

**RESOLUTION NO. 2007-216**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE DEVELOPMENT PLAN REVIEW FOR THE ELK GROVE  
PROMENADE ANCHOR STORES, PROJECT EG-05-878**

**WHEREAS**, Elk Grove Town Center, L.P. (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for the Elk Grove Promenade Development Plan Review (Assessor's Parcel Number 134-0220-078); 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 Elk Grove Promenade Development Plan Review project was subject to the California Environmental Quality Act; and

**WHEREAS**, the Elk Grove Promenade Development Plan Review project is consistent with the Lent Ranch Special Planning Area EIR and is subject to the adopted MMRP; and

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

**WHEREAS**, an addendum to the EIR addressing impacts to agricultural resources was prepared and adopted by the City in August 4, 2004; and

**WHEREAS**, in addition, a mitigation monitoring and reporting program (MMRP) was adopted for the project; and

**WHEREAS**, the Planning Commission considered the applicant's request at a public hearing on May 31, 2007 and recommended City Council approval of the project; and

**WHEREAS**, the City Council approved the applicant's request at a public hearing on July 11, 2007 and required subsequent review and approval of anchor stores architecture.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby approves the Development Plan Review for the Elk Grove Promenade Anchor Stores based on the following findings and the attached Exhibits.

## Findings

### CEQA

Finding: All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with the California Environmental Quality Act (CEQA). An addendum to the EIR addressing impacts to agricultural resources was prepared and adopted by the City in August 4, 2004. In addition, a mitigation monitoring and reporting program (MMRP) was adopted for the project. Development of anchor stores within the Elk Grove Promenade project is consistent with the Lent Ranch Special Planning Area EIR and is subject to the adopted MMRP. There have been no substantial changes to the proposed project, no substantial changes to the circumstances under which the project was undertaken, and there is no new information which was not known or could not have been known at the time of the certification of the prior EIR that would require preparation of a subsequent or supplemental EIR.

Evidence: The Lent Ranch Special Planning Area EIR was certified for the Lent Ranch SPA project by the City in 2001. An addendum to the EIR addressing impacts to agricultural resources was prepared and adopted by the City in August 4, 2004. In addition, a mitigation monitoring and reporting program (MMRP) was adopted for the project. Development of anchor stores within the Elk Grove Promenade project is consistent with the Lent Ranch Special Planning Area EIR and is subject to the adopted MMRP. Based on the record of proceeding, there have been no substantial changes to the proposed project, no substantial changes to the circumstances under which the project was undertaken, and there is no new information which was not known or could not have been known at the time of the certification of the prior EIR that would require preparation of a subsequent or supplemental EIR.

### Development Plan Review

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

Evidence: The Anchor Stores Development Plan Review will not result in significant alterations to the previously approved Elk Grove Promenade site plan. The Elk Grove Promenade project incorporates the development standards of the SPA. Building heights, setbacks, parking, and floor area ratio of the proposed project are consistent with the SPA.

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

Evidence: The proposed Regional Mall is the first development project within the Lent Ranch SPA area. It has been planned in anticipation of future adjacent commercial, office, and entertainment uses allowed by the Lent Ranch SPA. The location of the proposed anchor stores was considered within the previous approval and therefore, this review will not result in new, adverse affect future adjacent uses, which are anticipated to be commercial, office, or entertainment as allowed by the Lent Ranch SPA. Existing uses, located across State Route 99, will not be directly impacted by the development and will have reduced visibility of the mall resulting from the reconstructed Grant Line Road/State Route 99 Interchange.

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

Evidence: The Lent Ranch SPA identifies the project site as the appropriate location for a future regional mall. The proposed Elk Grove Promenade project, of which the anchor stores are a part, is consistent in scale and square footage to that anticipated within the SPA document. The mall site has been planned to provide adequate access through the site including travel to and from the anchor stores and onto the adjacent roadways. The proposed anchor stores are located within the site to ensure safe and efficient use of the site.

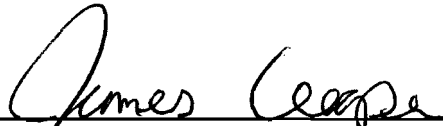
Finding: That the proposed use complies with all applicable Development Standards.

Evidence: The proposed Elk Grove Promenade Anchor Stores have been planned in compliance with applicable development standards.

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

Evidence: The general design standards of the Lent Ranch SPA include streetscape design, conceptual landscaping, as well as building height and setback standards. The proposed Elk Grove Promenade Anchor stores have been planned in compliance with these general design standards.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 26th day of September 2007.

  
\_\_\_\_\_  
JAMES COOPER, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

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

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

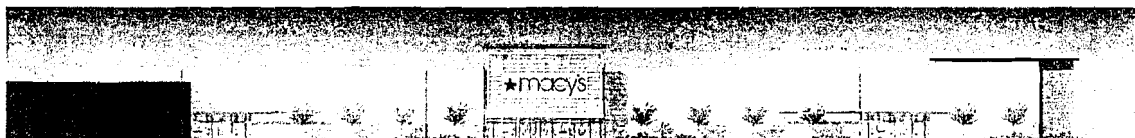
**Elk Grove Promenade Anchor Store Exhibits**



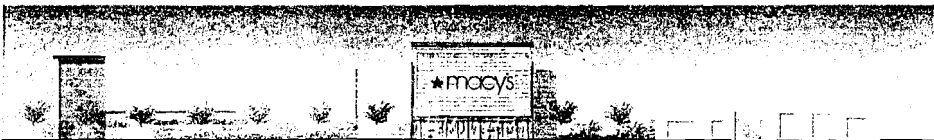
NORTH ELEVATION - LEFT ①



WEST ELEVATION - FRONT ②



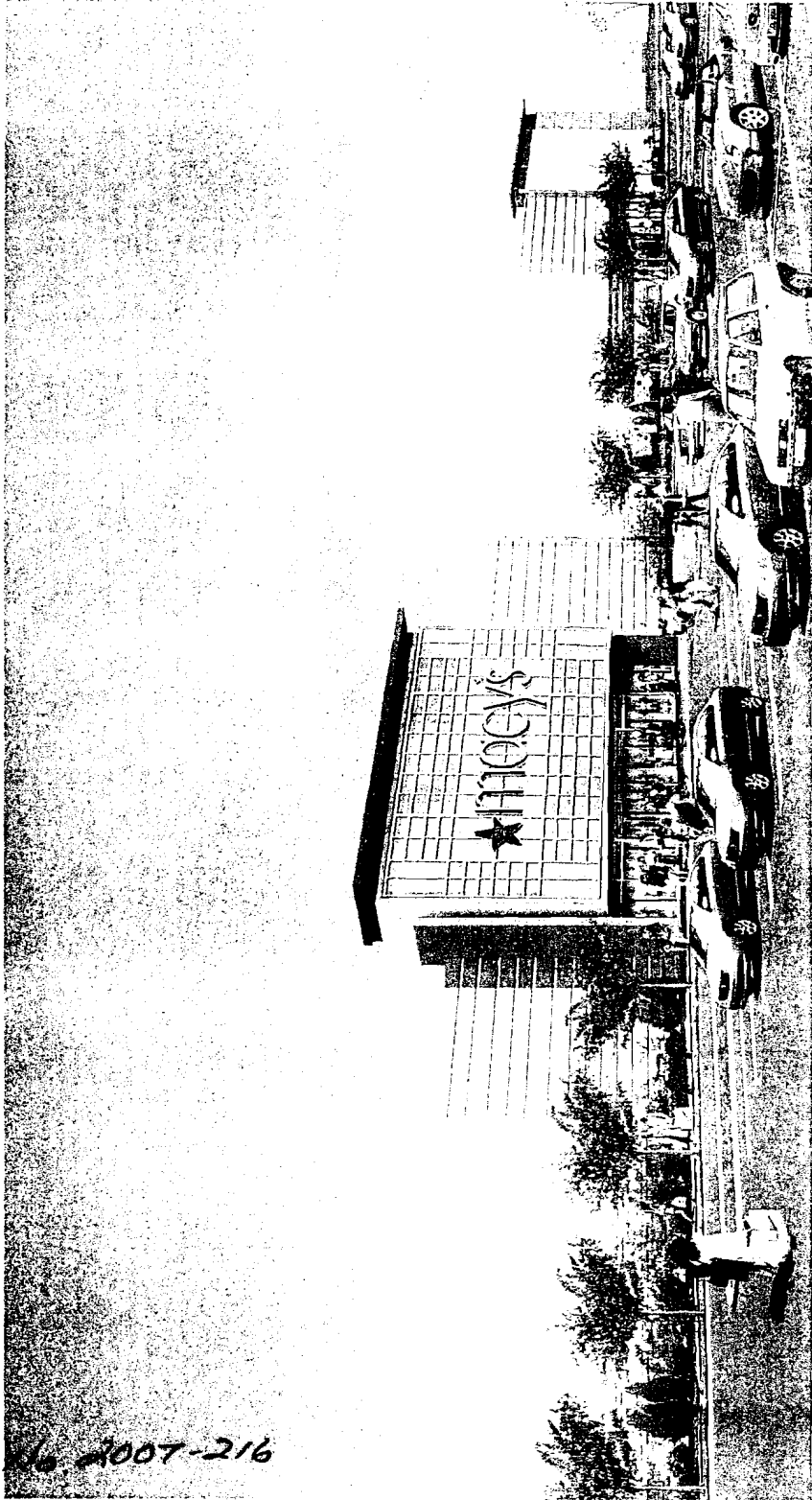
SOUTH ELEVATION - RIGHT ③



EAST ELEVATION - REAR ④

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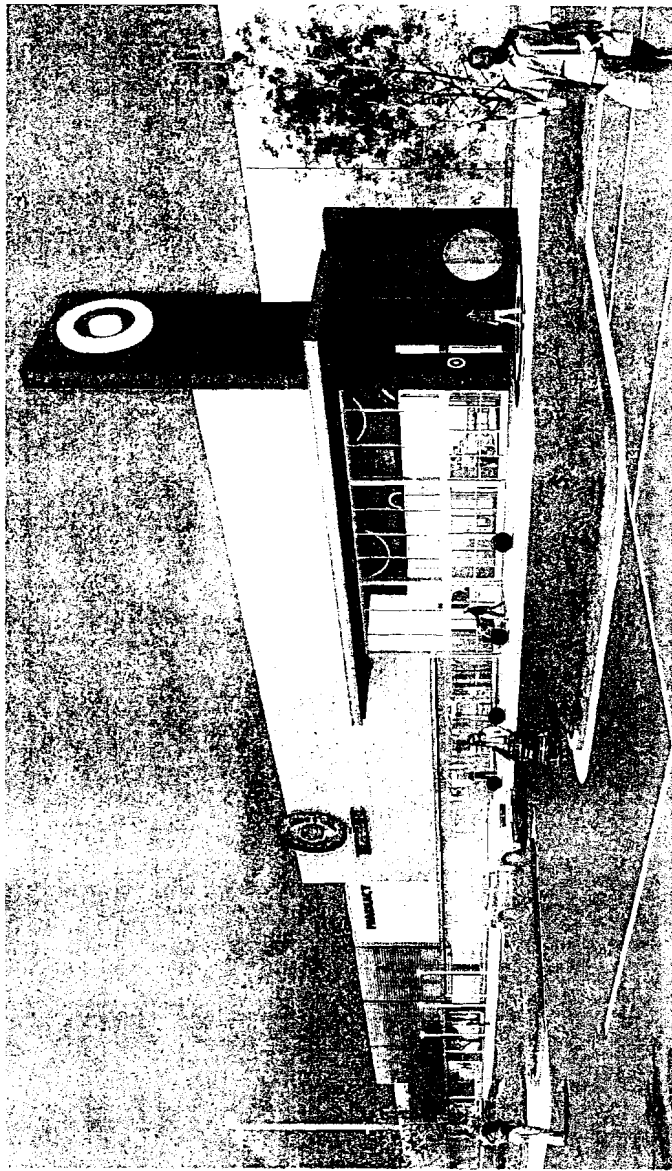
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ELK GROVE GRANT LINE, CA

Taylor, Birka, Planning & Design, Architecture & Engineering

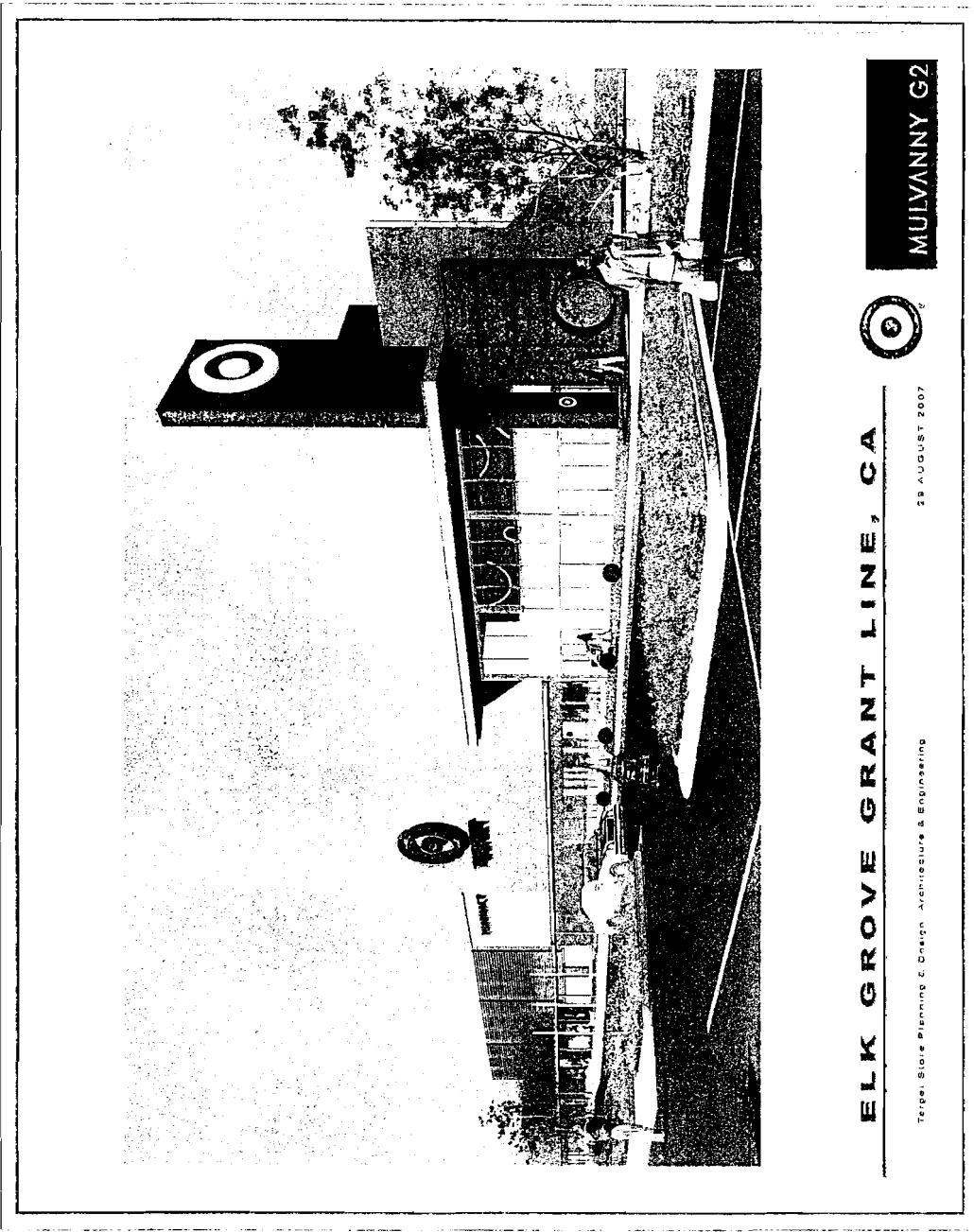
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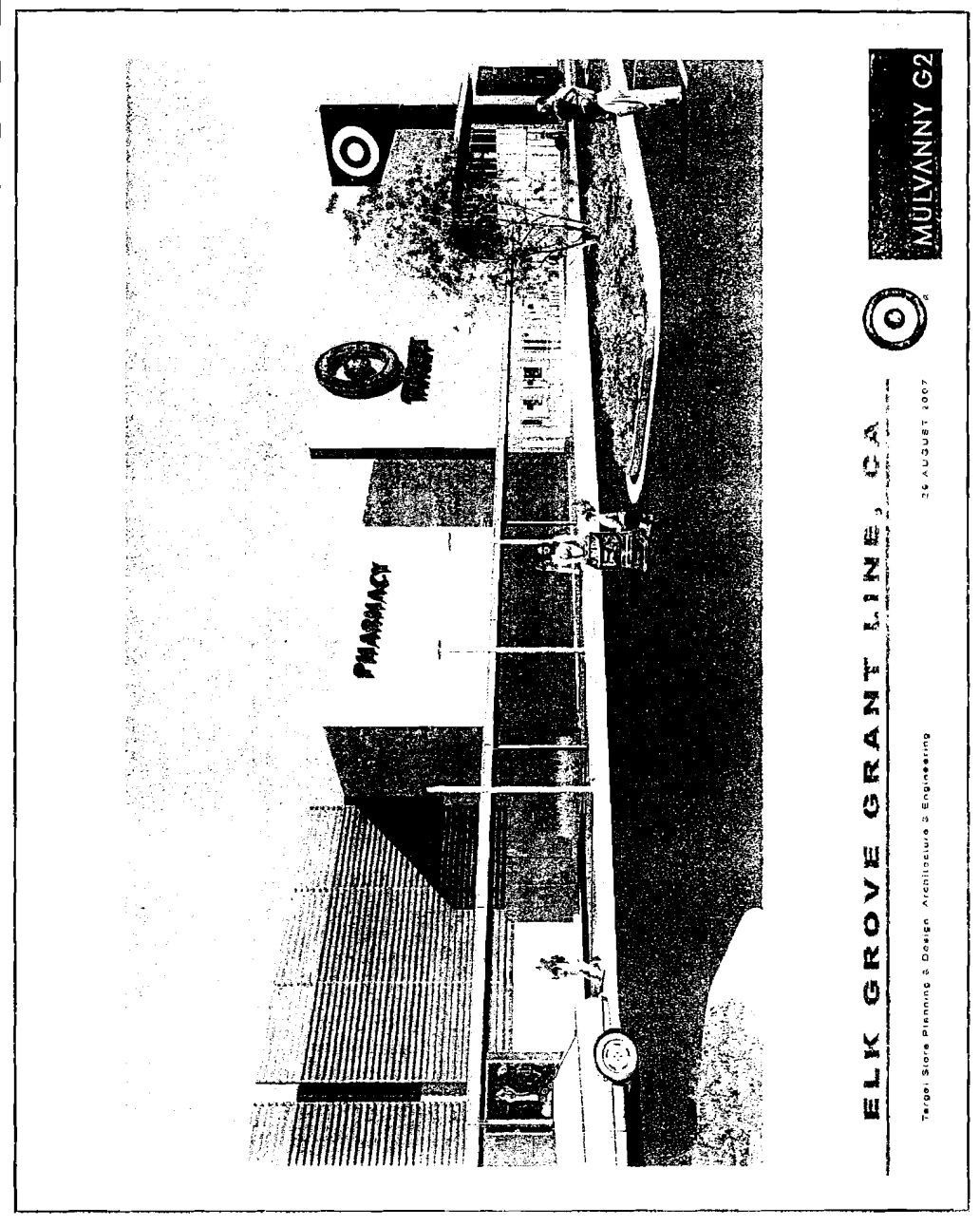
22 AUGUST 2007



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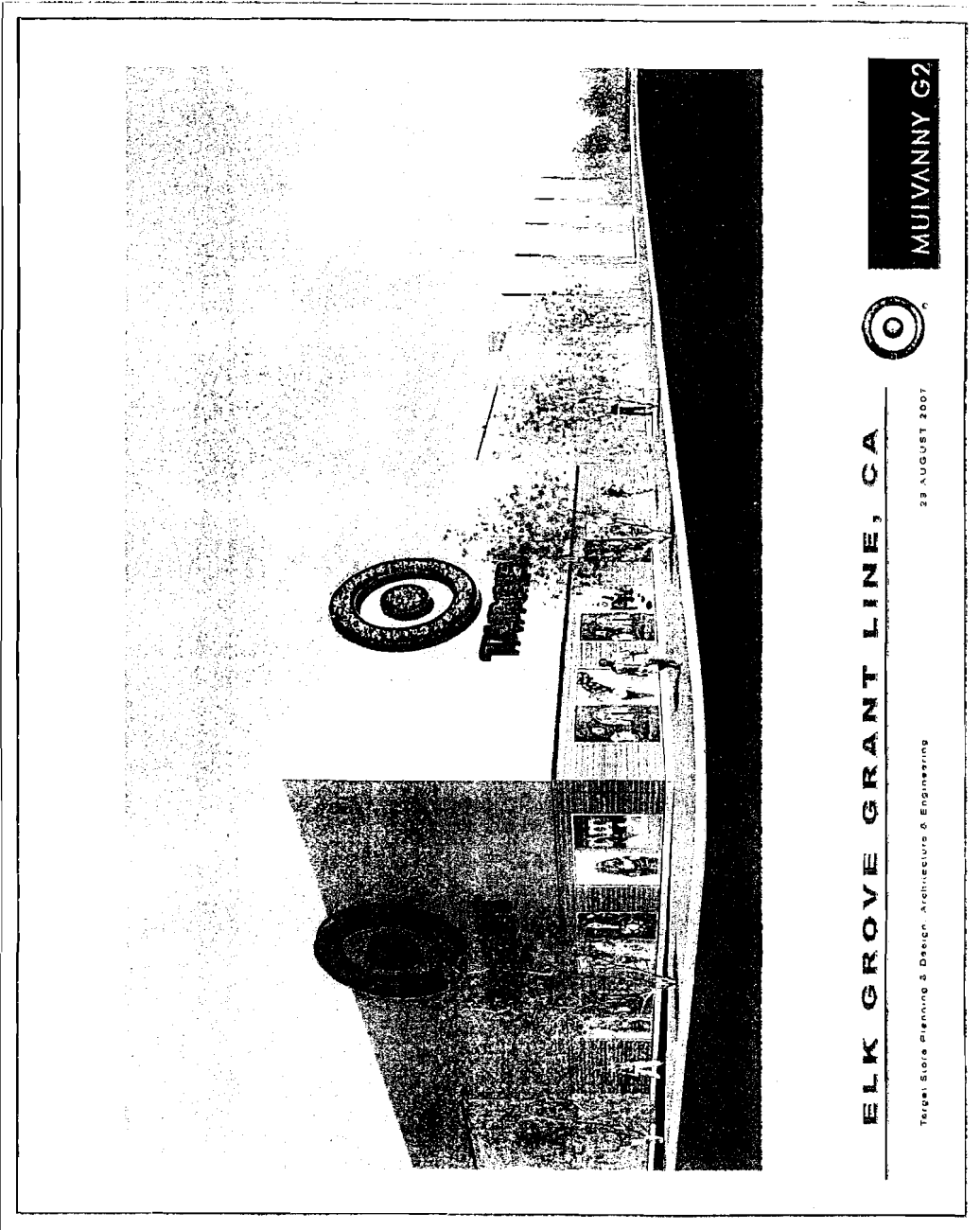


26 AUGUST 2007

Target Store Planning & Design Architecture & Engineering

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ELK GROVE GRANT LINE, CA

23 AUGUST 2007

Target Store Planning & Design, Architects & Engineering



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**FRONT ELEVATION**

**RIGHT ELEVATION**

**LEFT ELEVATION**

**REAR ELEVATION**

**MULVANNY G2**

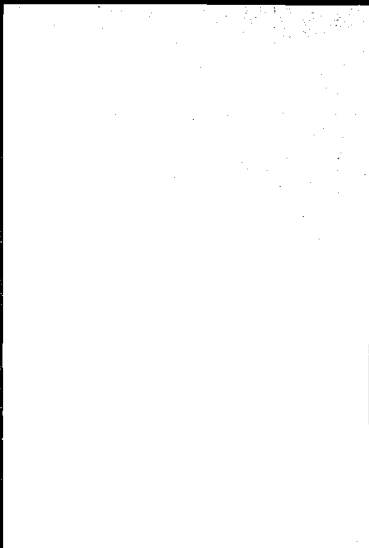
**ELK GROVE GRANT LINE, LLC**

TEXAS: SITE PLANNING & DESIGN, ARCHITECTURE & ENGINEERING

22 AUGUST 2007

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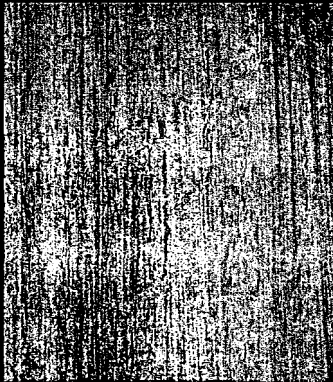


PRE-WEATHERED ZINC

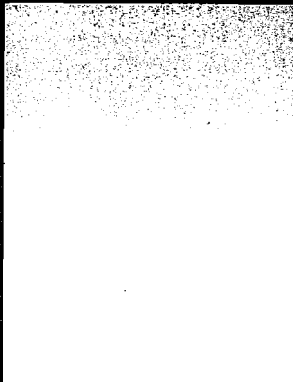
VALSPAR PAINT  
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CLEAR ANODIZED  
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IPF



TARGET  
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994  
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BENJAMIN MOORE COLORS

40 74 V-111  
TARGET RED

**ELK GROVE GRANT LINE, CA**

Target Store Planning & Design, Architecture & Engineering

29 AUGUST 2007



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**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-216**

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

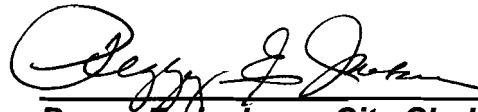
**I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 26, 2007 by the following vote:**

**AYES :        COUNCILMEMBERS:        Cooper, Leary, Hume**

**NOES:        COUNCILMEMBERS:        Davis, Scherman**

**ABSTAIN :    COUNCILMEMBERS:        None**

**ABSENT:     COUNCILMEMBERS:        None**



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

