

RESOLUTION NO. 2020-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE GRANTING THE APPEAL OF THE PLANNING COMMISSION DENIAL OF THE GREENSPACE STORAGE FACILITY PROJECT, FINDING THE PROJECT EXEMPT FROM CEQA UNDER SECTION 15332 AND APPROVING A CONDITIONAL USE PERMIT, MAJOR DESIGN REVIEW WITH MINOR DEVIATION FOR REDUCED LANDSCAPE PLANTER WIDTH AND TREE REMOVAL PERMIT LOCATED AT THE NORTHEAST CORNER OF EAST STOCKTON BOULEVARD AND BANFF VISTA DRIVE (ASSESSOR PARCEL NUMBER 116-0420-019) PROJECT NO. APLA20-001

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on October 23, 2019, from Golden Property Development, LLC (the “Applicant”) requesting a Conditional Use Permit, Major Design Review with a Minor Deviation for reduced landscape planter width, and Tree Removal permit for the GreenSpace Storage Facility Project (the “Project”); and

WHEREAS, the proposed Project is located on real property at the northeast corner of East Stockton Boulevard and Banff Vista Drive in the incorporated portions of the City of Elk Grove more particularly described as APN 116-0420-019; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 19 (Tree Preservation and Protection) and Title 23 (Zoning), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on May 21, 2020, following a duly-noticed public hearing, the Planning Commission denied the GreenSpace Storage Facility Project (PLNG19-044); and

WHEREAS, on May 29, 2020, GreenSpace Holdings, LLC/Golden Property Development, LLC filed an appeal with the Elk Grove Office of the City Clerk appealing the Planning Commission’s denial of the GreenSpace Storage Facility Project; and

WHEREAS, the City Council held a duly-noticed public hearing on June 24, 2020, as required by law to hear the Appeal and consider all of the information presented by staff, information presented by the appellant, 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 grants the appeal, approves the Project, and finds no further environmental review is required under CEQA for the GreenSpace Facility Project (APLA20-001) under section 15332 (In-Fill Development Projects) of Title 14 of the California Code of Regulations based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: Finding the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Section 15332 applies to project which are: consistent with applicable General Plan and zoning regulations; within the City limits on a project site that is less than five (5) acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered rare or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services.

The proposed use of a storage facility is conditionally permitted within the General Commercial (GC) zoning district and is consistent with all applicable General Plan polices (specifically, LU-2-1 and LU-2-4). The Project site is approximately 3.07 acres, which is less than the five (5) acres required by Section 15332, is surrounded by developed urban uses on all sides of the property and has been pre-screened and found to be exempt from Vehicle Miles Traveled (VMT) analysis. The site is vacant, but the Applicant submitted a biological resource analysis that included a site visit on June 19, 2019, which determined that that site has no value as habitat for endangered, rare or threatened species. The Project would adequately be served by existing utilities and public services. In addition, the Project would be in compliance with applicable state and local regulations, requirements, and polices to ensure that the project would not result in significant effects relating to traffic, noise, air quality or water quality.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby reverses the Planning Commission’s denial of the Project and approves a Conditional Use Permit, Major Design Review with a Minor Deviation for reduced landscape planter width, and Tree Removal Permit for the Project, as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings.

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this EGMC Title 23.

Evidence #1: The use would be a public storage facility with an accessory office. The use is defined as “Storage, personal storage”, which means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low traffic volumes and parking demand. Pursuant to Table 23.27-1 (Allowed Used and Required Entitlements for Base Zoning Districts) of the EGMC, “Storage, Personal Storage Facility” is a conditionally permitted use in the General Commercial (GC) zone.

The facility will be a three-story, ±133,468 square foot building with primary access provided from East Stockton Boulevard with a secondary access from Banff Vista Drive. The proposed Project would have approximately 1,000 individual units that will range in size from 25 square feet to 300 square feet on three different levels of one building. The proposed facility will be open seven days a week with office hours from 9:30 AM to 6:00 PM and access from 6:00 AM to 10:00 PM. There would be one employee on site at a time. An approximately 1,973 square foot accessory office will be located on the first floor near the entrance off of East Stockton Boulevard.

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 #2: The surrounding uses vary in characteristics and operations ranging from an assembly use to an office complex to a residential neighborhood. Staff believes that the proposed facility would have minimum impacts on the surrounding neighborhood and would be compatible with the surrounding land uses. The main entrance to the facility will be off of East Stockton Boulevard. The proposed personal storage facility is an appropriate transition from the intense transportation use on State Route 99 to the single-family dwelling residential neighborhood. The proposed use is consistent with the Community Commercial (CC) General Plan designation for the site and all applicable provisions of Title 23; therefore, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the general welfare of the City.

Major Design Review with Minor Deviation

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, applicable Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: The proposed building elevations and site have been reviewed in accordance with the General Plan, Zoning Code, and the Elk Grove Design Guidelines. The Project complies with the development standards of the Zoning Code including building setbacks, and landscaping, with the exception of a planter width along East Stockton Boulevard for which a Minor Deviation has been requested. The building entry is designed to create a “sense of entry” and focal point for the building, especially off of East Stockton Boulevard.

The building maximum height in the General Commercial (GC) zoning district is 40 feet, unless the building is less than 100 feet from the nearest residential district, then the maximum height shall be 20 feet. However, pursuant to Footnote 2 of EGMC Table 23.29-1, the building height can be increased through the Design Review process provided that the intensity of the development is consistent with the General Plan and on-site improvements, including but not limited to architectural articulation, quality, and materials and landscaping, are provided to ensure, as determined by the approving authority, compatibility with the surrounding context and character of the Project site. The maximum building height will be 33 feet and will be screened by trees and other

vegetation. The building will also be set back 85 feet from the nearest residential neighborhood and will have a variety of colors and materials that will reduce the mass and bulk from the view of the adjacent neighborhood. Thus, staff believes that the proposed Project will be compatible with its surrounding context and character, especially along East Stockton Boulevard.

The Project includes landscaping along adjoining property lines including large shade trees and smaller accent trees, as well as shrubs and other ground cover, which will provide a buffer from adjacent properties. The building's design will minimize the visual impacts on the adjacent community, and the modern industrial theme has been modified to be more consistent with the Elk Grove Design Guidelines and surrounding development.

The proposed driveway off of East Stockton Boulevard will be more than 50 feet in width, which exceeds the standard 45-foot wide driveway requirement. The wider driveway will allow for better maneuverability for emergency vehicles as it is conditioned to be limited to right-turn movements only. The Applicant worked with City's Engineering Division and CCSD-Fire to find an acceptable design that will work for all agencies.

Finding #2: 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 #2: The proposed building will have variety of heights that range from 28 to 33 feet with the overall maximum height at approximately 33 feet. The northeast corner of the building will be set back approximately 85 feet from the nearest residential neighborhood and would be screened by landscaping. If the building was adjacent to any other land use (besides residential and open space zoning districts), the maximum building height allowed would be 40 feet. As mentioned above, the building is less than 100 feet from a residential district; therefore, the maximum allowed building height shall be 20 feet pursuant to EGMC Section 23.29.020, but the height can be over 20 feet if the approving authority determines that the height will comply with the character of the surrounding uses. Staff believes that the variety of landscaping, and the colors and materials to be incorporated into the Project, will help with the reduction of mass and bulk and the appearance will comply with the surrounding uses and architecture. In addition, the Applicant has provided a buffer to the residential property to the north comprised of evergreen magnolia trees, evergreen fruitless olive trees and a variety of shrubs that would serve to screen the building and also reduce the visual bulk and mass of the building from the adjacent residential neighborhood.

Other site improvements include an open wrought iron fence that will be approximately 7 feet-8 inches tall along the east side 25-foot setback line and a 6-foot tall masonry wall that will be situated along the north side property line between the adjacent residential neighborhood and subject property. Both fencing and wall improvements will be screened by a variety of new landscaping.

Finding #3: 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 signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The building's design will minimize the visual impacts on the adjacent uses, and the modern industrial theme has been modified from earlier submittals to be consistent with the Elk Grove Design Guidelines and compatible with the surrounding uses. The City's design standards encourage the use of varying roof lines, façade details, roof line details, use of a variety of building materials, articulation, plane breaks and defined entrances and edges for the purpose of creating visual interest. The proposed building will include three levels with a varying roofline, define entrances, and a mixture of building materials and colors. In addition, each level will have clearly defined section break with glass windows and a veneer band (wainscot) on all four elevations to make the building appear at a more human scale and pedestrian friendly. The mixture of colors and materials would reduce the mass and bulk of the single building and would appear warmer.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: The Project includes two vehicular entries into the site, which integrate the site into the City's street network: one off of East Stockton Boulevard and the second off of Banff Vista Drive. The Project includes a pedestrian access point from East Stockton Boulevard to the facility entrance for pedestrian circulation to and throughout the site, which establishes a pedestrian-friendly environment.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Finding #6: The deviation improves the usability of the site and its relationship to surrounding development, including but not limited to pedestrian and vehicular movement and accessibility, architectural design, and landscaping and site amenities or otherwise does not impact the usability of the site or negatively impact adjoining properties.

Evidence #6: The landscape planter width along the abutting street adjacent East Stockton Boulevard is required to be a minimum of 25 feet. The proposed width of the planter along East Stockton Boulevard will range from 23 feet to more than 25 feet. The deviation is needed to provide the proper fire turning radius around the southwest corner of the building. Surrounding landscaping planter widths range in size along East Stockton from 15 feet and less for properties to the south to 25 feet for properties to the north. Staff believes the proposed planter width is consistent with the other surrounding uses which have been developed with a variety of planter widths, many at less than 25 feet.

Tree Removal Permit

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence #1: There are four existing trees on the subject site and one tree located on adjacent property at 9455 East Stockton Boulevard, but with a portion of the critical root zone that encroaches into the subject property. An arborist report indicates that these five trees are Valley Oak trees, which are considered trees of local importance according to EGMC Section 19.12.040. The Applicant is requesting to remove one of the existing trees, which has the size of 10.5 inches to accommodate site access with the driveway on the east side of the property. The other four trees will be preserved. The tree sizes range from seven to 29 inches and are considered in good to fair condition. The new building will need to provide full fire access around the building. Relocating the driveway to retain the tree would negatively impact emergency access around the building. Modifying the driveway to route it to the east of the tree would reduce the landscape buffer on the east side of the property and could result in the removal of one of the existing oak trees near the east property line.

The Applicant will be required to mitigate for the tree removal pursuant to EGMC Chapter 19.12, Tree Preservation and Protection. A condition of approval has been placed on the Project requiring the Applicant to submit a final landscaping and irrigation plan in addition to necessary tree mitigation and/or payment for the removal of the one tree.

Finding #2: The effect of the removal of the trees will not negatively impact the health, safety, and prosperity of surrounding trees, or the aesthetics and general welfare of the area.

Evidence #2: The one tree proposed for removal is located on-site and the removal will not impact the root systems of surrounding trees. All on-site trees preserved with the Project will be subject to the protection guidelines as provided in the arborist report. The Project has been conditioned to provide proper mitigation for the removal of trees consistent with EGMC Chapter 19.12 that will result in the planting of equivalent trees on-site or payment of an in-lieu mitigation fee for the removal.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of June 2020.



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

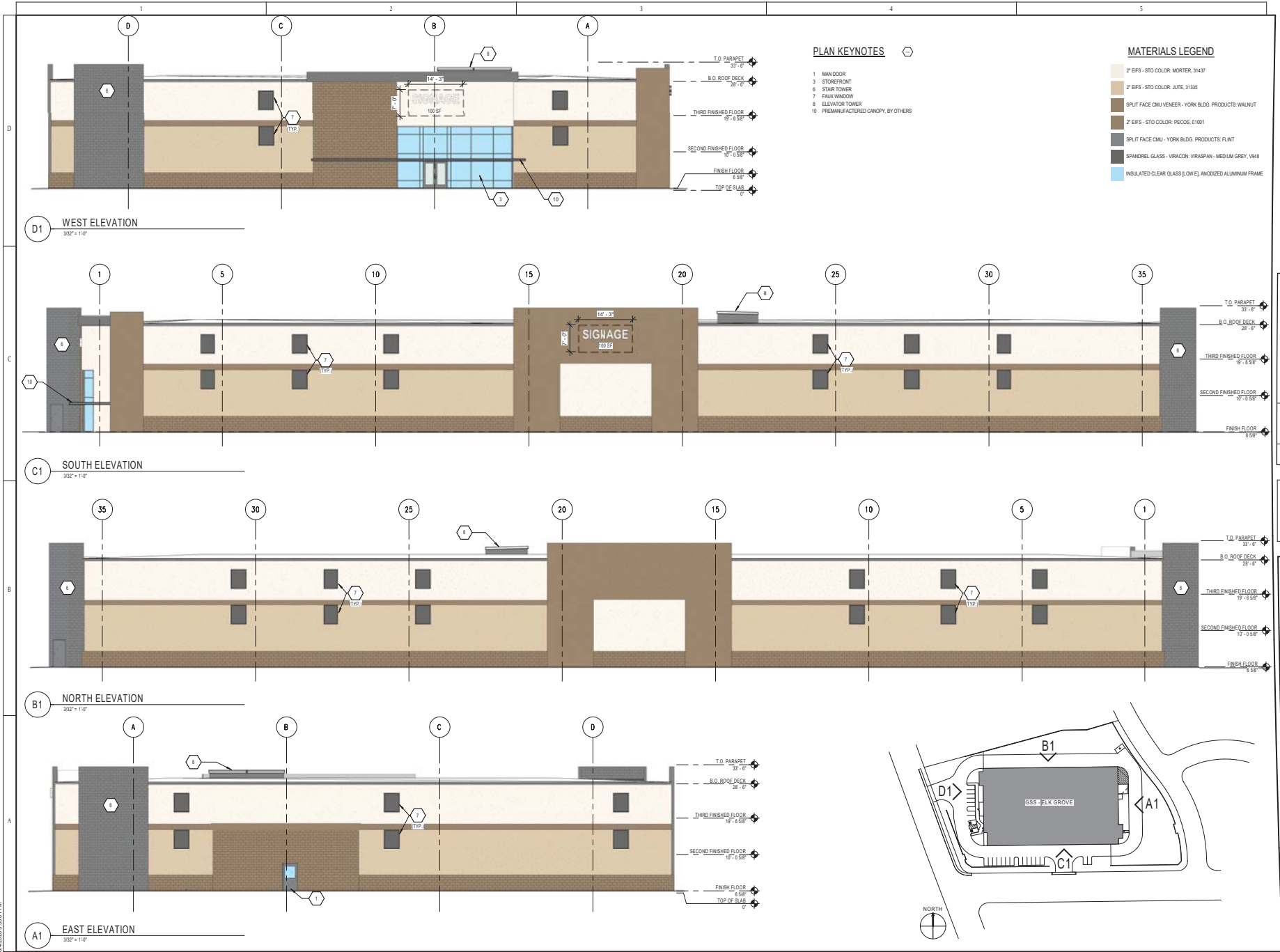
Exhibit A
GreenSpace Storage Facility (APLA20-001)
Project Description

PROJECT DESCRIPTION

The Project consists of a Conditional Use Permit, Major Design Review with a Minor Deviation for the reduction of landscape planter width for the construction of a new three-story, ±133,468 square-foot personal storage building with 24 parking stalls, lighting, landscaping, and site improvements and a Tree Removal Permit for the removal of one tree of local importance on a vacant parcel zoned General Commercial (GC). The Applicant shall construct the new personal storage facility in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures:

- BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction
- BE-7. Building Stock: Solar Photovoltaics in Residential and Commercial Development
- TACM-3. Intracity Transportation Demand Management
- TACM-8. Tier 4 Final Construction Equipment
- TACM-9. EV Charging Requirements

EXHIBIT B



PLAN KEYNOTES

- 1 MAIN DOOR
- 2 STOREFRONT
- 3 STAR TOWER
- 4 FAUX WINDOW
- 5 ELEVATOR TOWER
- 6 PREMANUFACTURED CANOPY, BY OTHERS

MATERIALS LEGEND

- 2" EPS - STO COLOR MORTER, 31437
- 2" EPS - STO COLOR, AITE, 31335
- SPLIT FACE CMU VENEER - YORK BLDG. PRODUCTS WALNUT
- 2" EPS - STO COLOR, PECOS, 01001
- SPLIT FACE CMU - YORK BLDG. PRODUCTS FLINT
- SPANDREL GLASS - VITACON, VIRASPAN - MEDIUM GREY, 1948
- INSULATED CLEAR GLASS (LOW E), ANODIZED ALUMINUM FRAME

GPD GROUP, INC.
 520 South Main Street, Suite 2531
 Houston, TX 48111
 281.572.2100 281.572.2102

GREENSPACE SELF-STORAGE
 1100 NASA Parkway, Suite 685
 Houston, TX 77058

DESCRIPTION	DATE

NOT FOR CONSTRUCTION

GREENSPACE
 9480 E. STOCKTON BLVD
 ELK GROVE, CA 95624

EXTERIOR ELEVATIONS

PERMIT	DATE
	02/28/2020
BID	
CONSTRUCTION	
RECORDED	
PROJECT MANAGER	DESIGNER
Designer	Author

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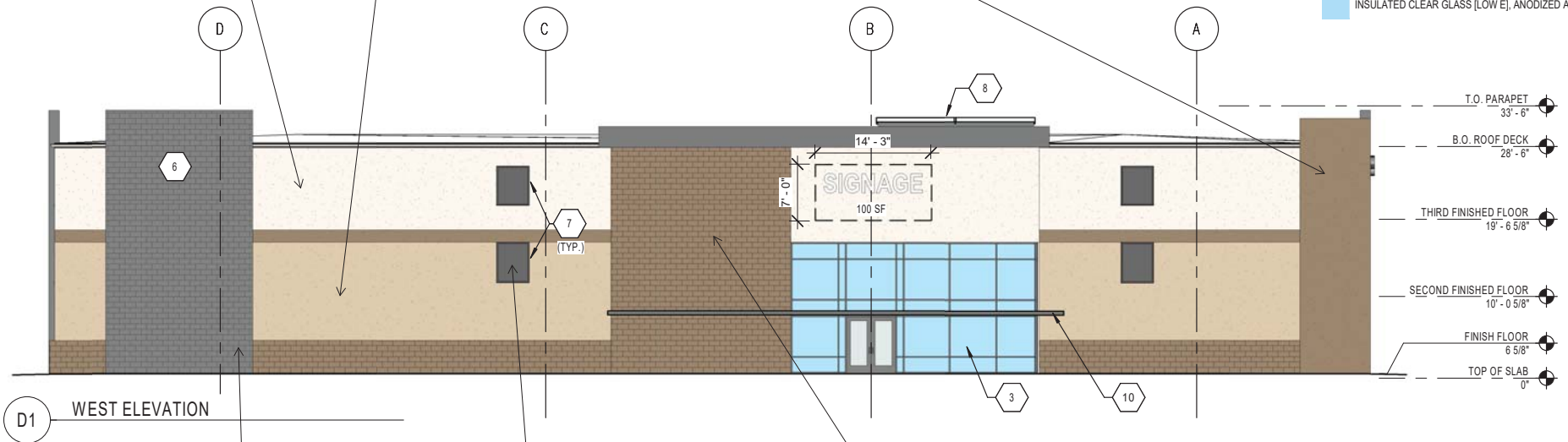
EIFS STO COLOR PECOS

PLAN KEYNOTES

- 1 MAN DOOR
- 3 STOREFRONT
- 6 STAIR TOWER
- 7 FAUX WINDOW
- 8 ELEVATOR TOWER
- 10 PREMANUFACTURED CANOPY, BY OTHERS

MATERIALS LEGEND

- 2" EIFS - STO COLOR: MORTER, 31437
- 2" EIFS - STO COLOR: JUTE, 31335
- SPLIT FACE CMU VENEER - YORK BLDG. PRODUCTS: WALNUT
- 2" EIFS - STO COLOR: PECOS, 01001
- SPLIT FACE CMU - YORK BLDG. PRODUCTS: FLINT
- SPANDREL GLASS - VIRACON: VIRASPAN - MEDIUM GREY, V948
- INSULATED CLEAR GLASS [LOW E], ANODIZED ALUMINUM FRAME



D1 WEST ELEVATION



SPLIT FACE CMU - YORK BLDG PRODUCTS: FLINT



SPANDREL GLASS VIRACON MEDIUM GRAY



SPLIT FACE CMU - YORK BLDG PRODUCTS: WALNUT

GREENSPACE SELF-STORAGE

9480 E. Stockton Blvd
 Elk Grove, CA 95624



2019020.06

THE COLOR AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



1.800.955.2711 www.gpdgroup.com





Self-Storage

Exhibit C
GreenSpace Storage Facility (APLA20-001)
Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) 	On-Going	Planning	
5.	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 the City. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans. Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.	On-Going	Engineering SCWA SASD SMUD PG&E	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.	On-Going	Planning Engineering Building CCSD EGWD SASD	
7.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <ul style="list-style-type: none"> • Grading Permit and Improvement Plans • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD EGWD SASD	
8.	The trash enclosures shall be locked when not in use and well maintained at all times.	On-Going	Code Enforcement Planning	
9.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	
10.	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.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<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 State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	Planning	
12.	<p>Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the development standards (EGMC Chapter 23.62) for signs in effect at the time of submittal in order to be approved.</p>	On-Going	Planning	
13.	<p>The Project shall comply with the lighting requirements set forth in EGMC Chapter 23.56.</p>	On-Going	Planning	
14.	<p>The one Valley Oak (Tree #2) identified in the Exhibit B Tree Removal Exhibit, is approved for removal. Such removal shall be mitigated pursuant to EGMC Chapter 19.12.</p>	On-Going	Planning	

PRIOR TO IMPROVEMENT PLANS				
15.	The Applicant for the Project shall email an electronic copy in PDF format of the improvement plans related only to the water system to Travis Franklin (tfranklin@egwd.org) for review and comment. The cover sheet of the improvement plans shall include a title block for "Mark J. Madison, General Manager, Elk Grove Water District" to approve the plans	Improvement Plans	EGWD	
16.	The Applicant shall be responsible for all costs involved in the extension of any water mains or other water utilities infrastructure to serve this project as required.	Improvement Plans	EGWD	
17.	All improvements related to water utilities infrastructure shall conform to the most current version of the Elk Grove Water District (EGWD) Standard Construction Specifications and Standard Detail Drawings.	Improvement Plans	EGWD	
18.	The Applicant shall notify EGWD 48 hours in advance so that EGWD can provide onsite supervision for all service line taps and tee cut-ins on EGWD-owned infrastructure.	Improvement Plans	EGWD	
19.	All permit fees and related costs shall be paid in full before EGWD will provide water service.	Improvement Plans	EGWD	
20.	The Applicant shall be responsible for notifying EGWD upon the completion of installing all meter boxes and meter setters. After receiving this notification, EGWD will then bill the Applicant the cost of meters per the most currently dated Ordinance governing the charges for water meters. After receiving full payment for the meters, EGWD shall install the meters.	Improvement Plans	EGWD	
21.	The Applicant shall construct the new personal storage facility in accordance with the City's Climate Action Plan (CAP) for non-residential construction. This includes compliance with the following CAP measures: <ul style="list-style-type: none"> • BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction • BE-7. Building Stock: Solar Photovoltaics in Residential and Commercial Development • TACM-3. Intracity Transportation Demand Management • TACM-8. Tier 4 Final Construction Equipment • TACM-9. EV Charging Requirements 	Improvement Plans (to be included as notes on all project plans)	Planning	
22.	Bike parking shall comply with the EGMC Section 23.58.100.	Improvement Plans	Planning SMAQMD	

23.	A final landscape plan shall be required pursuant to EGMC Chapter 23.54 (Landscaping). Such plan shall be prepared by a landscape architect registered to practice in the State of California. Changes to approved landscaping or irrigation plans shall not be made without prior written approval of the Development Services Director. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.	Improvement Plans	Planning	
24.	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	
25.	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 Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
26.	LID and Hydromodification features adopted in the Stormwater Quality Design Manual for the Sacramento Region (the "Manual") must be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the Stormwater Quality Design Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
27.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
28.	The driveway on East Stockton Blvd. shall be limited to right-in/right-out turn movements only as shown on the plans and to the satisfaction of the City.	Improvement Plans	Engineering	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
29.	SMUD has existing underground facilities along East Stockton Boulevard, Banff Vista Drive, Hospenthal Way, and on the Project Site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation	Building Permit	SMUD	
30.	The Applicant shall conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Building Permit	SMUD	

31.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Building Permit	SMUD	
32.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Building Permit	SMUD	
33.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Building Permit	SMUD	
34.	The Applicant shall not place any building foundations within five (5) feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Permit	SMUD	
35.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Building Permit	SMUD	
36.	The Applicant shall provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surfaces.	Building Permit	SMUD	
37.	Community Facilities District fees shall apply to this Project.	Building Permit	CCSD-Fire	
38.	Project shall provide onsite fire hydrants spaced a maximum of 300 feet apart. Looped water mains shall be a minimum size of 10 inches to meet a minimum 3,000gpm at 20psi residual. Based on building type of construction and spacing requirements an additional fire hydrant may be needed.	Building Permit	CCSD-Fire	
39.	Fire department connection shall be located within 50 feet of an onsite fire hydrant and off of the main street.	Building Permit	CCSD-Fire	
40.	Fire lanes shall be clearly marked throughout the Project site in accordance with the California Fire Code.	Building Permit	CCSD-Fire	
41.	Project building shall provide a dedicated fire control room that will contain the fire sprinkler riser and the fire alarm control panel at a minimum.	Building Permit	CCSD-Fire	

42.	Gates across driveways shall meet the requirements of the California Fire Code and the Cosumnes Fire Department.	Building Permit	CCSD-Fire	
43.	The Project shall comply with the CCSD Fire standard civil engineering comments and standard architectural comments.	Building Permit	CCSD-Fire	
44.	The property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district (CFD) and (b) an annual CD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation and repair and replacement of fire facilities, apparatus and equipment. Any costs for the formation of the new or annexation into an existing CFD, and approval such annual CFD special taxes or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property owner(s) fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued.	Building Permit	CCSD-Fire	
45.	The Project is required to implement the Sacramento Metropolitan Air Quality Management District's Basic Construction Emission Control Practices.	Building Permit	SMAQMD	
46.	The Applicant shall relocate the existing power pole located at the north end of the Project site along East Stockton Blvd. as shown on the plans.	Building Permit	Engineering	
47.	The Applicant shall apply for, and obtain City approval of, the abandonment of the existing restriction access per 179 P.M. 23 at the locations of the proposed driveways as shown on the plans to the satisfaction of the City.	Building Permit	Engineering	
48.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement regardless if it was caused by construction-related activity 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 damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. 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	
49.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

50.	<p>Prior to issuance of a building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see</p> <p>http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10.</p>	Building Permit	Finance	
51.	<p>Prior to issuance of a building permit, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see</p> <p>http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfd/s/</p>	Building Permit	Finance	
52.	<p>Faux windows shall be increased in an amount to be equivalent in quantity with those shown on the plans submitted for PLNG19-044 (Green Space Storage Facility) dated September 19, 2019 and received by staff on April 10, 2020.</p>	Building Permit	Planning	
53.	<p>Prior to building permit issuance, the landscape plan shall be revised to include a minimum of eight of the proposed Magnolia Grandiflora Russet as 36 inch box trees and shall be subject to review and approval by the Development Services Director.</p>	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-154

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

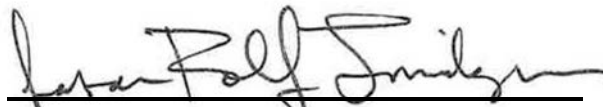
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 24, 2020 by the following vote:

AYES: COUNCILMEMBERS: Ly, Detrick, Hume, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Nguyen



**Jason Lindgren, City Clerk
City of Elk Grove, California**