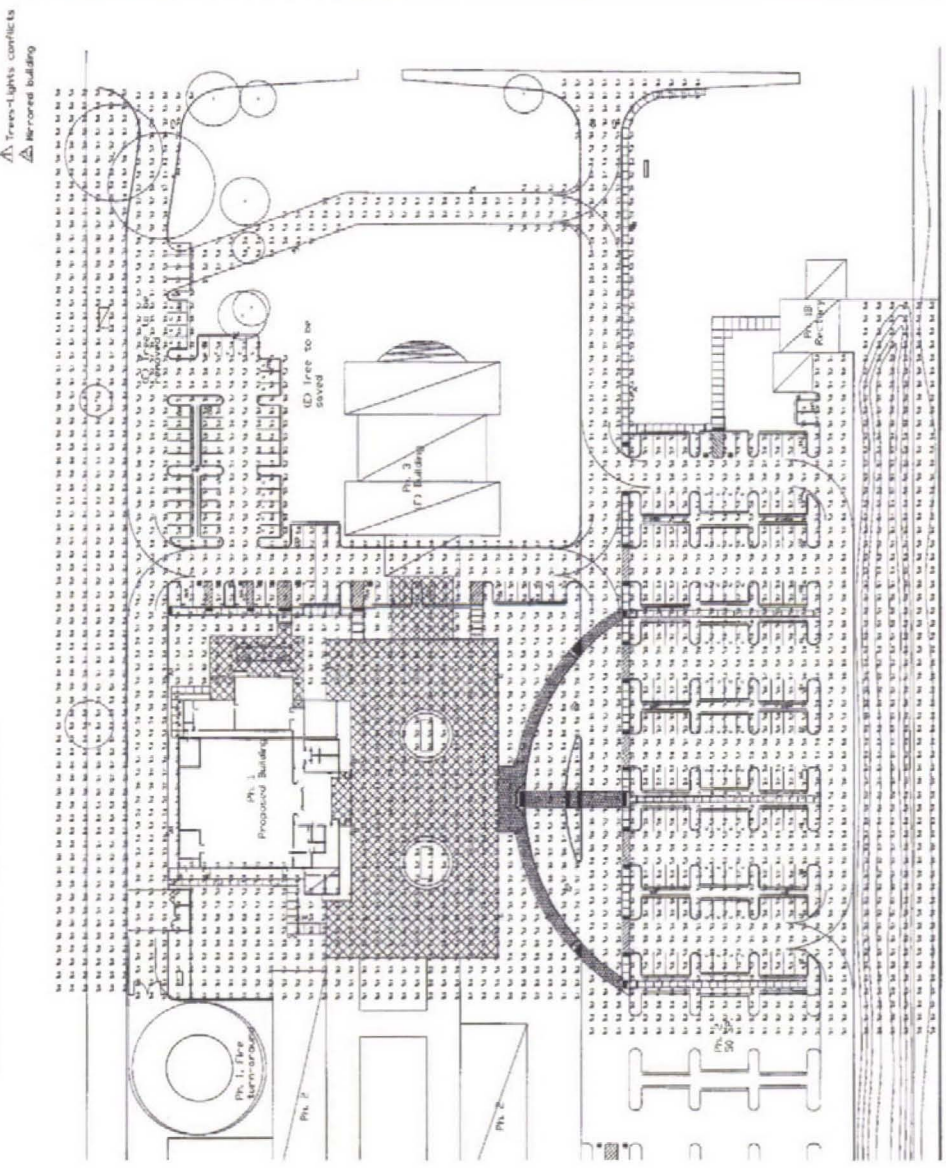
Interior Modifications for  
**St. Maria Goretti Parish**  
St. Maria Goretti  
St. Mary's, California

Sheet Title  
**Photometrics PRELIMINARY**

Scale	1" = 40'
Author	
Checker	
Plot Date	
Plot By	
Sheet	<b>E1</b>

**STATISTICS**

Category	Count	Area	Per	Area	Per	Area	Per
Total Area	1	1000	100%	1000	100%	1000	100%
Proposed Building	1	1000	100%	1000	100%	1000	100%
Other	0	0	0%	0	0%	0	0%



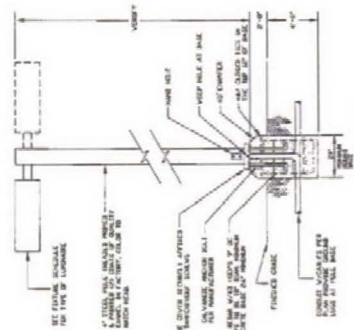
Plan View  
Scale 1" = 40'

**LUMINAIRE SCHEDULE**

Item	Quantity	Manufacturer	Model	Notes
1	1	PHILIPS	300W	300W UHP
2	1	PHILIPS	300W	300W UHP
3	1	PHILIPS	300W	300W UHP
4	1	PHILIPS	300W	300W UHP
5	1	PHILIPS	300W	300W UHP
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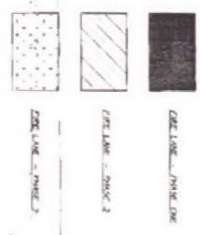
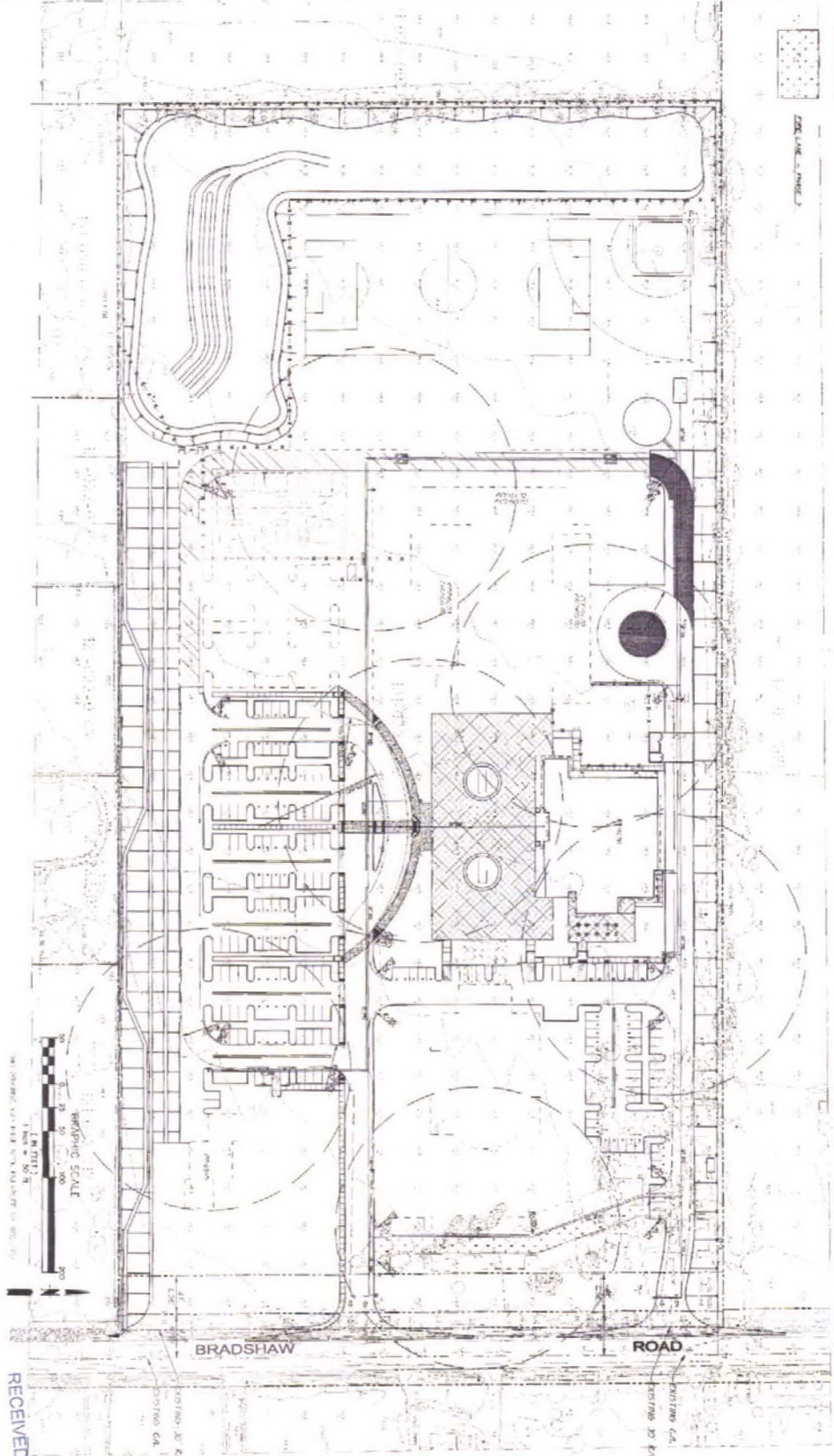
**LUMINAIRE LOCATION**

No.	Symbol	Quantity	Manufacturer	Model	Notes
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50	1	PHILIPS	300W	300W UHP	



Pole Base Detail  
No Scale

Pole detail calculations based on sacramento county standard # 0433



NOTE: SEE ALL DIMENSIONS FROM SET POINTS ON THIS PLAN

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CITY OF ELK GROVE  
PLANNING

NO.	REVISION	APP'D.	DATE

GRAPHIC SCALE  
AS NOTED  
JOB NO. 2041

**WCE**  
WARREN CONSULTING ENGINEERS, INC.  
155 ELK GROVE ROAD, SUITE C  
ELK GROVE, CA 95624

PRELIMINARY WATER AND PAVING PLAN  
FOR  
EAST ELK GROVE PARISH  
8800 BRADSHAW ROAD  
ELK GROVE, CALIFORNIA  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, CALIFORNIA

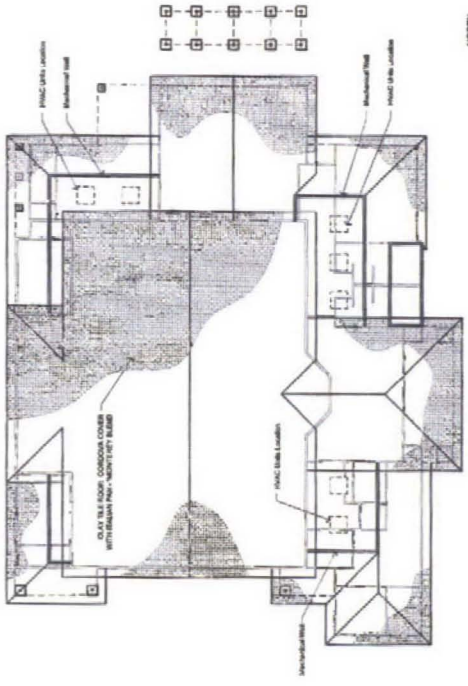
A.P.N. 122-022-008

EXH B

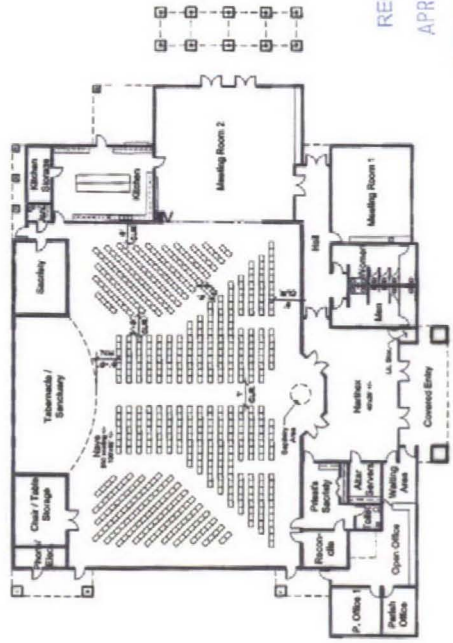




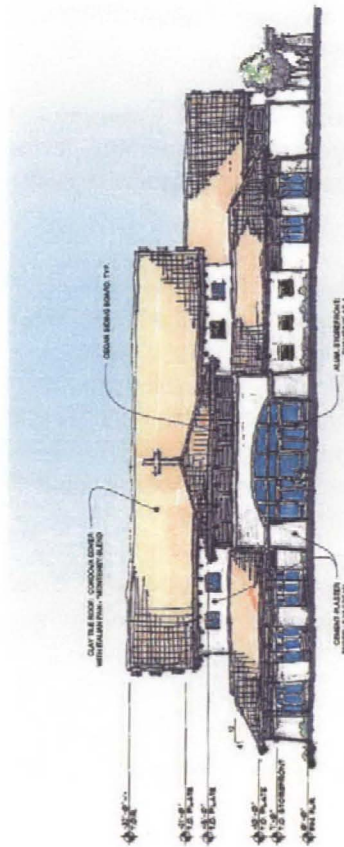




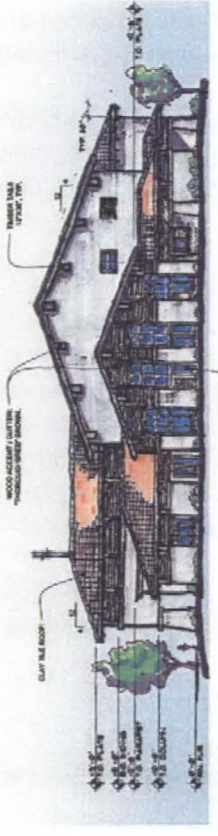
PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"



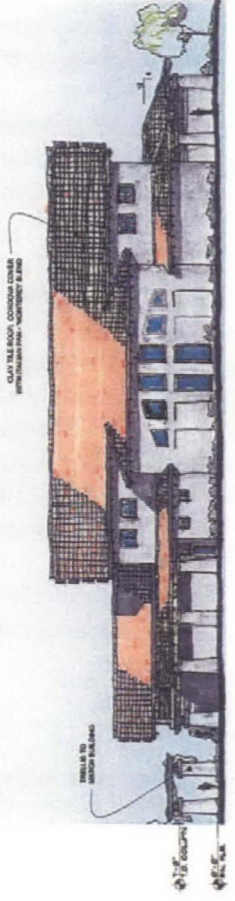
PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS  
SCALE: N.T.S.

Preliminary Design For:  
**ST. MARIA GORETTI PARISH**  
CITY OF ELK GROVE, CALIFORNIA

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APR 22 2009  
CITY OF ELK GROVE  
PLANNING



COMSTOCK JOHNSON ARCHITECTS, INC. 1820 MARITONG AVENUE, SACRAMENTO, CA 95827-4311  
916.352.4500/F 916.352.3844/HF

DATE: 05/14/09  
BY: [Signature]



**REVISED PROJECT DESCRIPTION**  
**October 14, 2009**

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OCT 15 2009  
CITY OF ELK GROVE  
PLANNING

St. Maria Goretti Parish (New Parish Catholic Church Project) (Project No. EG-07-100)  
8800 Bradshaw Road, APN: 121-22-08

In order to serve residents living within the northeast portion of the City of Elk Grove, The Roman Catholic Diocese of Sacramento proposes to construct a new Parish on a 17.32 acre site located at 8800 Bradshaw Road, approximately 200 yards north of Sheldon Road.

The General Plan land use designation is rural residential and the site is zoned AR-5. The Project requires a conditional use permit (CUP), grading and demolition permits.

The Project would be developed in three (3) phases. Phase-1A includes a 600 seat church, office space and meeting rooms within a multi-purpose building of approximately 16,150 total square feet (sf). Phase I would also include a plaza and 219 parking spaces to accommodate the peak parking needs of Phase I, such as during the Christmas and Easter seasons. Landscaping and frontage improvements are also included. If approved, the Diocese could begin construction of Phase I as early as summer 2009.

Construction would occur M-F from 7:00 a.m. to 5:00 p.m. and would take approximately 1 year for Phase-1A. Construction equipment would temporarily be stored on-site for one or two days when not in use during each phase of construction. Otherwise construction equipment would be removed from the site.

Phase-1A includes the proposed demolition of a vacant existing house of approximately 1,500 sf, sheds of under 800 total sf and an approximately 600 sf garage.

Phase 1B includes the construction of a 4 bedroom, approximately 3,500 sf Rectory to be used as a residence by the parish priest(s). The Diocese would begin construction of the Rectory upon completion of Phase-1A (e.g., 2010.) Construction activities would occur M-F 7:00 a.m. to 5:00 p.m.

Phase-2 includes the construction of a single story K-8 elementary school (similar in size to Good Shepherd Parish on Racquet Court) with one classroom per grade. Phase-2 includes two stand alone classroom buildings and one administrative office & support building, totaling approximately 22,800 sf. The school would accommodate a maximum of 306 students (i.e. nine classes with approximately 34 students per class). Phase-2 will also include unlighted grass and paved play areas. Parking will increase slightly on a temporary basis to 269 until the final church and east Fire Lane locations require removal of 25 stalls. Construction of Phase-2 could begin roughly 3-5 years after occupancy of Phase-1A, or in 2012-2014.

Phase-3 includes construction of the main 600 seat church, totaling approximately 16,500 sf., and conversion of the Phase I church building to a multi-purpose parish hall facility (e.g.,

Principals:  
Duane M. Johnson  
Architect  
Daniel P. Eriksson  
Architect  
Kevin L. Wilcox  
Architect



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meeting, gymnasium and office space). Total parking would reduce to the final count of 244 spaces. Phase 3, is expected to begin in 2021 and be complete by 2024.

The proposed design of the church building is "Mediterranean" with slump block/plaster walls, stained wood beams and wall trim. The main roofs will be clay tile. Mechanical equipment such as the A/C unit(s) would be hidden from view by being placed in roof wells.

### Operations

At full build-out, the project would include a 600 seat church. The church would generally hold mass on Saturday evenings from 5:00 to 6:00. Three masses would also be held on Sundays at 8:00 a.m., 9:30 a.m. and noon.

The parish office would be open from 9:00 a.m. to 4:00 p.m. M-F. The Project would employ approximately 14 people at build-out (i.e. one priest, one principal, one parish secretary, one school secretary, nine teachers and one bookkeeper).

Occasional funeral masses and weddings would also be held. Based on the average existing number of funerals and weddings currently held at other parishes, it is expected that the proposed Project would accommodate roughly 3 funerals and 2 weddings a month. Funeral masses are generally held on weekdays between the hours of 10-2 for about one hour. Weddings are typically held on Saturdays during the afternoon.

During peak worship times such as Christmas and Easter, the Parish would offer additional masses. During Easter, there is an additional mass on Good Friday between 12-3 p.m. and a 7:00 p.m. mass on Holy Thursday night. During Christmas, there is a midnight mass which usually begins seating about 11:30PM on Christmas Eve.

The school would be in session M-F from 8:00 a.m. to 3:00 p.m. roughly 171 days per year. There is no school during the summer months.

### Buffers

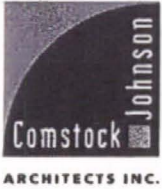
The Project includes a generous range of landscaped front and side-yard setbacks to buffer the project from surrounding existing uses. The southern buffer area additionally includes a 45 foot wide, 5 foot high landscaped earth berm (plus additional 2 feet high bushes at the top for a 7 foot total height), set back 20-feet from the adjacent property line to further buffer noise and car headlights from the site. This berm runs the length of the parking lot and paved play area. The 20-foot berm setback would be extensively landscaped from the existing ag open wire fencing at the property line to the toe of the berm and includes a meandering drainage swale connecting the retention basin on the west to the side ditch at Bradshaw Road.

#### Principals:

Duane M. Johnson  
Architect

Daniel P. Eriksson  
Architect

Kevin L. Wilcox  
Architect



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### Infrastructure

In addition to the proposed buildings, the Project includes the installation of parking, groundwater, septic, and drainage infrastructure improvements to serve the site. The applicant would also be required to provide the appropriate connections to the local providers of electricity, natural gas, telephone service, and other dry utilities.

Specifically, the Project includes upgrading the existing groundwater well by replacing the pump with a new 5 hp pump which will operate to ensure the storage tank remains full for fire protection and landscaping purposes. The storage tank would be approximately 16 feet high. One new domestic well, operated by a 3 hp pump or less, will also be drilled for purposes of supplying potable water to the site. A small underground potable water storage tank will also be constructed.

A new septic system will be constructed.

Storm water will be accommodated through construction of an approximately three acre retention basin, with an average depth of ten feet and maximum capacity of roughly 1.3 million cubic feet to accommodate a 100-year storm event in the south west portion of the site. The storm water retention basin and bio-swales will further buffer the Project from existing uses to the west and would be constructed as part of Phase 1-A.

#### Principals:

Duane M. Johnson  
Architect

Daniel P. Eriksson  
Architect

Kevin L. Wilcox  
Architect

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-28**

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

*I, Susan J. Blackston, 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 January 27, 2010 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**     *Scherman, Cooper, Davis, Hume*

**NOES:**        **COUNCILMEMBERS:**     *Detrick*

**ABSTAIN :**    **COUNCILMEMBERS:**     *None*

**ABSENT:**     **COUNCILMEMBERS:**     *None*



Susan J. Blackston, City Clerk  
*City of Elk Grove, California*