

RESOLUTION NO. 2017-139

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING THE ELK GROVE ANIMAL SHELTER PROJECT EXEMPT FROM
FURTHER CEQA REVIEW UNDER CEQA GUIDELINE SECTION 15162 AND
APPROVING A CAPITAL IMPROVEMENT PROGRAM MAJOR DESIGN REVIEW
AND CONDITIONAL USE PERMIT FOR THE ELK GROVE ANIMAL SHELTER
LOCATED AT THE SOUTHWEST CORNER OF IRON ROCK WAY AND UNION
PARK WAY ASSESSOR PARCEL NUMBER 134-0630-013
PROJECT NO. EG-17-014 (WFC012)**

WHEREAS, in December 2008, the City Council approved the Corporation Yard Facilities Master Plan Update, which included the proposed Project site; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 134-0630-013; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act; and

WHEREAS, in December 2008, the City Council adopted a Mitigated Negative Declaration for the Corporation Yard Facilities Master Plan Update (SCH# 2010062048), which included the proposed Project site; and

WHEREAS, the Development Services Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code), and all other applicable State and local regulations; and

WHEREAS, the City Council held a duly noticed public hearing on June 14, 2017, as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove, hereby finds the proposed Elk Grove Animal Shelter Capital Improvement Program Project, EG-17-014, exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the State CEQA Guidelines based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The Project is exempt from further environmental review under CEQA pursuant to State CEQA Guidelines Section 15162.

Evidence: The Project site was considered for development in the Corporation Yard Facilities Master Plan Update (January 2008) and analyzed pursuant to CEQA in the Mitigated Negative Declaration (MND) for the Corporation Yard Facilities Master Plan and Transit Yard Facilities Master Plan (SCH# 2010062048). The MND determined that the proposed Corporation Yard Facilities Master Plan and Transit Yard Facilities Master Plan Project would not result in any significant environmental impacts that could not be mitigated to a less than significant level. Mitigation measures were incorporated to

ensure that the overall project would have a less than significant impact on the environment and a Mitigation Monitoring and Reporting Program (MMRP) was adopted to avoid and minimize environmental impacts. The Project will be subject to applicable measures in the approved MMRP.

The animal shelter includes outdoor kennels, which has the potential to increase noise levels in the Project vicinity beyond those assumed in the MND. In addition, there is a ditch present on the site, which was not analyzed in the MND.

A comparative noise analysis was conducted to determine if the Project-related noise would result in new or more severe noise effects above what was previously analyzed for the Corporation Yard Facilities Master Plan and Transit Yard Facilities Master Plan. The analysis determined that the proposed animal shelter would not exceed City noise thresholds or result in new or more severe noise effects than previously disclosed and that the proposed animal shelter Project is consistent with the assumptions in the Corporation Yard Facilities Master Plan Update and the analysis in the MND. An evaluation of the manmade ditch found that it lacks the characteristics of a jurisdictional or isolated wetland (as defined by the 1987 Corps of Engineers Wetland Manual) or a jurisdictional non-wetland waters of the US or waters of the State. As a result, a wetland delineation is not required. Therefore, the previous environmental document is adequate (pursuant to CEQA Guidelines Section 15162), the Project will be subject to the previously-approved MMRP, and no further CEQA review is required.

AND, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Capital Improvement Program Major Design Review, Conditional Use Permit and Deviation for building setback along Union Park Way for the Project, as described in Exhibit A and as illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

CIP Major Design Review

Finding: The proposed Project is consistent with the Citywide Design Guidelines for non-residential development.

Evidence:

The proposed Project has been reviewed in accordance with the City's General Plan, Title 23 of the Municipal Code (herein after the Zoning Code), and the Citywide Design Guidelines. The proposed Project will be consistent with the development standards of the Zoning Code and other design standards upon the effective date of the adopted amendment to the Zoning Code to allow the Animal Shelter use in the light industrial zone, which was approved by Council in May and will become effective June 23, 2017. Therefore, the design review approval (and conditional use permit mentioned below) will be valid upon the effective date of this adopted amendment with exception to the requested Design Review Deviation. The proposed Elk Grove Animal Shelter building elevations include a color pallet and materials identified as being consistent with the Design Guidelines. The elevations incorporate various materials and roof lines to enhance the architectural style of the facility.

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 architecture for the Elk Grove Animal Shelter incorporates a variety of roof heights and “flat roof” design. This style integrates with the natural environment and proposed landscaping and helps to develop and define the plaza and create a park-like setting for the overall site.

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 architecture for the Elk Grove Animal Shelter is one-story in nature and reflects the human scale (meaning the buildings are in scale to the human user). The design and quality of the architecture and accompanying materials, their color, and lighting fixtures implement the overall design of the site.

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

Evidence: The site for the Elk Grove Animal Shelter site plan eliminates auto-pedestrian conflicts through clearly-delineated spaces and designed pedestrian paths through the parking areas.

Conditional Use Permit

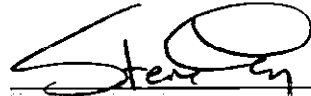
Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of the amended Zoning Code.

Evidence: The General Plan land use designation for the subject property is Light Industrial and the zoning district is Light Industrial (LI). The City is currently processing an amendment to Title 23 to incorporate animal shelters into the allowed uses table (Table 23.27-1). The amendment was approved by the City Council on May 10, 2017 and will become effective on June 23, 2017. As proposed, the amendment would allow animal shelters in a LI zone, upon approval of a CUP. The Project is trailing behind this effort under the assumption that the use will require a CUP. The Project meets required standards of Section 23.78 of the EGMC regulating in terms of setbacks, stacking, landscaping, and noise, with exception to the requested Design Review Deviation.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence: The Project has various functions such as outdoor kennels, exercise and agility yards, indoor animal housing areas, offices, and veterinary services. Although located in an area heavily utilized by industrial uses, the Project proposes to incorporate various elements such as fencing, heavy landscaping and enhanced architecture to blend in with the surrounding uses. The site is of adequate size to house the Project and accommodate all necessary improvements for operating the shelter. Therefore, the Project would not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of June 2017.



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Elk Grove Animal Shelter (EG-17-014)
Project Description

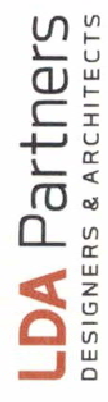
PROJECT DESCRIPTION

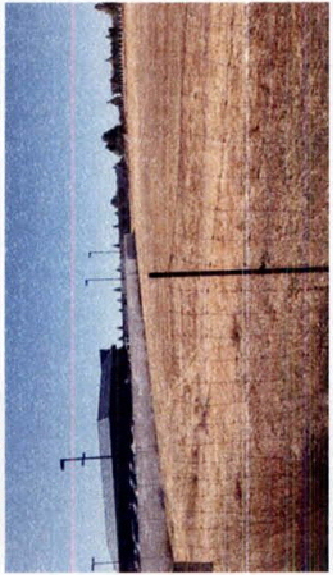
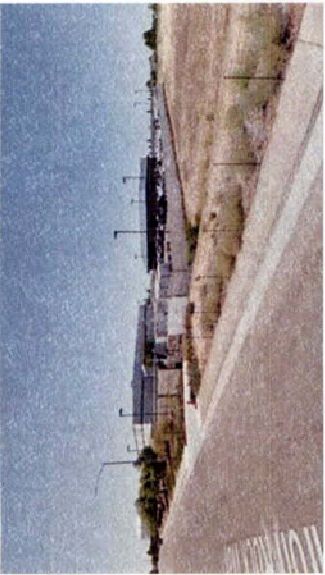
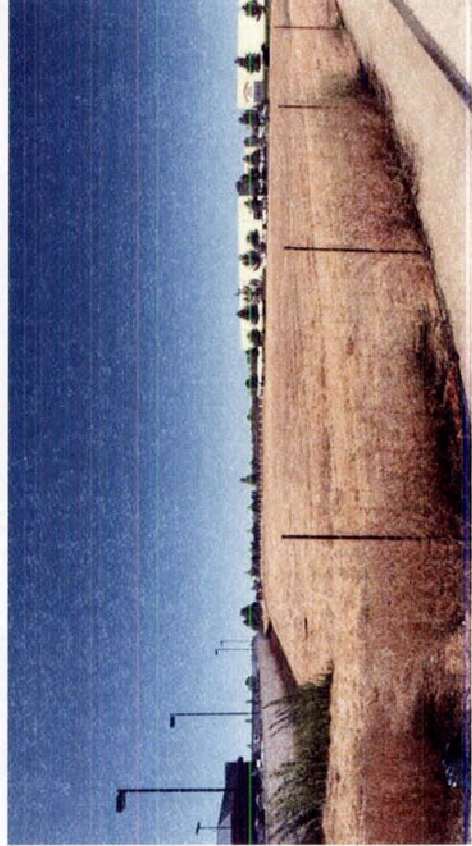
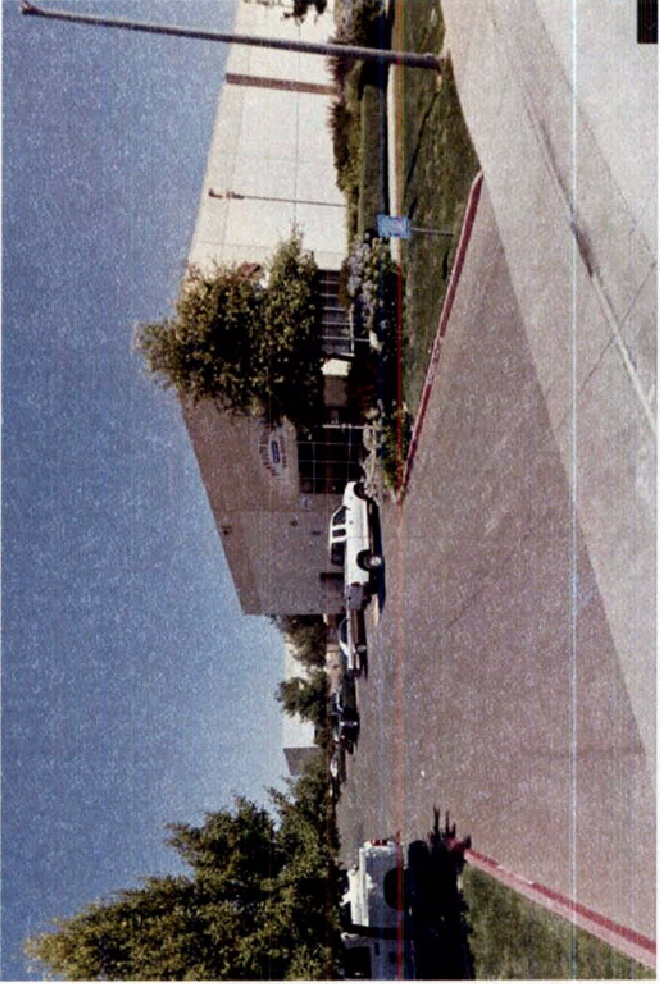
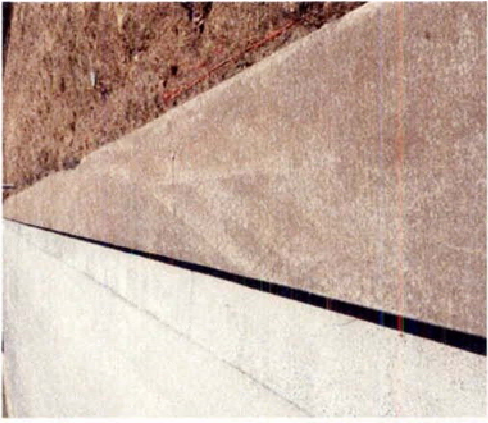
The Project proposes a Capital Improvement Program (CIP) Major Design Review (MDR) for a new 21,000 square foot City animal shelter and a deviation to reduce the required front setback for a portion of the building. The animal shelter will include an indoor facility for cats and other small mammals, indoor and outdoor kennels for dogs, three outdoor exercise yards, an agility yard, veterinary space, administration offices for shelter and animal control operations, and numerous site improvements such as parking and landscaping. The Project also includes a Conditional Use Permit (CUP) for the operation of an animal shelter in a light industrial zone.

Exhibit B
Elk Grove Animal Shelter (EG-17-014)
Project Plans



Site Aerial
Elk Grove Animal Shelter





Site Context
Elk Grove Animal Shelter





Total Regular Parking Stalls: 51
 Total Trailer Stalls: 3
 Total Accessible Parking Stalls: 3
 Total Parking Stalls: 57
 Total Site Area: 2.83 acres (123,150 sf)
 Zone: L1

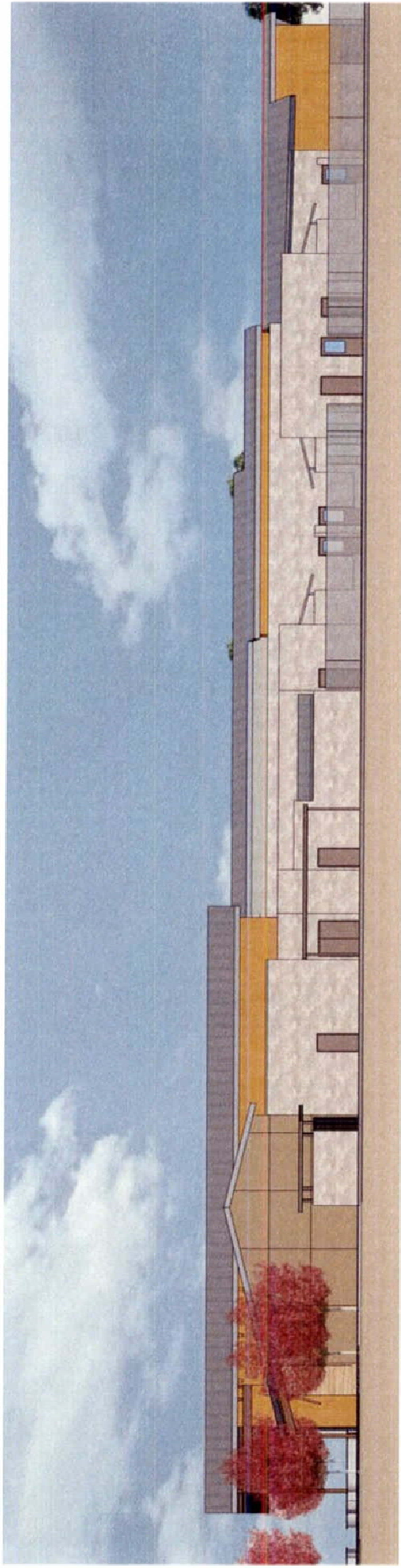


Department Legend

- Admin
- Animal Care & Facility Support
- Animal Control
- Cats
- dogs
- Outdoor Dog Kennels
- Public
- Vet

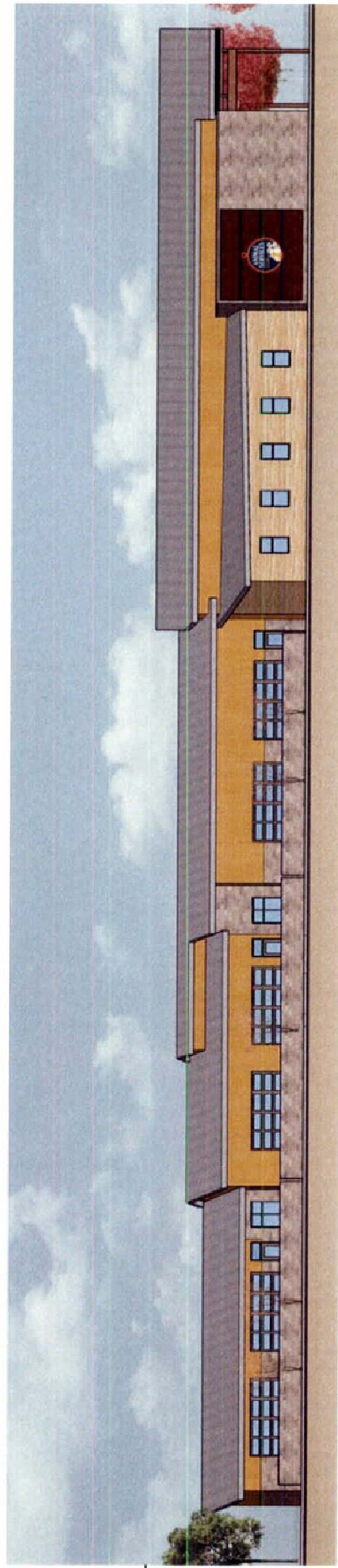
Area:
 Base bid: 19,366 sf
 Deductive Alternates: 1,548 sf
 Additive Alternates: 2,452 sf





\ominus 25'-0"
 \ominus 20'-0"
 \ominus 17'-0"
 \ominus 0'-0"

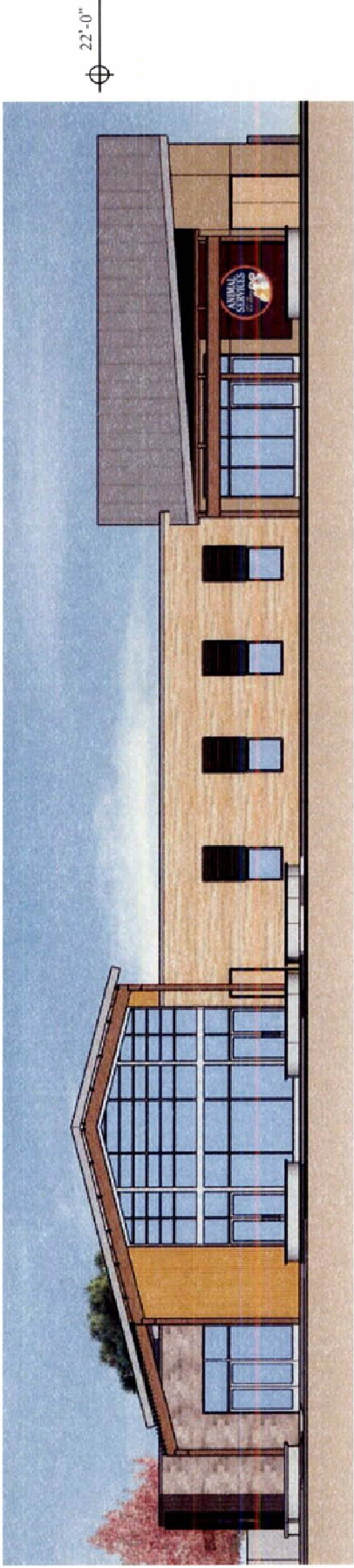
South (Rear) Elevation



\ominus 25'-0"
 \ominus 20'-0"
 \ominus 17'-0"
 \ominus 0'-0"

North Elevation
 Elk Grove Animal Shelter



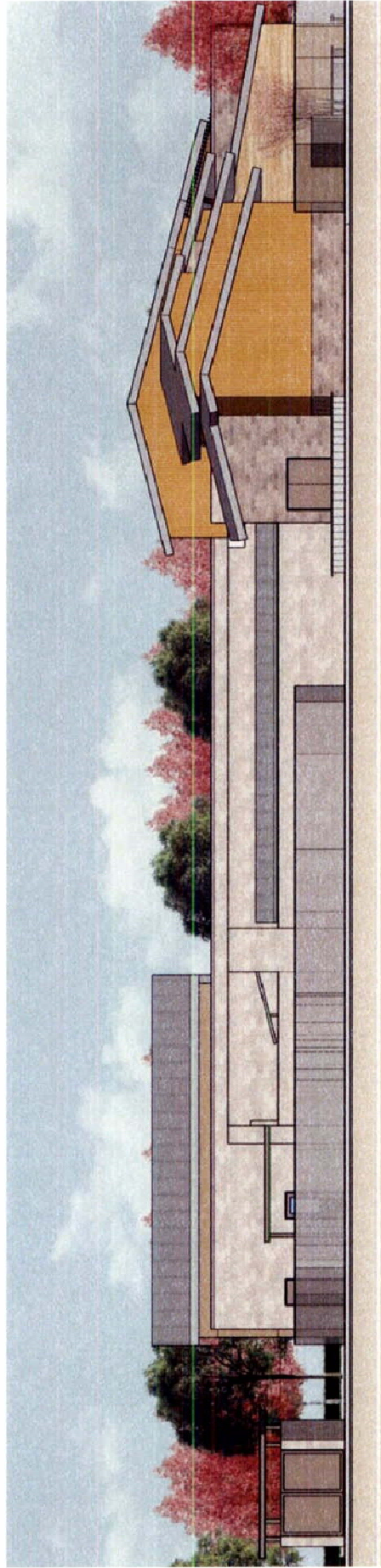


25'-0"

16'-0"

0'-0"

West Elevation (Entry)



22'-0"

16'-0"

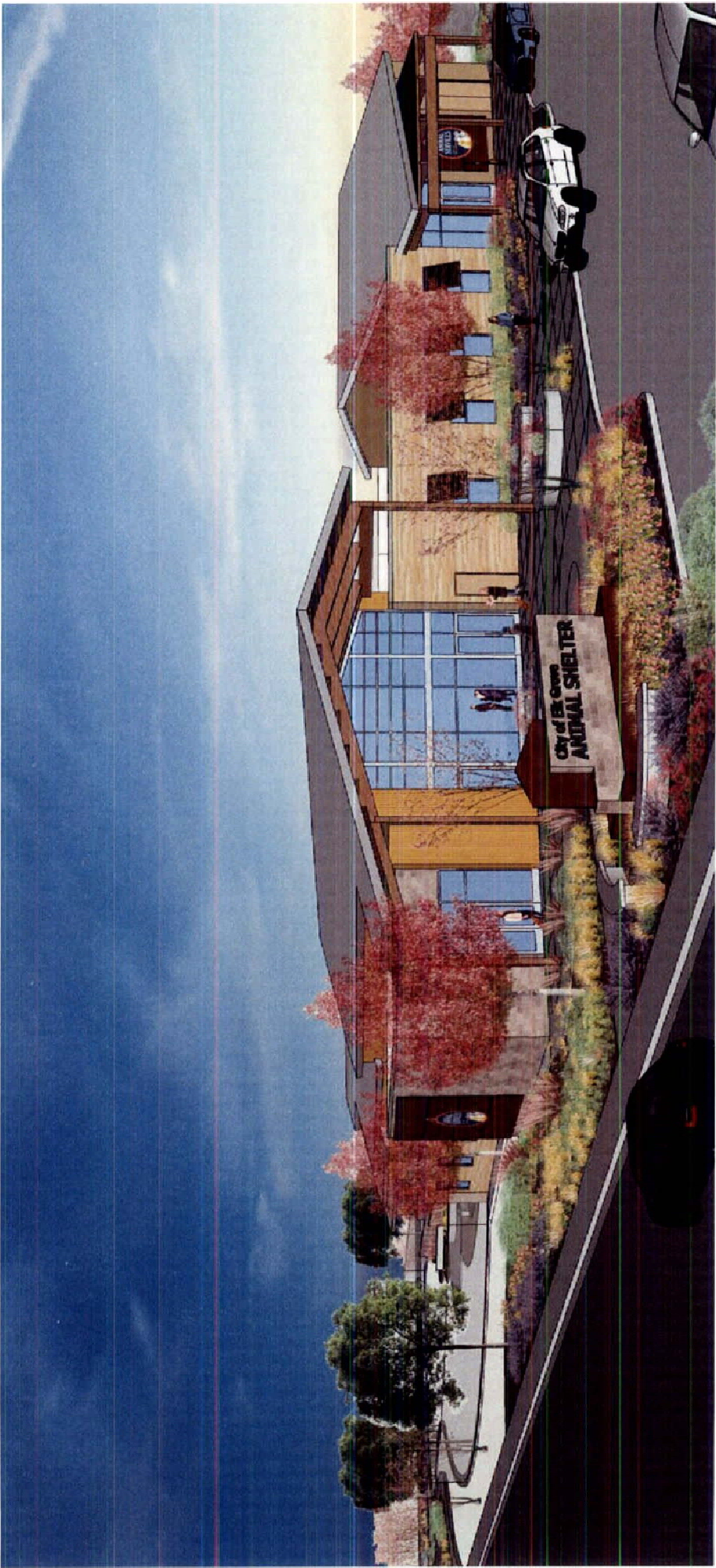
0'-0"

East Elevation (Rear)

Elk Grove Animal Shelter



LDA Partners
DESIGNERS & ARCHITECTS



Street Approach View
Elk Grove Animal Shelter



LDA Partners
DESIGNERS & ARCHITECTS



Bird's eye View
Elk Grove Animal Shelter



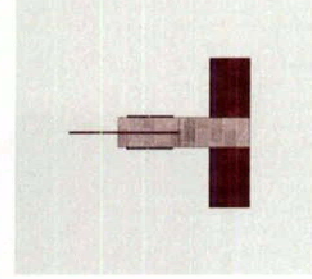
LDA Partners
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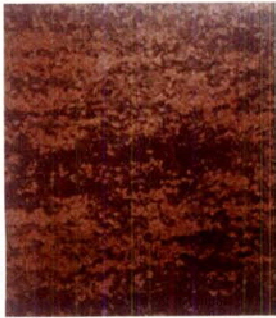
View From Corner
Elk Grove Animal Shelter



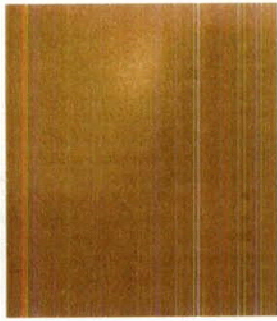
Monument Sign



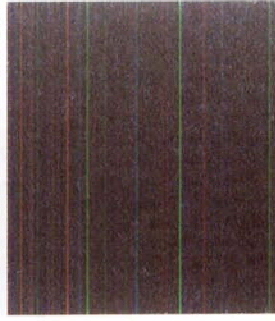
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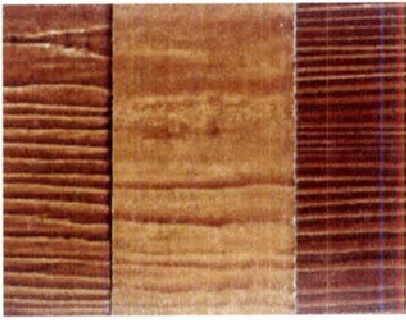
1A METAL ACCENT PANEL



1B METAL WALL PANEL



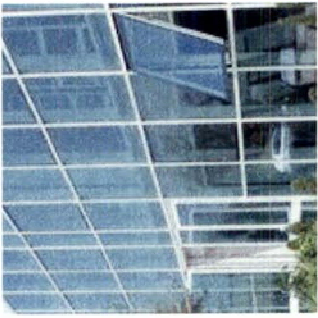
1C METAL ROOF PANEL



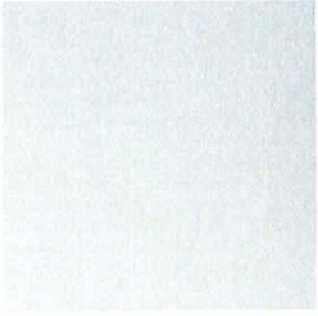
2 CEMENT BOARD SIDING



3 CONCRETE MASONRY UNIT



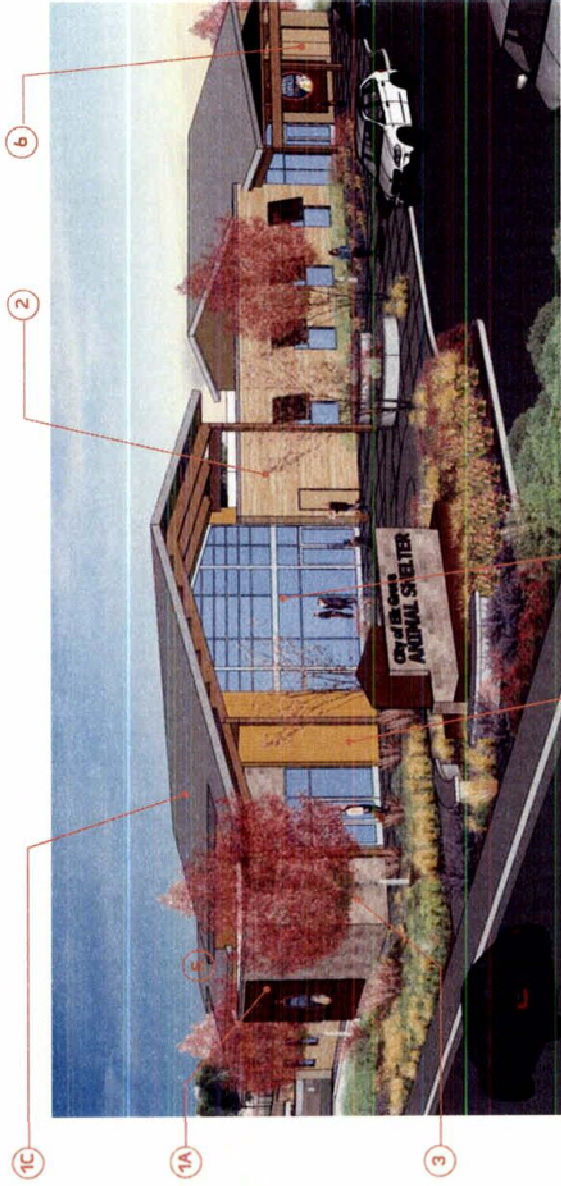
4 GLAZING



5 MULLIONS



6 STUCCO

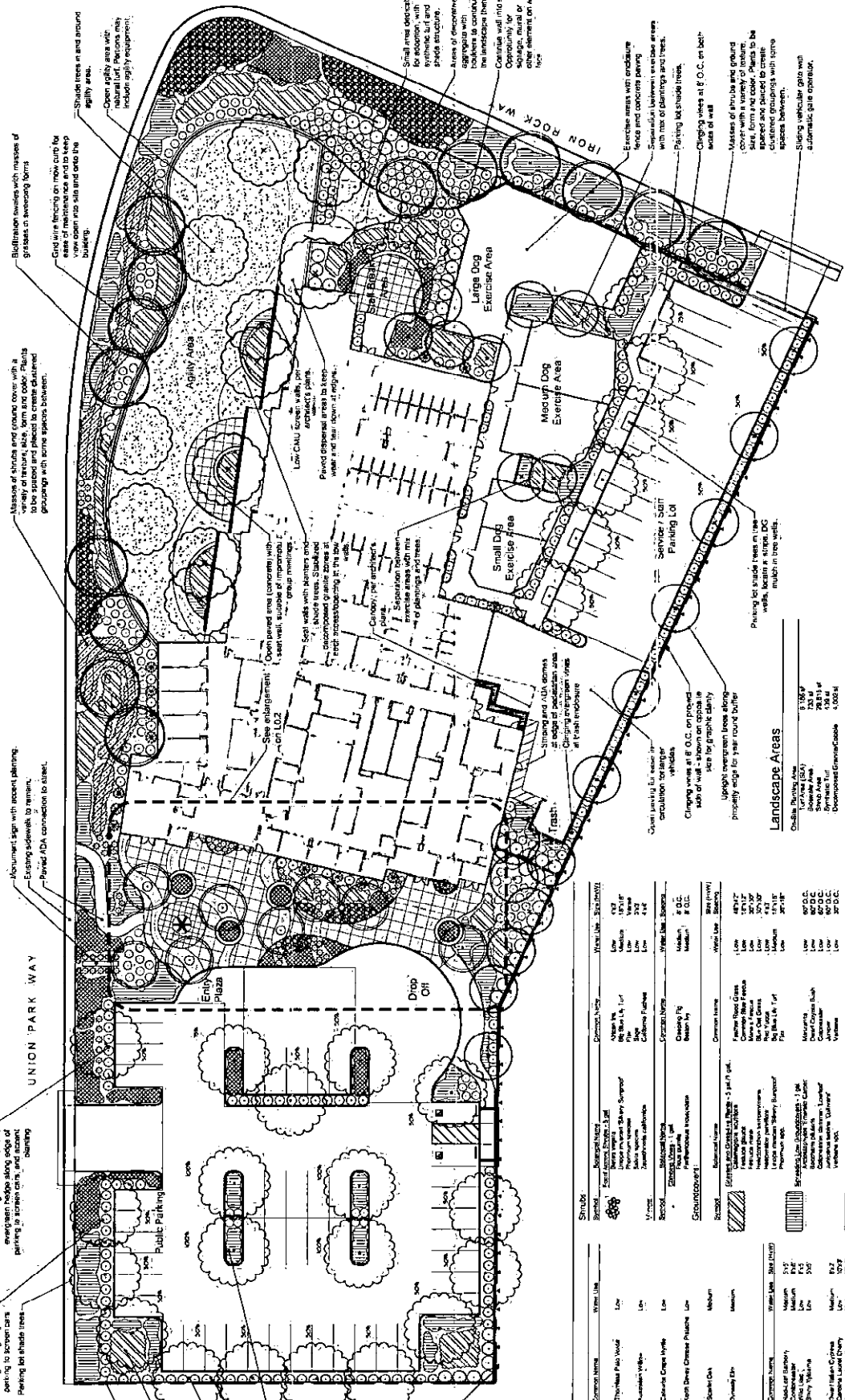
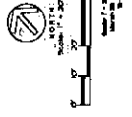


Materials

Elk Grove Animal Shelter



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Parking Lot Shade

Tree Type	# of Trees	Time Covered (hrs)	Area (sq ft)	Cost (\$)
Small trees (e.g., Dogwood)	10	100	10,000	1,000
Medium trees (e.g., Maple)	5	200	20,000	500
Large trees (e.g., Oak)	2	400	40,000	200
Total	17	700	70,000	1,700

Landscape Areas

Area Name	Area Size (sq ft)	Planting Density	Estimated Cost (\$)
Small Dog Exercise Area	2,000	High	1,000
Medium Dog Exercise Area	4,000	Medium	2,000
Large Dog Exercise Area	8,000	Low	4,000
Apility Area	3,000	High	1,500
Public Parking	10,000	Low	5,000
Total	27,000	Average	13,500

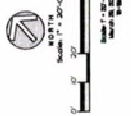
Irrigation

Area	Area Size (sq ft)	Irrigation System	Estimated Cost (\$)
Small Dog Exercise Area	2,000	Micro-sprinkler	500
Medium Dog Exercise Area	4,000	Micro-sprinkler	1,000
Large Dog Exercise Area	8,000	Micro-sprinkler	2,000
Apility Area	3,000	Micro-sprinkler	750
Public Parking	10,000	Micro-sprinkler	2,500
Total	27,000	Micro-sprinkler	6,750

Preliminary Plant Palette

Species	Plant Type	Plant Size	Plant Color	Plant Texture	Plant Growth	Plant Maintenance	Plant Cost
Small trees (e.g., Dogwood)	Tree	Small	White	Smooth	Fast	Low	1,000
Medium trees (e.g., Maple)	Tree	Medium	Green	Smooth	Fast	Low	500
Large trees (e.g., Oak)	Tree	Large	Green	Smooth	Fast	Low	200
Small shrubs (e.g., Dogwood)	Shrub	Small	White	Smooth	Fast	Low	500
Medium shrubs (e.g., Maple)	Shrub	Medium	Green	Smooth	Fast	Low	250
Large shrubs (e.g., Oak)	Shrub	Large	Green	Smooth	Fast	Low	100
Small perennials (e.g., Dogwood)	Perennial	Small	White	Smooth	Fast	Low	500
Medium perennials (e.g., Maple)	Perennial	Medium	Green	Smooth	Fast	Low	250
Large perennials (e.g., Oak)	Perennial	Large	Green	Smooth	Fast	Low	100

Elk Grove Animal Shelter L01-Conceptual Landscape Plan



Parking Lot Shade

Tree Type	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
Western White Pine (P. jeffersonii)	5 @ 100' x 100'	1 @ 75' x 75'	1 @ 50' x 50'	1 @ 25' x 25'
Western Juniper (J. horizontalis)	5 @ 100' x 100'	1 @ 75' x 75'	1 @ 50' x 50'	1 @ 25' x 25'
Western Red Cedar (C. libani)	5 @ 100' x 100'	1 @ 75' x 75'	1 @ 50' x 50'	1 @ 25' x 25'
Total Area (Shaded/Unshaded)	15,000 Sq. Ft.	3,750 Sq. Ft.	3,750 Sq. Ft.	3,750 Sq. Ft.

Landscape Areas

Area	Area (Sq. Ft.)	Planting
Small Dog Exercise Area	5,100 sq. ft.	100' x 100' @ 10' O.C.
Medium Dog Exercise Area	7,300 sq. ft.	100' x 100' @ 10' O.C.
Large Dog Exercise Area	4,300 sq. ft.	100' x 100' @ 10' O.C.
Development Open Space	16,700 sq. ft.	

Irrigation

The entire lot will be irrigated using a fully automatic system and designed to meet the City's Water Reuse Program Landscaping Ordinance. The system will be designed to provide for the irrigation of the entire lot. The system will be designed to provide for the irrigation of the entire lot. The system will be designed to provide for the irrigation of the entire lot.

Preliminary Plant Palette

Species	Common Name	Height	Spread	Light	Water	Notes
	Elk Grove Animal Shelter	10-15'	10-15'	Full Sun	Low	...

Elk Grove Animal Shelter
L.O.1a - Illustrative Landscape Plan



Sliding vehicular gate with automatic operator



Grid wire fencing at agility area



Chain link fence at exercise areas



Optional animal structures attached to fencing



Decorative top on fence



Optional screening for sliding gate

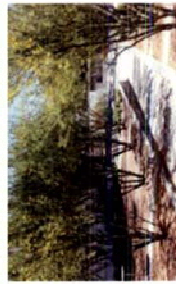
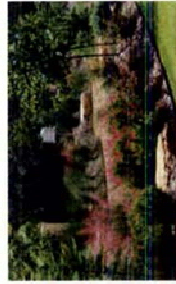


Tube steel fence along property edge



CMU walls to match decorative use at buildings

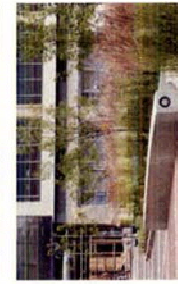
Fences, Gates and Walls



CobAMU wall planters



Primary and Secondary Colors as Accent



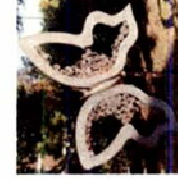
CobAMU wall planters

Landscape Concept
The landscape design concept for the Elk Grove Animal Shelter is to provide an enjoyable and aesthetically pleasing environment for the animals and staff. The design is based on the requirements of the City of Elk Grove (Element Zone #14). The landscape is composed primarily of low water using trees, shrubs and ground covers. Turf areas are included in the design to provide a high quality playing area for the animals and staff. The design is based on the requirements of the City of Elk Grove (Element Zone #14). Special considerations have been provided in selection of plant material that respect the needs of the facility, both people and animals, as well as the visitors. Clear and active view corridors have been provided to ensure safety of the customer's vehicles and trail running around the site.

Landscape Character



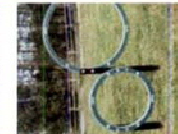
Garden Art
Large scale animal-themed art sculptures, including colorful sculptures, coordinated with social planters. Good opportunity for public art.



Art/ Sculpture
Large scale animal-themed art sculptures, including colorful sculptures, coordinated with social planters. Good opportunity for public art.

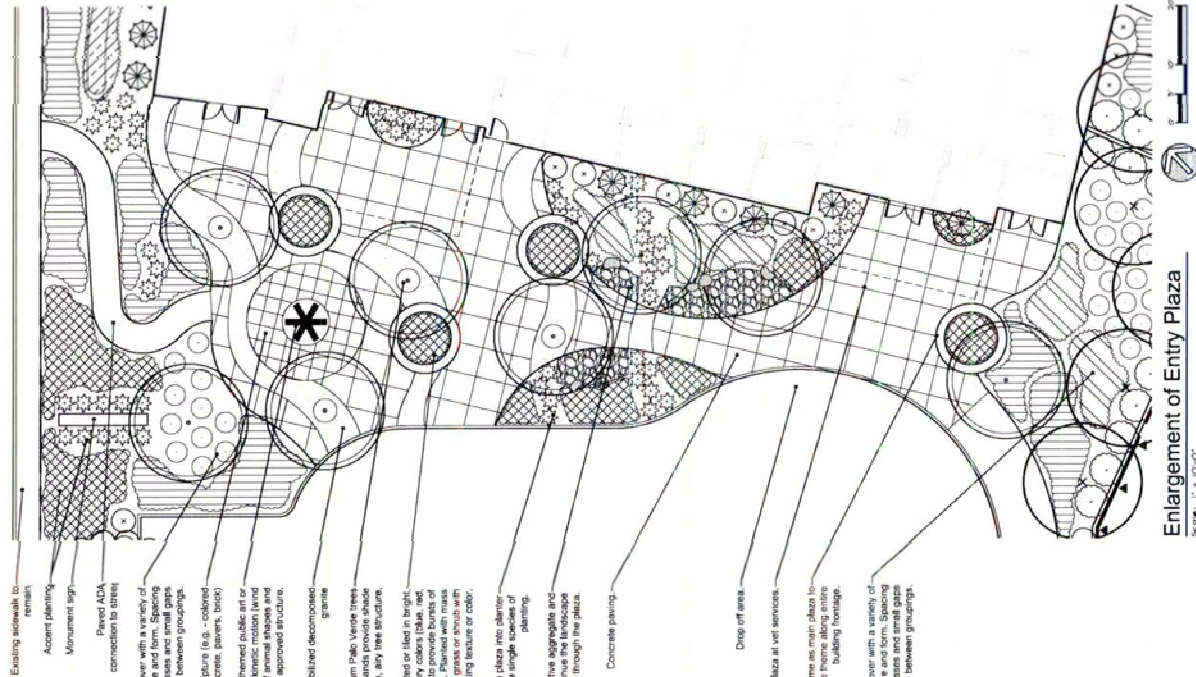


Agility Equipment
Agility equipment at the agility area. Can be movable to allow maintenance and watering of natural turf.



Optional Items/ Design Considerations

Elk Grove Animal Shelter L0.2 - Conceptual Landscape Plan



- Existing sidewalk to connect
- Accent planting
- Monument sign
- Paved ADA connection to street
- Shrubs and groundcover with a variety of textures and colors to provide visual interest and allows for distinct masses and small gaps between groupings.
- Enhanced paving at solutions (i.e., colored concrete, pavers, brick)
- Location for animal-themed public art or other sculpture. Visual interest and operability for animal-themed imagery, or other approved structure.
- Bands of stabilized decomposed granite
- Desert Museum Palo Verde trees with COBAMU wall planters with open, sky like structure.
- Seal wall planters, painted or tiled in bright, primary and secondary colors (blue, red, green, yellow, orange) to provide bursts of color in the landscape and shrub with striking texture or color.
- Bands continue from plaza into planter areas with distinctive single species of planting.
- Open areas of decorative aggregate and boulders to continue the landscape theme through the plaza.
- Concrete paving.
- Drop off area
- Secondary plaza at vet services
- CobAMU seal wall, warm as main plaza to extend landscape theme along entire building footprint.
- Shrubs and groundcover with a variety of sizes, color, texture and form. Spacing allows for distinct masses and small gaps between groupings.

Enlargement of Entry Plaza
Scale: 1" = 10'-0"



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DESIGNERS & ARCHITECTS



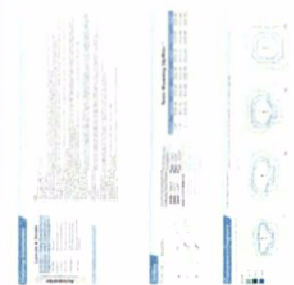


Material	Code	Unit	Qty	Quantity Number	Description	Unit Price	Amount	Unit
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□	SFAA	m	1	1	100% POLYESTER 150GSM 1.5M X 3M	1.50	1.50	m
□	SFIB	m	1	1	100% POLYESTER 150GSM 1.5M X 3M	1.50	1.50	m

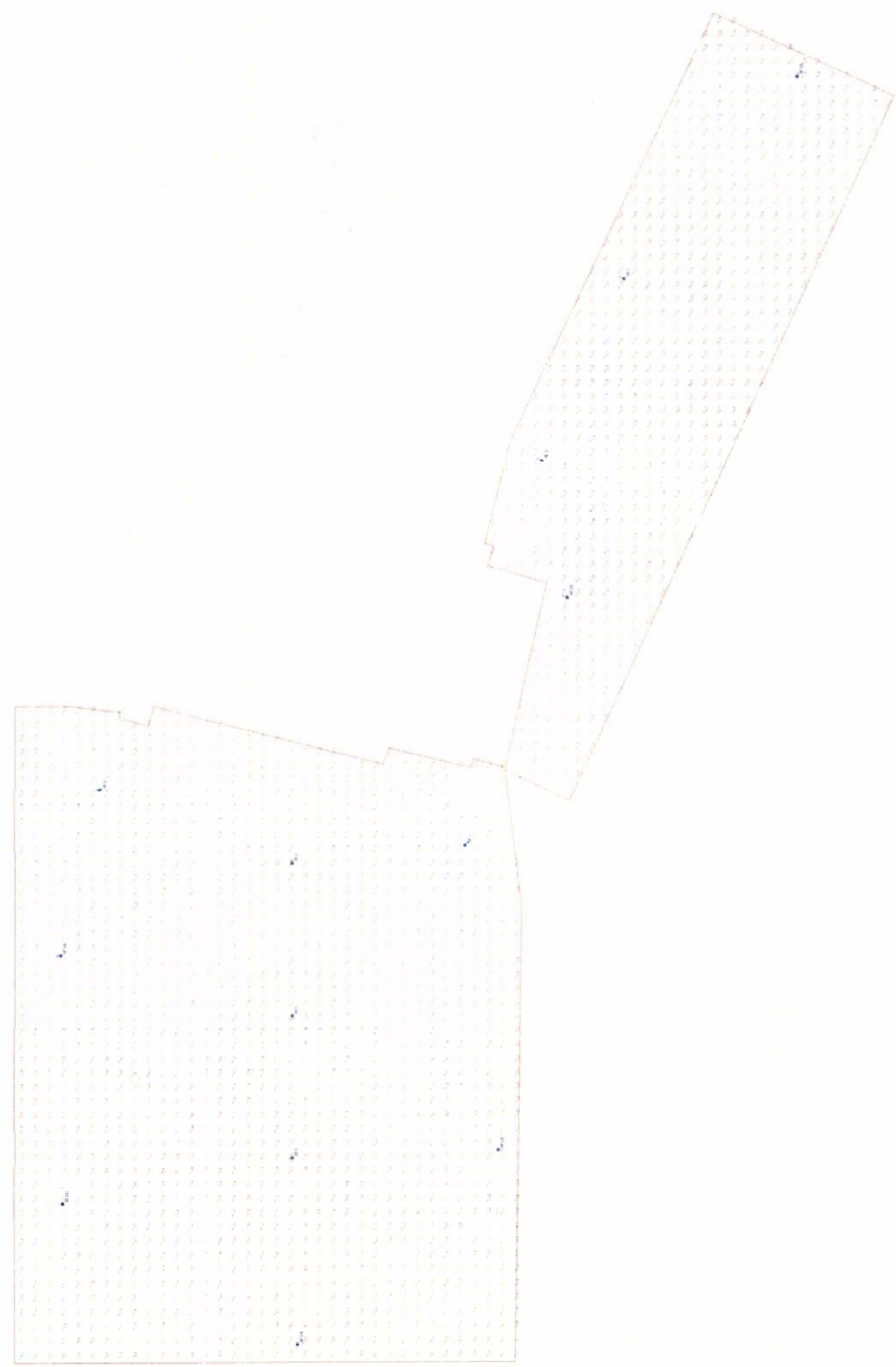
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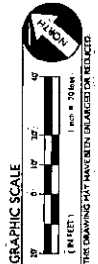
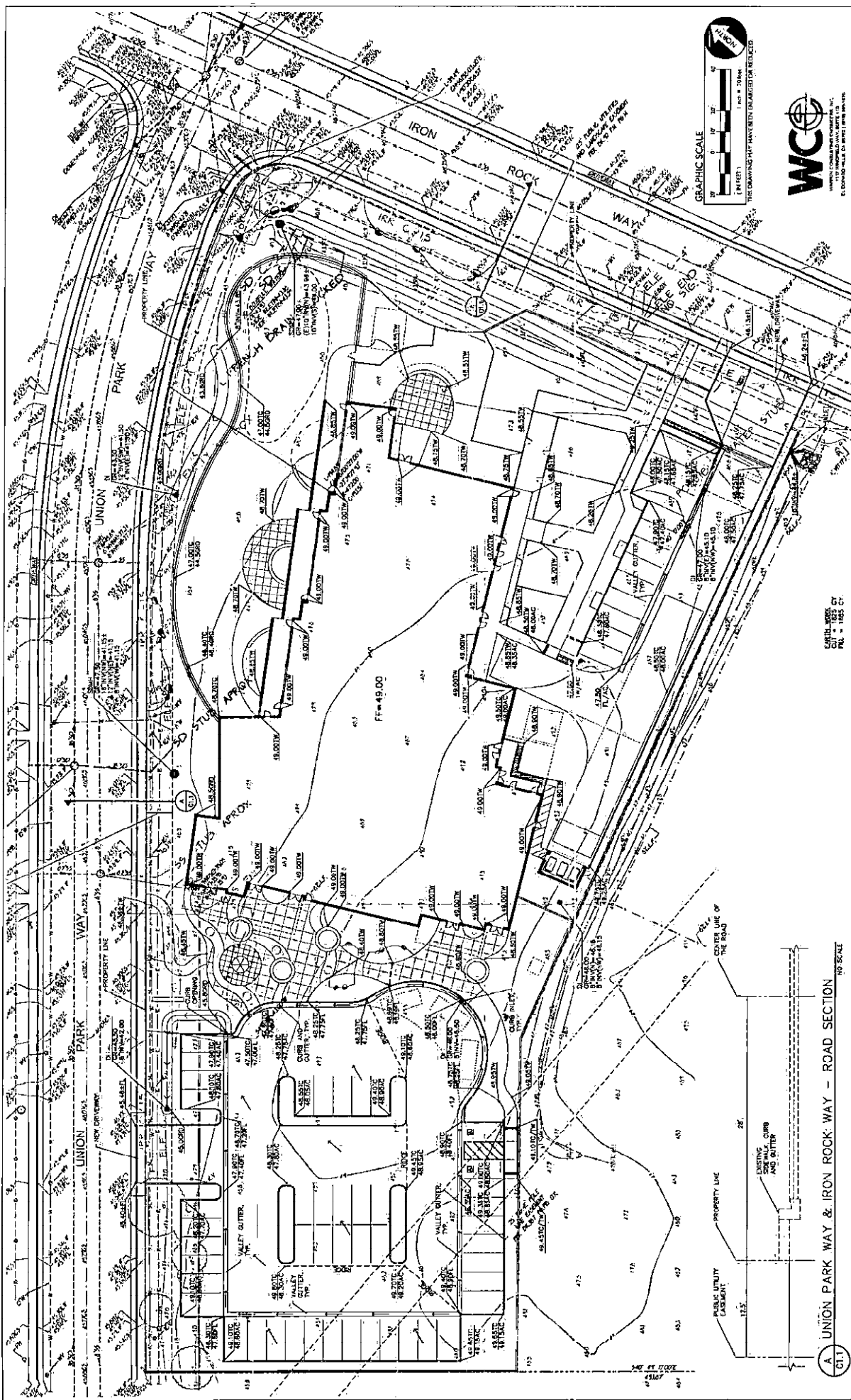
Material	Code	Unit	Qty	Quantity Number	Description	Unit Price	Amount	Unit
□	SFA	m	1	1	100% POLYESTER 150GSM 1.5M X 3M	1.50	1.50	m

Material	Code	Unit	Qty	Quantity Number	Description	Unit Price	Amount	Unit
□	SFA	m	1	1	100% POLYESTER 150GSM 1.5M X 3M	1.50	1.50	m



Material	Code	Unit	Qty	Quantity Number	Description	Unit Price	Amount	Unit
□	SFA	m	1	1	100% POLYESTER 150GSM 1.5M X 3M	1.50	1.50	m





LDA Partners
DESIGNERS & ARCHITECTS



C1.1

PLANNING SUBMITTAL

Elk Grove Animal Shelter

GRADING PLAN

Grading Plan

3-21-2017

A UNION PARK WAY & IRON ROCK WAY - ROAD SECTION
C1.1

UTILITY PLAN

Elk Grove Animal Shelter

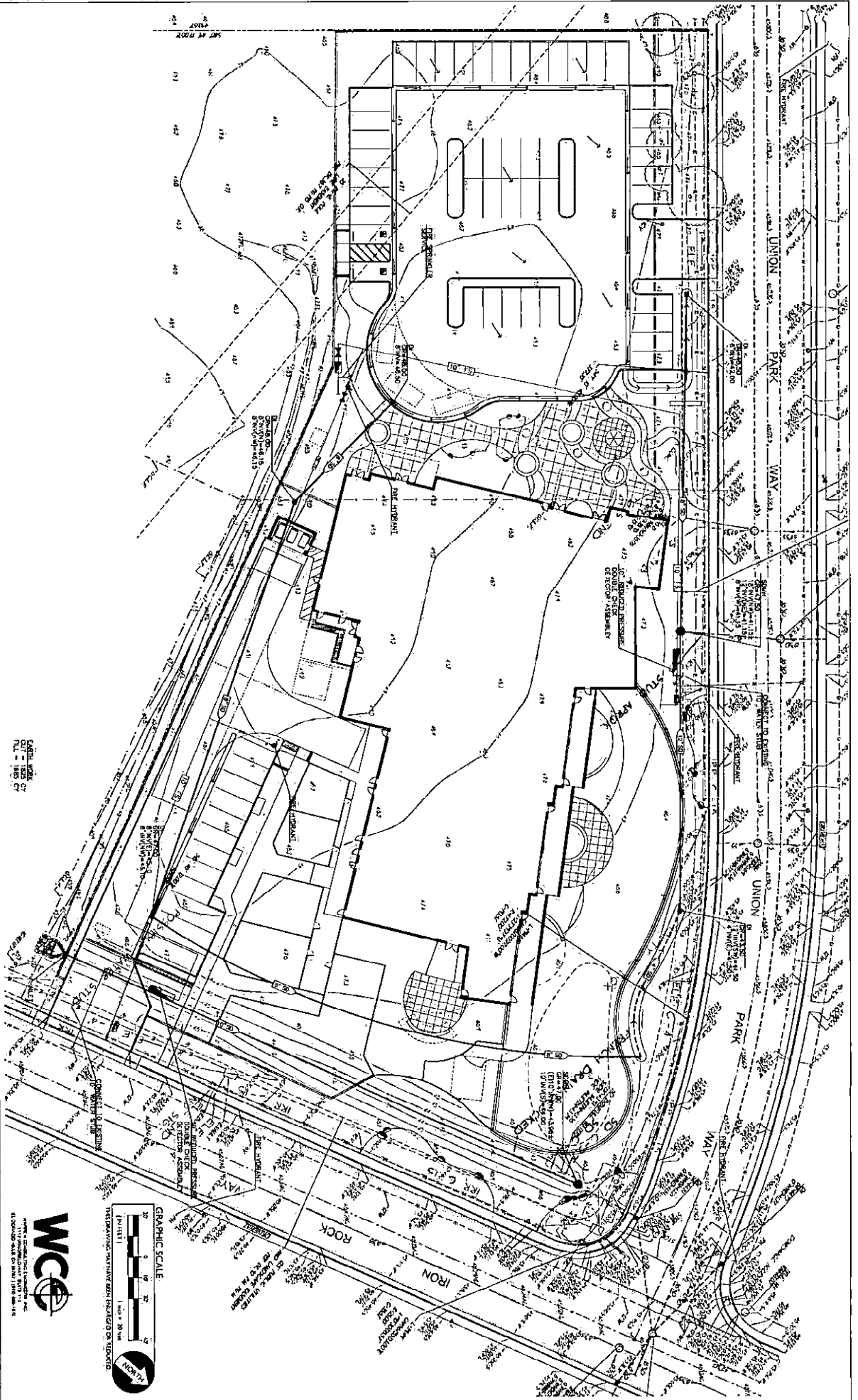
UTILITY PLAN

PLANNING SUBMITTAL

C2.1

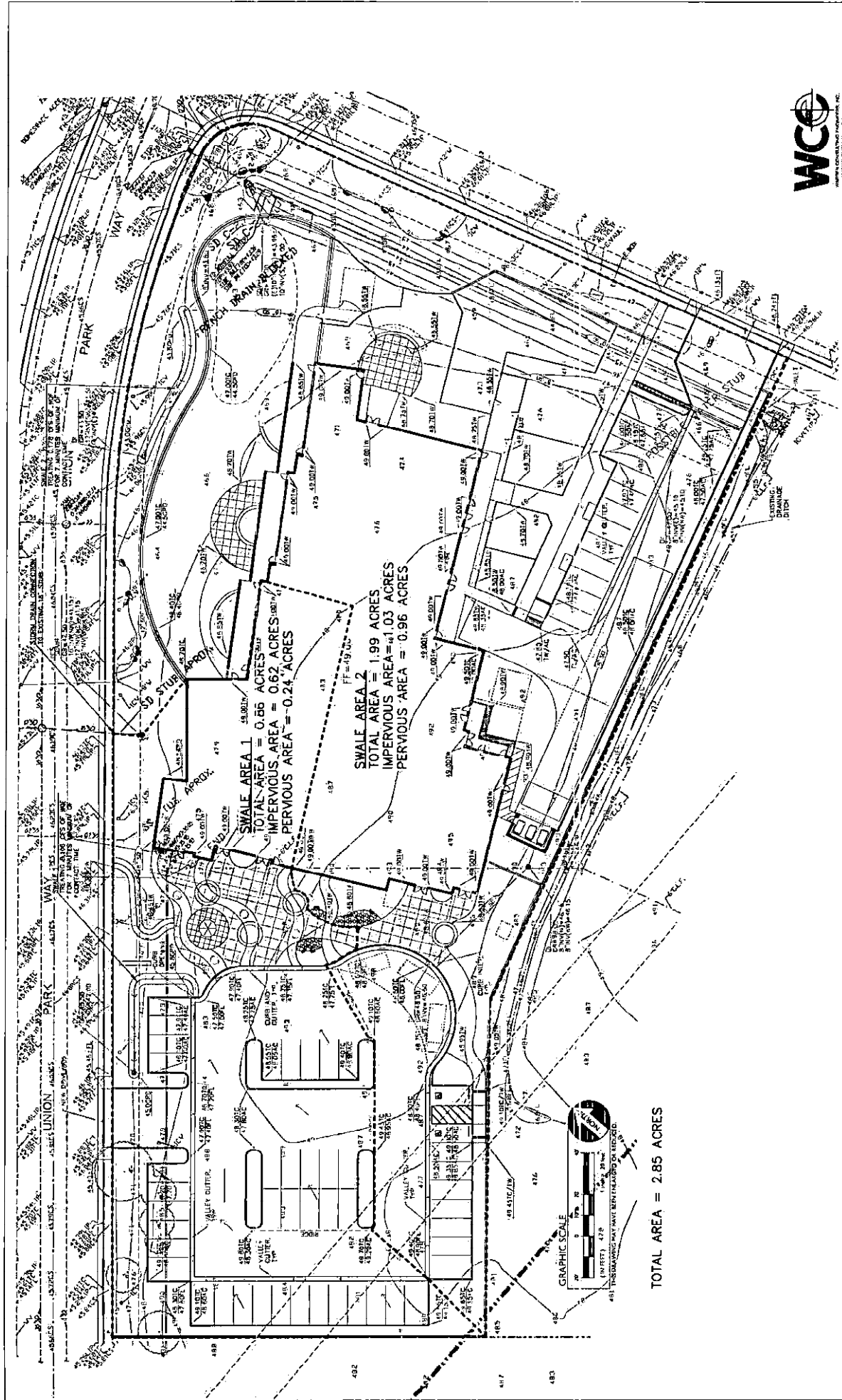


LDA Partners DESIGNERS & ARCHITECTS



CHECK WITH
DATE: 10/28/16
BY: [Signature]





Shed Map and Water Quality Plan

Elk Grove Animal Shelter

SHED MAP AND WATER QUALITY

PLANNING SUBMITTAL

WQP



LDA Partners
DESIGNERS & ARCHITECTS



Shed Map and Water Quality Plan

Elk Grove Animal Shelter

SHED MAP AND WATER QUALITY

PLANNING SUBMITTAL

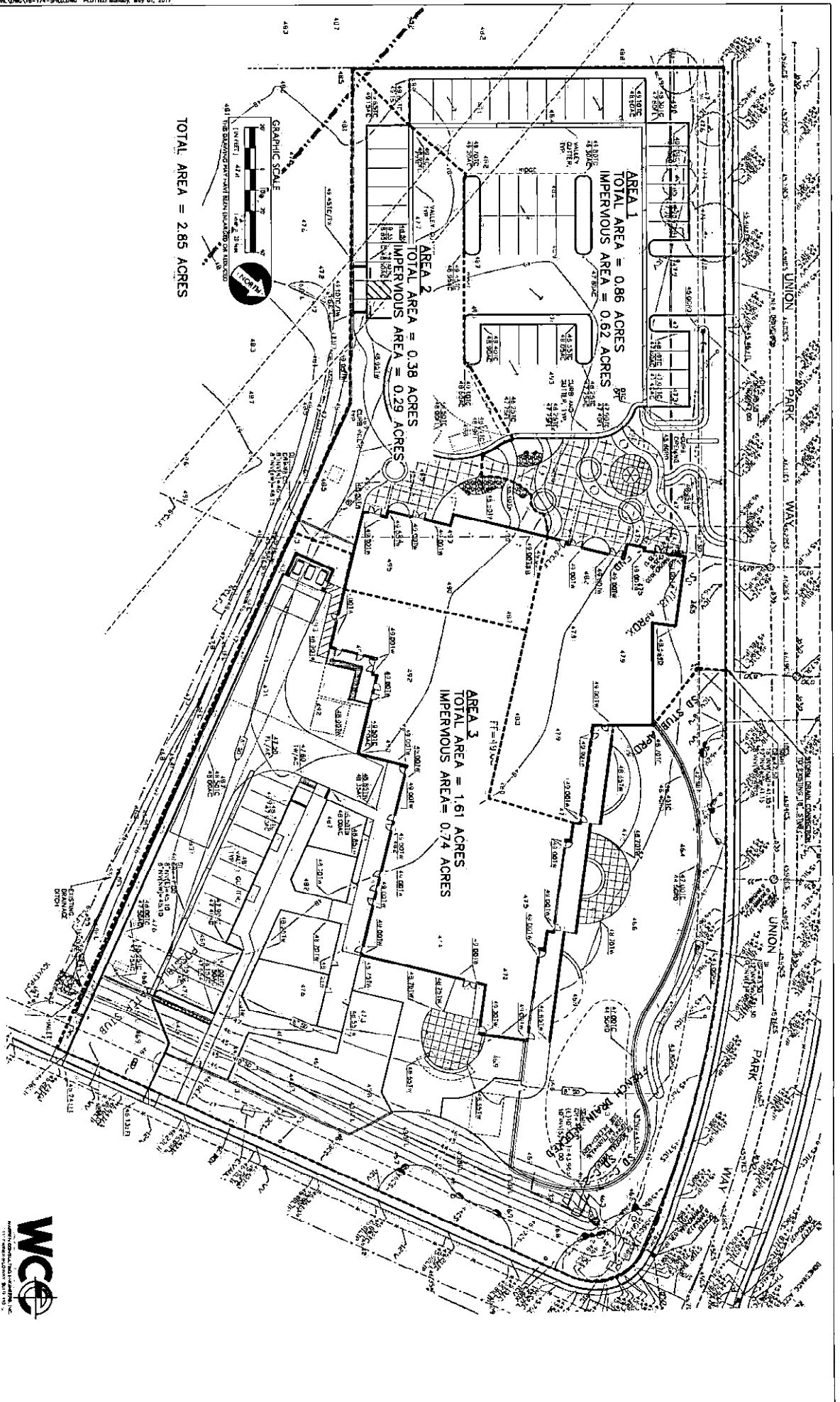
SHED



LDA Partners
DESIGNERS & ARCHITECTS



WATER QUALITY CONSULTANTS, INC.
1111 W. UNIVERSITY BLVD. SUITE 100
LA BREA, CA 90639-3611



**Exhibit C
Elk Grove Animal Shelter (EG-17-014)
Conditions of Approval**

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
On-Going			
<p>1. The Elk Grove Animal Shelter (Project) located at the Assessor Parcel Number (APN) 134-0330-013 approved by this action is for Capital Improvement Program Major Design Review and a Conditional Use Permit for a new 21,850 square foot City animal shelter and a deviation to reduce the required front setback for a portion of the building, as described in the Planning Commission staff report with Exhibits and Attachment and illustrated in the Project plans below:</p> <ul style="list-style-type: none"> • Site Plan • Floor Plan • Elevations • Landscape Plan • Color and Materials Board • Photometric Plan <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. This action does not relieve the Applicant of the obligation to comply with all Elk Grove Municipal Code provisions, statutes, regulations, and procedures.</p>	On-Going	Planning	

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<p>3. Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • Citywide Design Guideline • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive 	<p>On-Going</p>	<p>Planning Engineering</p>	
<p>4. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	<p>On-Going</p>	<p>Engineering Public Works SCWA SASD SMUD PG&E</p>	

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5.	<p>The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	<p>Planning Engineering Building CCSD SCWA SASD</p>	
6.	<p>Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit 	On-Going	<p>Planning Engineering Public Works Building CCSD SCWA SASD</p>	
7.	<p>The CIP Major Design Review and Conditional Use Permit will only become valid once the revisions to Title 23 Code Amendments for Animal Shelters becomes effective, which is 30 days after the second reading of the ordinance.</p>	On-Going	<p>Planning</p>	
8.	<p>The proposed Project shall comply with Chapter 23.56 Lighting of the City of Elk Grove Zoning Code. The submitted photometric plan is not approved for a deviation from the City standards.</p>	On-Going	<p>Planning</p>	

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9.	The mitigation measures adopted as part of the Corporation Yard Facilities Master Plan Update are hereby incorporated herein by reference. The Applicant shall implement and comply with all such applicable mitigation measures	On-Going	Planning	
Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval				
10.	The Applicant shall comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Project. Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
11.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is 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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	

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12.	<p>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.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	
13.	<p>Connection to the SASD sewer system shall be required to the satisfaction of SASD. In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure will be required. SASD Design Standards apply to any on-site and off-site sewer construction.</p>	Improvement Plans	SASD	
14.	<p>Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.</p>	Improvement Plans	SASD	

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15.	Developing this property will require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. The Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.	Improvement Plans	SASD	
16.	All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval.	Improvement Plans	SCWA	
17.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s) Whichever Occurs First	Engineering Public Works	
18.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s) Whichever Occurs First	Engineering Public Works	
19.	Structural setbacks of less than 14 feet may create clearance issues. The Applicant shall meet with all utilities to ensure adequate setbacks are maintained.	Improvement Plans	SMUD	

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20.	If the Project requires the relocation or removal of existing SMUD facilities on or adjacent to the property, the Applicant shall coordinate with SMUD and will be responsible for the cost of relocation or removal.	Improvement Plans	SMUD	
21.	All exterior portions of the building shall be within 150' of a fire access lane.	Improvement Plans	CCSD Fire	
22.	Turns in fire lanes shall have a minimum inside turning radius of 25' and a minimum outside turning radius of 50'.	Improvement Plans	CCSD Fire	
23.	Buildings exceeding 10,000 square feet shall be provided with minimum 10" underground pipe having two points of connection to the SCWA water main.	Improvement Plans	CCSD Fire	
24.	A chemical inventory shall be provided to the CCSD that includes the quantity and California Building Code (CBC) Table 307.1 material classification. Quantities exceeding CBC exempt amounts shall be protected accordingly or the appropriate occupancy classification assigned.	Improvement Plans	CCSD Fire	
25.	Gates installed across fire access lanes require a separate submittal and permit.	Improvement Plans	CCSD Fire	
26.	Fire hydrant spacing shall not exceed 300'	Improvement Plans	CCSD Fire	

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PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL OR ISSUANCE				
27.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Engineering. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
28.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
29.	The Applicant shall provide bicycle parking facilities consistent with the requirements of Section 23.58.100 of the Elk Grove Zoning Code.	Building Permit	Planning	
30.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Building Permit	SCWA	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-139

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

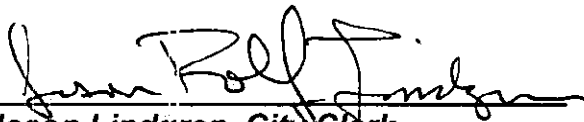
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 14, 2017 by the following vote:

AYES: **COUNCILMEMBERS:** *Ly, Detrick, Hume, Nguyen, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California