

## RESOLUTION NO. 2013-125

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A SPECIFIC PLAN AMENDMENT, AMENDMENT TO THE ELK GROVE TOWN CENTER DESIGN GUIDELINES, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, DESIGN REVIEW, AND UNIFORM SIGN PROGRAM (EG-12-014); ASSESSOR PARCEL NUMBERS 132-2120-006 AND 132-2120-008**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application on May 10, 2012 from Dignity Health (the "Applicant") requesting a Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program for the Dignity Health Elk Grove Medical Campus Project (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 as APN: 132-2120-006 and -008; and

**WHEREAS**, the Project is located in the Elk Grove Town Center, a sub-planning area of the Laguna Ridge Specific Plan (LRSP); and

**WHEREAS**, the Planning Department considered the Project request pursuant to the General Plan, LRSP development standards, Title 23 of the Elk Grove Municipal Code (Zoning Code) standards, City's Design Guidelines, LRSP Supplemental Design Guidelines, and Elk Grove Town Center Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, Section 21661.5 of the California Public Utilities Code ("State Aeronautics Act") specifies that no person may submit any application for the construction of a new helistop to any state or federal agency unless the plan for such construction is first approved by the City Council of the City in which the helistop is located; and

**WHEREAS**, it shall be recognized that the Conditional Use Permit associated with this Project includes for the construction and operation of a helistop as part of the Master Development Plan for the Project and anticipated to be constructed as part of the Phase 2 – Hospital Expansion #1 of the Project; and

**WHEREAS**, the State California Environmental Quality Act (CEQA) Guidelines (Title 14 of the California Code of Regulations) identify several types of EIRs, each applicable to different Project circumstances. CEQA Guidelines Section 15162(a) provide that a Subsequent EIR is warranted if the lead agency determines, among other things, that substantial changes have occurred to a Project, or the circumstances under which the Project will be undertaken, that will have one or more significant effects not discussed in the previous EIR; and

**WHEREAS**, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program for this Project will have a significant effect on the environment beyond what was analyzed in the Subsequent EIR prepared for the Project and disclosed; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 20, 2013 as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission forwarded the Project to the City Council with a recommendation for approval by a 4-0 (1 abstained) vote; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby approves the Specific Plan Amendment and Amendment to the Elk Grove Town Center Design Guidelines based on the following findings:

**California Environmental Quality Act (CEQA)**

Finding: The Subsequent Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Pursuant to CEQA and the CEQA Guidelines, City staff prepared a Draft Subsequent Environmental Impact Report (SEIR) for the Project. The SEIR analyzed potentially significant impacts in the following areas:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Noise

A Notice of Availability for the Draft SEIR was published on January 11, 2013. The Draft SEIR was distributed to the State Clearinghouse (SCH No. 2012082029) and to other public agencies and interested parties. A 45-day public review period for the Draft SEIR was from January 11, 2013 to February 27, 2013. The Planning Commission conducted a public meeting on February 21, 2013 to provide an opportunity to receive comments on the Draft SEIR.

Comments from 14 public agencies or individuals were received during or subsequent to the public review period. Those comments were included in the Final SEIR as well as responses to those comments.

In conjunction with the Final SEIR, the City has prepared a Mitigation Monitoring and Reporting Program (“MMRP”), as required by CEQA. The MMRP includes: (a) all significant or potentially significant impacts, level of significance without mitigation, proposed mitigation measures and the resulting level of significance. Included with each mitigation measure is a specification for timing/implementation and enforcement/monitoring responsibility.

The SEIR identified four impacts that could not be mitigated to a less than significant level. Findings of Fact and a Statement of Overriding Considerations have been prepared as required by CEQA.

### **Specific Plan Amendment (LRSP Section 9 Implementation & Administration)**

Finding: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: In June 2008, the EGTC Design Guidelines was approved in order to create an urban mixed-use, pedestrian friendly blend of uses consisting of shopping, restaurants, high density housing, a hospital, office, fitness facilities, and the City's civic center. The EGTC designated the medical campus Project site as a Hospital District which envisioned establishing multi-story medical buildings that would create opportunities for “center piece” architecture and landmark type buildings. The proposed medical campus Project meets the EGTC objectives by providing multi-story buildings that incorporate architectural design elements that contribute to distinguishing the Project as a landmark development.

Finding: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed amendment to the development standards of the LRSP SC zone designation will allow greater flexibility to the architectural creativity in the SC zone designation. For the proposed medical campus Project, the amendment will allow the Project to further promote the philosophy of the EGTC by fulfilling the objectives for the EGTC Hospital District, and to serve the community by creating job opportunities, improving the City housing balance and community connectivity, and contributing to enhanced commercial selection.

Finding: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all Projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the LRSP development standards as for the proposed Project to accommodate such demands.

Finding: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed amendment to the development standards of the LRSP SC zone designation will not adversely affect adjacent properties. The revised height limit standard to allow an increase up to a maximum height of 120 feet, subject to the design review process, is similar to the building height provision allowed for the Zoning Code's Shopping Center zone district. All public services and utilities to serve the Project would remain as identified for the LRSP.

Finding: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: Based on the LRSP EIR and Dignity Health Elk Grove Medical Campus SEIR, the Project site has no physical constraints with respect to the proposed text amendment modifications.

### **Amendment to the Elk Grove Town Center Design Guidelines**

Finding: The proposed amendment is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and the Laguna Ridge Specific Plan provisions.

Evidence: The deletion of the shared driveway between the Hospital District and Commercial District as required by Guiding Principle C.1.5. of the EGTC Design Guidelines has been reviewed in accordance with the General Plan, Zoning Code, and LRSP. Public Works has also reviewed the elimination of the shared driveway and concluded that the elimination of the shared driveway requirement will not have impacts in serving the adjacent commercial district. In addition, the elimination of the driveway does not deviate from any policies or standards set forth in the General Plan, Zoning Code, and LRSP. In conclusion, the elimination of the shared driveway does not impact the development of either district.

**AND, BE IT FURTHER RESOLVED,** that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program for the Project subject to the Conditions of Approval provided in Exhibits A for the Master Development Plan and Exhibit B for Phase 1-Surgery and Maternity Hospital, incorporated herein by this reference, and as illustrated in Exhibits C for the Master Development Plan and Exhibit D for the Phase 1-Surgery and Maternity Hospital, incorporated herein by this reference, based upon the following findings:

### **Conditional Use Permit**

Finding: Conditional Use Permits are quasi-judicial and shall be granted only when the Planning Commission determines that the proposed use or activity complies with all of the following findings.

- a. The proposed use is consistent with the General Plan and all applicable provisions of this Title.

- b. 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 proposed hospital use is consistent with the General Plan land use designation of Commercial, and consistent with the goals and policies of the General Plan for hospital use development within the City of Elk Grove. The development of the hospital use will not impact existing adjacent uses. The proposed helistop will be utilized approximately ten times a year. It is anticipated that the noise impacts created by the helicopter will can impact sensitive receptors. Mitigation Measure 4.5.5 established in the Mitigation Monitoring and Reporting Program would require notice to emergency service providers (i.e., helicopter operators) that, to the best extent possible, helicopters shall implement noise abatement flight procedures, such as maintaining as high an altitude as possible, flying at normal cruising speed or slower, observing low-noise speed and descent recommendations, avoiding sharp maneuvers, and using steep take-off and descent profiles. In addition, when possible, helicopter arrivals and departures shall be scheduled to occur during the daytime periods, to reduce the potential for sleep disturbance. Thus, the proposed uses will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City.

### **Tentative Parcel Map**

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this Project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

### Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan and LRSP. The General Plan and LSRP designates the Project site as Commercial and Shopping Center, respectively. There are no minimum lot dimensions for the

Project site. The proposed subdivision provides sufficient lots sizes to meet the development for the medical campus development.

- b. As described in the staff report, the design or improvements of the proposed subdivision for a medical campus development is consistent with the General Plan and Specific Plan for the proposed site. The site layout and infrastructure improvements proposed for the medical campus development allows for a use that is consistent with the General Plan and LRSP.
- c. The site is physically suitable for a medical campus development in that it is a flat site with access to three street frontages.
- d. The site is consistent with the allowed densities as provide under the General Plan and LRSP. Services and facilities to serve the Project such as water, sewer, electricity, and other utilities will be provided or are available, as described in the LRSP.
- e. The Dignity Health Elk Grove Medical Campus Subsequent Environmental Impact Report determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval, and that a Statement of Overriding Considerations will be adopted by the City Council for those impacts that cannot be mitigated to less than significant levels.
- f. The Subsequent Environmental Impact Report prepared for the Project determined that no potentially serious health problems were identified from the Project.
- g. No conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision has been identified.

## **Design Review**

Finding: The proposed Project is consistent with the objectives of the General Plan, LRSP development standards, Zoning Code standards, City's Design Guidelines, LRSP Supplemental Design Guidelines, and EGTC Design Guidelines.

Evidence: The site plans and landscape plans for both the Campus Master Development Plan and Phase 1-Maternity and Surgery Hospital, and the building elevations for the Maternity and Surgery Hospital have been reviewed in accordance with the General Plan, LRSP development standards, Zoning Code standards, City's Design Guidelines, LRSP Supplemental Design Guidelines, and EGTC Design Guidelines, and it is concluded that the Project's site planning and architecture meets all applicable design requirements. The design of the proposed Phase 1-Maternity ad Surgery Hospital takes into account the scale and style of the existing medical office building and continues to establish a high quality architectural theme for the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design. 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 site plans and landscape plans for both the Campus Master Development Plan and Phase 1-Maternity and Surgery Hospital, and the building elevations for the Maternity and Surgery Hospital provide all design elements required by the EGTC Design Guidelines and the Laguna Ridge Specific Plan, including detailing of the landscaping and pedestrian amenities, providing sufficient pedestrian connectivity, and application of a visually interesting color and materials palette throughout the Project. 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 Phase 1-Maternity and Surgery Hospital building will continue to establish high quality design criteria for future development of the adjoining and nearby properties within the EGTC. The Project is subject to conditions of approval that will ensure consistency with all standard requirements. Future development phases of the Campus Master Development Plan will each require separate design review process approval.

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

Evidence: The proposed site layout of the medical campus Project has been reviewed in accordance with the Zoning Code and EGTC Design Guidelines and safely incorporates access points into the Project for vehicles, bicyclists, and pedestrians. Conflicts amongst these users are not anticipated.

### **Uniform Sign Program**

Finding: A major uniform sign program, or revisions thereto, may be approved only when the designated approving authority makes all of the following findings:

- a. The proposed major uniform sign program is consistent with the objectives of the General Plan; and
- b. The proposed signage is consistent with the purposes of the major uniform sign program; and
- c. The proposed deviations from the signage standards of this title are consistent with the considerations and basis for deviations listed in the title.

Evidence: The proposed Uniform Sign Program is consistent with the objectives of the General Plan and consistent for the purposes of the major uniform sign program. The

deviation is only for the height of the "Emergency" directional signage and is justified given the importance in identifying the Hospital's emergency department. There is no deviation for the other signs and the deviation for the emergency direction sign will not detract from the design compatibility of the Project.

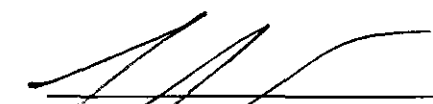
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 10<sup>th</sup> day of July 2013.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY



**Exhibit A**  
**Conditions of Approval**  
**Dignity Health Elk Grove Medical Campus Master Development Plan**

<p style="text-align: center;"><u>Conditions of Approval / Conditional Use Permit</u></p> <p><u>Dignity Health Elk Grove Medical Campus Entitlements</u>            Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program</p>	<p style="text-align: center;"><u>Timing/ Implementation</u></p>	<p style="text-align: center;"><u>Enforcement/ Monitoring</u></p>	<p style="text-align: center;"><u>Verification (date and Signature)</u></p>
<p><b>On-Going</b></p>			
<p>1. The development approved by this action is for a <i>Tentative Parcel Map</i> to subdivide two (2) parcels in to five (5) parcels; 2) <i>Conditional Use Permit</i> to allow hospital use in the SC zone district and to allow the establishment of a helistop; 3) <i>Design Review</i> for the Dignity Health Elk Grove Medical Campus Master Development Plan; and 4) <i>Uniform Sign Program</i> to establish the sign criteria for the Project as described in the Planning Commission staff report and associated Exhibits and Attachments illustrated in the Project plans below:</p> <ul style="list-style-type: none"> <li>• Tentative Parcel Map (received March 28, 2013)</li> <li>• Campus Master Site Plan (received May 14, 2013)</li> <li>• Conceptual Landscape Plan (received March 28, 2013)</li> <li>• Uniform Sign Program (received May 14, 2013)</li> </ul> <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>	<p style="text-align: center;">On-Going</p>	<p style="text-align: center;">Planning</p>	

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<b>Dignity Health Elk Grove Medical Campus Entitlements</b> Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program				
2.	This approval is valid for 36 months from the date of approval unless extended by law or City action.	36 Months from the Date of Approval	Planning	
3.	The Applicant/Owner or Successors in Interest (hereby 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 permit or any environmental or other documentation related to approval of this permit.	On-Going	Planning	
4.	The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.	On-Going	Planning	

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<p>5. Except as otherwise specified or provided for on the Tentative Subdivision Map, 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:</p> <ul style="list-style-type: none"> <li>• Laguna Ridge Specific Plan</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• Laguna Ridge Supplemental Design Guidelines for landscape improvements</li> <li>• Elk Grove Town Center Design Guidelines</li> </ul>	<p style="text-align: center;">On Going</p>	<p style="text-align: center;">Planning, Public Works</p>	
<p>6. Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	<p style="text-align: center;">On Going</p>	<p style="text-align: center;">SCWA, SASD, SMUD, PG&amp;E</p>	
<p>7. 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), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	<p style="text-align: center;">On-Going</p>	<p style="text-align: center;">Planning, Public Works, CCSD, SCWA, SASD</p>	

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8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Final Map</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Section 404, 401, 1602, or other State or Federal environmental permit</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> </ul>	On-Going	Planning, Public Works, Building, CCSD, SCWA, SASD	
<b>Prior to Improvement Plans or Grading</b>				
9.	The Applicant shall ensure that all applicable Mitigation Monitoring and Reporting Programs (MMRPs) applicable to the site and Project are recorded and implemented for the Project. This includes the Laguna Ridge Specific Plan MMRP, the Elk Grove Town Center MMRP, and the Dignity Health Elk Grove Medical Campus MMRP.	Prior to issuance of Grading/Improvement Plans for Phase 1	Planning	

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10.	The Applicant shall pay an initial deposit of \$5,000 for the implementation of the applicable MMRPs for the Project Until the applicable MMRPs have been recorded and the MMRP deposit has been paid, no final map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to Issuance of Grading/Improvement Plans for Phase 1, submit deposit to the City of Elk Grove	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.	At Improvement Plans for Each Phase	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>	At Improvement Plans for Each Phase	Planning	
13.	<p>The Applicant shall redesign all standard pedestrian nodes and enhanced pedestrian nodes to incorporate similarly the design concept and elements as established in the Laguna Ridge Specific Plan Supplemental Design Guidelines for street corner monumentations. The exception is the pedestrian node located at the southwest corner of Wymark Drive / Civic Center Drive, which shall be designed to match the existing pedestrian node located across the street that was constructed as part of the Ridge Apartment Project. The final design for each pedestrian node shall be submitted for review in conjunction with the improvement plans for the respective building phase and approved to the satisfaction of the Planning Director.</p>	At Improvement Plans for Each Phase	Planning	

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14.	Special paving (colored and textured) shall be utilized for all pedestrian crossings. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, and/or scored/stamped concrete/asphalt and shall comply with ADA requirements.	At Improvement Plans for Each Phase	Planning	
15.	Enhanced paving (colored and textured pavement) shall be provided at all Project driveway entrances for a minimum of twenty-five (25) feet in depth measured from the public right-of-way along the adjacent roadway.	At Improvement Plans for Each Phase	Planning	
16.	All trash enclosures/compactors for all phases shall meet the requirements and design standards as established in the Elk Grove Space Allocation and Enclosure Design Standards and Guidelines for Trash and Recycling. A detail of the trash enclosures shall be provided in the improvement plans.	At Improvement Plans for Each Phase	Planning & Integrated Waste	
17.	The Applicant shall submit final landscape and irrigation plans in conjunction with improvements plans for each phase. Such plans shall be prepared by a landscape architect registered to practice in the State of California.	At Improvement Plans for Each Phase	Public Works, Planning, Landscape Architect	

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<p>18. Applicant shall prepare and submit a comprehensive drainage study and plan for the whole Medical Campus Master Plan Project that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-Project hydrologic and hydraulic analysis of the Project and Project impacts; definition of the local controlling 100-year frequency water levels existing and with Project; the proposed method of flow conveyance to mitigate the potential Project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the Project and any change in runoff; including quality, quantity, volume, and duration. The drainage study shall be prepared to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan (SDMP), the Master Drainage Study for the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards and the City's General Plan. The study shall be prepared and stamped by a licensed civil engineer.</p>	<p style="text-align: center;">At Improvement Plan Submittal for Phase 1</p>	<p style="text-align: center;">Public Works</p>	



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19.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan for the whole Medical Campus Master Plan Project 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.	At Improvement Plan Submittal for Phase I	Public Works	
20.	The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works.	At Improvement Plans for Each Phase	Public Works	

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21.	The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the Project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal pursuant to City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All proposed reconstructed work shall be shown in the improvement plans.	At Improvement Plans for Each Phase	Public Works	
22.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvements herein that do not meet current ADA Standards to the satisfaction of Public Works. All proposed ADA improvements shall be shown on the improvement plans.	At Improvement Plans for Each Phase	Public Works	
23.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details. All signs to be replaced shall be shown on the improvement plans.	At Improvement Plans for Phase 1	Public Works	
24.	The Applicant shall remove the existing AC path and construct a 10-foot trail along the Project's Elk Grove Blvd. frontage in accordance to the City of Elk Grove's trail standards and to the satisfaction of the City. The proposed trail shall conform and tie-in to the existing path west of the Project site.	At Improvement Plans for Phases 1, 2, and 3	Public Works Planning	

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25.	The Applicant shall design and construct the 36-foot landscape corridor adjacent to Elk Grove Blvd to the satisfaction of the City.	At Improvement Plans For Phase 1, 2, and 3	Public Works Planning	
26.	The Applicant shall enter into a "Deferred Improvement Agreement" with surety bond for the future design and construction of the following: 1) pedestrian walkway connection between Elk Grove Boulevard and Civic Center Drive located along the westerly boundary line and 2) enhanced pedestrian node located approximately midpoint of the pedestrian walkway connection. The pedestrian walkway and enhanced pedestrian node shall be jointly designed and constructed with the owners of the adjacent western parcels (Parcels Numbers 132-2120-005, -009, -010). The construction of the pedestrian walkway and pedestrian node shall be completed upon the issuance of any building permit that is related to the development of any second western adjacent parcel to be developed, or Phase 3 (Hospital Expansion #2) of the Dignity Health Elk Grove Medical Campus Master Plan, whichever occurs first.	At Improvement Plan Submittal for Phase 1	Planning	
27.	The easterly driveway on Elk Grove Blvd shall be limited to right-turn movements only.	At Improvement Plans for Phase 2	Public Works	

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28.	In order to obtain sewer service, the construction of Sacramento Area Sewer District (District) sewer infrastructure may be required. The Applicant shall contact the District to discuss all necessary infrastructure improvements to serve the Project.	At Improvement Plans For Each Phase	Sacramento Area Sewer District	
29.	Connection(s) to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.	At Improvement Plans for Each Phase	Sacramento Area Sewer District	
30.	Each parcel with a sewage source shall have a separate connection to the District 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 onsite sewer line or the District public sewer line.	At Improvement Plans for Each Phase	Sacramento Area Sewer District	

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31.	The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to approval of the improvement plans for each phase, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	At Improvement Plans for Each Phase	Sacramento Area Sewer District	
32.	The Applicant shall destroy all abandoned wells on the 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 agricultural wells, the Applicant shall use water from agricultural well for grading and construction.	At Improvement Plans for Each Phase	Sacramento County Water Agency	

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<p>33. The Applicant shall contact PG&amp;E to obtain a "<u>No Objection</u>" letter from PG&amp;E prior to any construction activities taking place around PG&amp;E's gas lines. The Applicant shall submit Improvement Plans and Landscape Plans for all phases to PG&amp;E (attn: Donald Kennedy, 343 Sacramento St., Auburn, CA 95603, 530-889-5089) for review and comment. Below are applicable restrictions within around PG&amp;E's gas lines, but shall not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Buildings, Structures, and Wells are restricted near PG&amp;E's gas lines. Structures includes, but shall not be limited to Light Fixtures, Block Walls, Trash Enclosures, etc.</li> <li>• No grading cuts or fills are allowed around PG&amp;E's facilities without prior written approval from PG&amp;E.</li> <li>• Trees are not a compatible use around gas lines and there are restrictions with regards to the placement of trees in the vicinity of gas pipe lines.</li> <li>• There are minimum clearances to be maintained for 3<sup>rd</sup> party crossings or longitudinal encroachments.</li> <li>• There are restrictions with heavy equipment crossing over PG&amp;E's high pressure gas lines. PG&amp;E may need to provide wheel loading requirements over the gas facilities during construction activities in the event heavy equipment may need to cross over the pipeline.</li> </ul>	<p style="text-align: center;">At Improvement Plans for Each Phase</p>	<p style="text-align: center;">PG&amp;E</p>	
<p>Dignity Health Elk Grove Medical Campus Master Plan (EG-12-014)  City Council, July 16, 2013</p>		<p style="text-align: right;">Page 14 of 26</p>	

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34.	All fire emergency access roadways shall have a minimum 50 feet turning radius outside and 25 feet turning radius inside for emergency vehicles.	At Improvement Plans for Each Phase	CCSD Fire Department	
35.	All hydrants and FDC shown on the site plan shall be located on the opposite side of the fire access line either in the planter areas or curb islands. No hydrants shall be located within 40 feet adjacent to the building.	At Improvement Plans for Each Phase	CCSD Fire Department	
36.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	At Acceptance of Public Improvements For Each Phase	Public Works	
37.	The Applicant shall increase the total width of any parking stalls to 11 feet for those stalls that are at a 90° angle to one another.	At Improvement Plan for Each Phase	Public Works	
<b>Prior to Final Map</b>				
38.	The quitclaim of the following easement shall be completed prior to recordation of the Final Map: <ul style="list-style-type: none"> <li>• Well site operations easements per 20060928 O.R. 0770.</li> <li>• Access easement per 20060928 O.R. 0764.</li> </ul>	Final Map	Public Works	
39.	No future driveways (other than the approved driveways for this Project) shall be permitted along Elk Grove Blvd. The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) along Elk Grove Blvd. to the satisfaction of Public Works.	Final Map	Public Works	

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40.	The existing well site, as granted to the Sacramento County Water Agency per Book 20070308 Page 1131, Official Records, shall be deeded, in fee simple, or quit claimed to the Applicant prior to recordation of the final map.	Final Map	Public Works	
41.	The Applicant shall record a reciprocal access and parking agreement between the parcels of this development. The agreement shall at a minimum, address common area ownership, maintenance, joint access and parking in a manner acceptable to the City of Elk Grove.	Final Map	Public Works	
42.	The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 10 feet adjacent thereto as a public utility easement to the City of Elk Grove for overhead and underground facilities and appurtenances.	Final Map	Public Works	



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43.	Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and such underground and aboveground appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication. Dedicate the Private Drives and any Common Areas as a public utility easement to the City of Elk Grove for underground facilities and such underground and aboveground appurtenances and additional areas as required within the Common Areas as required to provide service as a public utility easement for underground facilities and appurtenances except for those areas where structures are located.	Final Map	Public Works	
44.	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 Final Map approval.	Final Map	Sacramento County Water Agency	
45.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Final Map	Sacramento Area Sewer District	

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46.	The Applicant and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.	Final Map	Sacramento Area Sewer District	
47.	Private sewer easement for the installation and/or maintenance of private sanitary sewer laterals across all parcels shall be dedicated and designated on the Final Parcel Map. The private sewer easement shall be a minimum of 10 feet wide.	Final Map	Sacramento Area Sewer District	

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<p>48. Prior to the recordation of the final map Applicant shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. .</p>	<p style="text-align: center;">Final Map</p>	<p style="text-align: center;">CCSD Fire Department</p>	

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49.	Prior to the final map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see: <a href="http://www.elkgrovecity.org/finance/assessment-ohter-dist-info.asp">www.elkgrovecity.org/finance/assessment-ohter-dist-info.asp</a> .	Final Map	Finance	
<b>Prior to Building Permit – Applicable to Phase 4 Only (MOB #2 and Parking Structure)</b>				
50.	The Final Parcel Map shall be completed, approved and recorded prior to the issuance of the first Building Permit for the Project.	Prior to First Building Permit Issuance	Public Works	
51.	Porte Cochere and/or all overhangs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.	Prior to Building Permit for Phase 4	CCSD Fire Department	

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<b>Prior to Submittal to Office of Statewide Health Planning and Development (OSHPD) - For Hospital Phases 1, 2, and 3</b> <b>Conditions of Approval Below Are Subject To and Enforceable by Conditional Use Permit for Hospital Use</b> <b>(Building Permit for Hospital Issued by OSHPD)</b>				
52.	Prior to submittal of construction plans to OSHPD, the Applicant shall submit the site plan, architectural elevations, lighting plans, landscape plans, and other requested items by the City and other applicable agencies (i.e. CCSD Fire Department) for review and approval for each phase of the hospital.	Prior to Submittal of Construction Plans to OSHPD for Each Hospital Phase	Planning, CCSD Fire Department	
53.	Porte Cochere and/or all overhangs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.	Prior to Submittal of Construction Plans to OSHPD for Each Phase	CCSD Fire Department	
54.	The Applicant shall provide site amenities (i.e. trellises, kiosks, seating areas, and other similar elements) as required by the Elk Grove Town Center Design Guidelines to the satisfaction of the Planning Director. The locations for all amenities shall be shown on the site plan or separate plan sheet. Details for each amenity shall be provided to the Planning Department for review and approval.	Show Amenities on Construction Plans submitted to OSHPD for Each Phase  Install Amenities prior to Final or Occupancy of Relevant Phase	Planning	
55.	The Applicant shall submit a photometric plan for review and approval by the Police Department and Planning Department.	Prior to Submittal of Construction Plans to OSHPD for Each Phase	Planning, Police	

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**General Information and Compliance Items:**

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the Project.

**Public Works**

- a. 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.
- b. 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.
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- d. Any improvements, public or private, damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement.
- e. Improvement plans shall be approved by Public Works prior to 1<sup>st</sup> Building Permit.
- f. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works.
- g. 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.
- h. 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.
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department.
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards.
- k. 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

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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.

- I. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans.
  
- m. 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.
  
- n. 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.
  
- o. 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 Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards.
  
- p. 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.

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- q. 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.
- r. The Applicant shall obtain the appropriate clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.
- s. 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.

**CCSD Fire Department**

- a. Public Safety 800 MHZ Radio Building Amplification Testing shall be conducted by an authorized technician to verify that the building supports the Sacramento Regional Radio Communications System.
- b. Dead-end streets in excess of 150 feet require emergency turn-around. (CCSD Fire)
- c. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.)
- d. 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:
  - i. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted.
- e. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- f. Commercial developments in excess of 10,000 square feet required looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
- g. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flows or the application of mitigating efforts to meet fire flows above this minimum.



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- h. 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.
- i. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes 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 Cosumnes Fire Department.
- j. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- k. 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.
- l. 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.
- m. All building numbers and suite numbers, addressing and street names and monument signage placement shall be reviewed by the Cosumnes CSD Fire Department and approved by the City.

**Sacramento County Environmental Management Department**

- a. The Applicant is proposing to treat medical waste on-site. Pursuant to the California Health Safety Code (CH&SC), Medical Waste Management Act commencing with Section 118130. A permit to operate the onsite treatment system must be obtained from EMD prior to operation of the unit.
- b. Stormwater must be managed pursuant to Federal, State, and Local regulations. If dry wells are proposed to be used for the management of stormwater, the dry wells must be permitted by EMD prior to installation.
- c. If hazardous materials are stored/handled in reportable quantity (equal to or greater than 55 gallons, 500 pounds, 200 cubic feet) the facility must:
  - ii. Obtain a Hazardous Materials Permit from EMD.
  - iii. Submit a Hazardous Materials Business Plan to EMD.
- d. If facility generates hazardous waste the facility must:
  - i. Obtain a Hazardous Waste Permit from EMD.

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- e. If facility stores/handles petroleum (e.g. diesel, gasoline, motor oil, etc.) in ASTs 55 gallons or greater with an aggregate storage capacity of 1,320 gallons or more the facility must:
  - i. Obtain an AST permit from EMD.
  - ii. Prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan before beginning operations.
- f. Plans for any food facility must be submitted to EMD for approval.

**PG&E**

- a. Prior to any excavation near the gas transmission facilities, the following shall apply:
  - Excavator to call USA when requesting PG&E to locate and mark gas pipe. Request field meeting with PG&E Locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby.
  - A PG&E standby person is required to be on site whenever excavation is within 5-foot from the edge of the pipe. Excavator to call PG&E at 916-386-5143 at PG&E 48 hours in advance to request inspector to standby.
  - Prior to using any power operated equipment, the approximate location of the pipe must be determined by hand excavation or careful probing. Probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth of 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe.

**Sacramento Area Sewer District**

- a. Developing this property will require the payment of sewer impact fees for each phase. Impact fees shall be paid prior to the issuance of building permits or building construction for each phase. The Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
- b. The Applicant and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.

**Exhibit B**  
**Draft Conditions of Approval**  
**Dignity Health Elk Grove Medical Campus**  
**Phase 1-Surgery and Maternity Hospital**

<p style="text-align: center;"><u>Conditions of Approval / Conditional Use Permit</u></p> <p><b>Dignity Health Elk Grove Medical Campus Entitlements</b>  <b>Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program</b></p>	<p style="text-align: center;"><u>Timing/ Implementation</u></p>	<p style="text-align: center;"><u>Enforcement/ Monitoring</u></p>	<p style="text-align: center;"><u>Verification (date and Signature)</u></p>
<p><b>On-Going</b></p>			
<p>1. The development approved by this action is for a Design Review to allow the construction of a 112,050 square foot Surgery and Maternity Hospital building section associated with Phase 1 of the Dignity Health Elk Grove Medical Campus Master Plan as described in the Planning Commission staff report and associated Exhibits and Attachments illustrated in the Project plans below:</p> <ul style="list-style-type: none"> <li>• Surgery and Maternity Hospital Site Plan (received March 28, 2013)</li> <li>• Exterior Elevations (received March 28, 2013)</li> <li>• Preliminary Landscape Plan (received March 28, 2013)</li> </ul> <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>	<p style="text-align: center;">On-Going</p>	<p style="text-align: center;">Planning</p>	

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2.	The Applicant/Owner or Successors in Interest (hereby 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 permit or any environmental or other documentation related to approval of this permit.	On-Going	Planning	
3.	This action does not relieve the Applicant of the obligation to comply with all applicable ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	This Phase 1 of the overall Dignity Health Elk Grove Medical Campus Master Plan shall comply with the conditions of approval established for the Master Plan and specifically applicable to this Phase 1, and generally applicable to all phases of the Dignity Health Elk Grove Medical Campus Master Plan, which conditions are incorporated herein by reference.	On-Going	Planning	
5.	No future driveway (other than the approved driveway(s) for this Project) shall be permitted along Elk Grove Blvd.	On-Going	Public Works	

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<p><b><u>Dignity Health Elk Grove Medical Campus Entitlements</u></b>            Specific Plan Amendment, Amendment to the Elk Grove Town Center Design Guidelines, Conditional Use Permit, Tentative Parcel Map, Design Review, and Uniform Sign Program</p>				
6.	<p>Except as otherwise specified or provided for on 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:</p> <ul style="list-style-type: none"> <li>• Laguna Ridge Specific Plan</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• Laguna Ridge Supplemental Design Guidelines for landscape improvements</li> <li>• Elk Grove Town Center Design Guidelines</li> </ul>	On Going	Planning Public Works	
7.	<p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	SCWA SASD SMUD PG&E	

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8.	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), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Public Works CCSD SCWA SASD	
9.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following: <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Section 404, 401, 1602, or other State or Federal environmental permit</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> </ul>	On-Going	Planning Public Works Building CCSD SCWA SASD	
<b><u>Prior to Improvement Plans or Grading</u></b>				
10.	The removal of the Oak trees in the median on Elk Grove Boulevard shall require mitigation subject to Chapter 19.12 of the Municipal Code (Tree Preservation and Protection).	Prior to issuance of Grading Permit Associated with Phase 1	Planning	
11.	Prior to the issuance of any plans or permits, the Applicant shall complete the relocation of the existing SCWA well site located on Parcel Number 132-2120-011	Prior to Issuance of Grading Permit Associated with Phase 1	Planning / Public Works	

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<p>to the new well site location at the northwest corner of the Dignity Health Elk Grove Medical Campus Project site as shown on the proposed Tentative Parcel Map. The relocation shall include 1) the establishment of a new well site as a separate parcel with associated easements, 2) the extension of utilities to serve the new well site, and 3) the title transfer of the new well site parcel to SCWA. The Applicant shall be responsible for all costs for the well site relocation and at no cost to SCWA. The new well site shall be subject and meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. SCWA improvement standards</li> <li>b. State regulations and statutes</li> <li>c. SCWA required setbacks</li> </ul> <p>In the event that the Applicant fails to meet the requirements as stated above, the existing well site shall not be relocated.</p> <p>Prior to accepting the new well site by SCWA, the Applicant shall 1) relocate and construct the well site to the satisfaction of SCWA, 2) reimburse SCWA for any additional increment of additional life-cycle costs associated with the new well site, and 3) reimburse</p>			

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	<p>SCWA for any additional design and construction costs associated with the new well site.</p> <p>SCWA shall convey title to the existing well site and abandon easements after SCWA has secured title and necessary easements to the new site within 6 months after completing the above requirements.</p> <p>In the event that the acts or inaction of the Applicant or the Applicant's agents in performing the above process delays or obstructs the design and construction of the well and well site improvements by SCWA, the Applicant shall reimburse SCWA for damages incurred by SCWA.</p>			
12.	Appropriate signage and striping of the "emergency only" left-turn pocket on Elk Grove Blvd shall be designed to the satisfaction of Public Works.	Improvement Plans	Public Works	
<b>Prior to Submittal to Office of Statewide Health Planning and Development (OSHPD)</b> <b>Conditions of Approval Below Are Subject To and Enforceable by Conditional Use Permit for Hospital Use (Building Permit for Hospital Issued by OSHPD)</b>				
13.	The Final Parcel Map shall be completed, approved and recorded prior to submittal of construction plans to OSHPD.	Building Permit	Public Works	



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14.	The SASD has a 20-foot wide easement on proposed parcel 5 within the Project area. Any landscaping within the District's sewer easement(s) shall be limited to the following: lawn or similar groundcover; or tree/shrub species whose mature growth does not exceed five (5) feet in height and that are not environmentally protected.	Prior to Submittal of Construction Plans to OSHPD	Sacramento Area Sewer District	
15.	The Applicant shall submit building elevations for the Central Utility Plant to the Planning Department for review and approval to the satisfaction of the Planning Director. The building wall elevations shall incorporate design elements that will break up any potential massing of the wall plane and compatible in design with the hospital.	Prior to Submittal of Construction Plans to OSHPD	Planning	
16.	The driveway on Civic Center Drive shall be limited to right-turn movements only.	Prior to Submittal of Construction Plans to OSHPD	Public Works	
17.	The Applicant shall design and construct the 36-foot landscape corridor along the proposed well site frontage adjacent to Elk Grove Blvd to the satisfaction of Public Works.	Prior to Submittal of Construction Plans to OSHPD	Public Works	

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18.	The Applicant shall remove the existing AC path and construct a 10-foot trail along the proposed well site frontage adjacent to Elk Grove Blvd in accordance to the City of Elk Grove trail standards. The proposed trail shall conform and tie-in to the existing path west of the Project site.	Prior to Submittal of Construction Plans to OSHPD	Public Works	
19.	The Applicant shall install a NFPA 13 Fire Sprinklers system along with a complete NFPA 14 Standpipe System.	Prior to Submittal of Construction Plans to OSHPD	CCSD Fire Department	
20.	The Applicant shall submit a final draft of the waste management plan to Integrated Waste for review and approval. The waste management plan shall incorporate a "takeback" program for unused medical waste to the satisfaction of the Integrated Waste.	Prior to Submittal of Construction Plans to OSHPD	Integrated Waste	

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**General Information and Compliance Items:**

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the Project.

**Public Works**

- a. 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.
- b. 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.
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- d. Any improvements, public or private, damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement.
- e. Improvement plans shall be approved by Public Works prior to 1<sup>st</sup> Building Permit.
- f. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works.
- g. 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.
- h. 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.
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department.
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards.

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- k. 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.
- l. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans.
- m. 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.
- n. 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.
- o. 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 Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards.
- p. 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

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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.

- q. 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.
- r. The Applicant shall obtain the appropriate clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.
- s. 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.

**CCSD Fire Department**

- a. Public Safety 800 MHZ Radio Building Amplification Testing shall be conducted by an authorized technician to verify that the building supports the Sacramento Regional Radio Communications System.
- b. Dead-end streets in excess of 150 feet require emergency turn-around. (CCSD Fire)
- c. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.)
- d. 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:
  - iv. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted.
- e. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- f. Commercial developments in excess of 10,000 square feet required looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.

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- g. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flows or the application of mitigating efforts to meet fire flows above this minimum.
- h. 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.
- i. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes 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 Cosumnes Fire Department.
- j. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- k. 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.
- l. 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.
- m. All building numbers and suite numbers, addressing and street names and monument signage placement shall be reviewed by the Cosumnes CSD Fire Department and approved by the City.

**Sacramento County Environmental Management Department**

- a. The Applicant is proposing to treat medical waste on-site. Pursuant to the California Health Safety Code (CH&SC), Medical Waste Management Act commencing with Section 118130. A permit to operate the onsite treatment system must be obtained from EMD prior to operation of the unit.
- b. Stormwater must be managed pursuant to Federal, State, and Local regulations. If dry wells are proposed to be used for the management of stormwater, the dry wells must be permitted by EMD prior to installation.

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- c. If hazardous materials are stored/handled in reportable quantity (equal to or greater than 55 gallons, 500 pounds, 200 cubic feet) the facility must:
  - v. Obtain a Hazardous Materials Permit from EMD.
  - vi. Submit a Hazardous Materials Business Plan to EMD.
- d. If facility generates hazardous waste the facility must:
  - ii. Obtain a Hazardous Waste Permit from EMD.
- e. If facility stores/handles petroleum (e.g. diesel, gasoline, motor oil, etc.) in ASTs 55 gallons or greater with an aggregate storage capacity of 1,320 gallons or more the facility must:
  - iii. Obtain an AST permit from EMD.
  - iv. Prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan before beginning operations.
- f. Plans for any food facility must be submitted to EMD for approval.

**PG&E**

- a. Prior to any excavation near the gas transmission facilities, the following shall apply:
  - Excavator to call USA when requesting PG&E to locate and mark gas pipe. Request field meeting with PG&E Locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby.
  - A PG&E standby person is required to be on site whenever excavation is within 5-foot from the edge of the pipe. Excavator to call PG&E at 916-386-5143 at PG&E 48 hours in advance to request inspector to standby.
  - Prior to using any power operated equipment, the approximate location of the pipe must be determined by hand excavation or careful probing. Probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth of 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe.

**Sacramento Area Sewer District**

- a. Developing this property will require the payment of sewer impact fees for each phase. Impact fees shall be paid prior to the issuance of building permits or building construction for each phase. The Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
- b. The Applicant and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and

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drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.



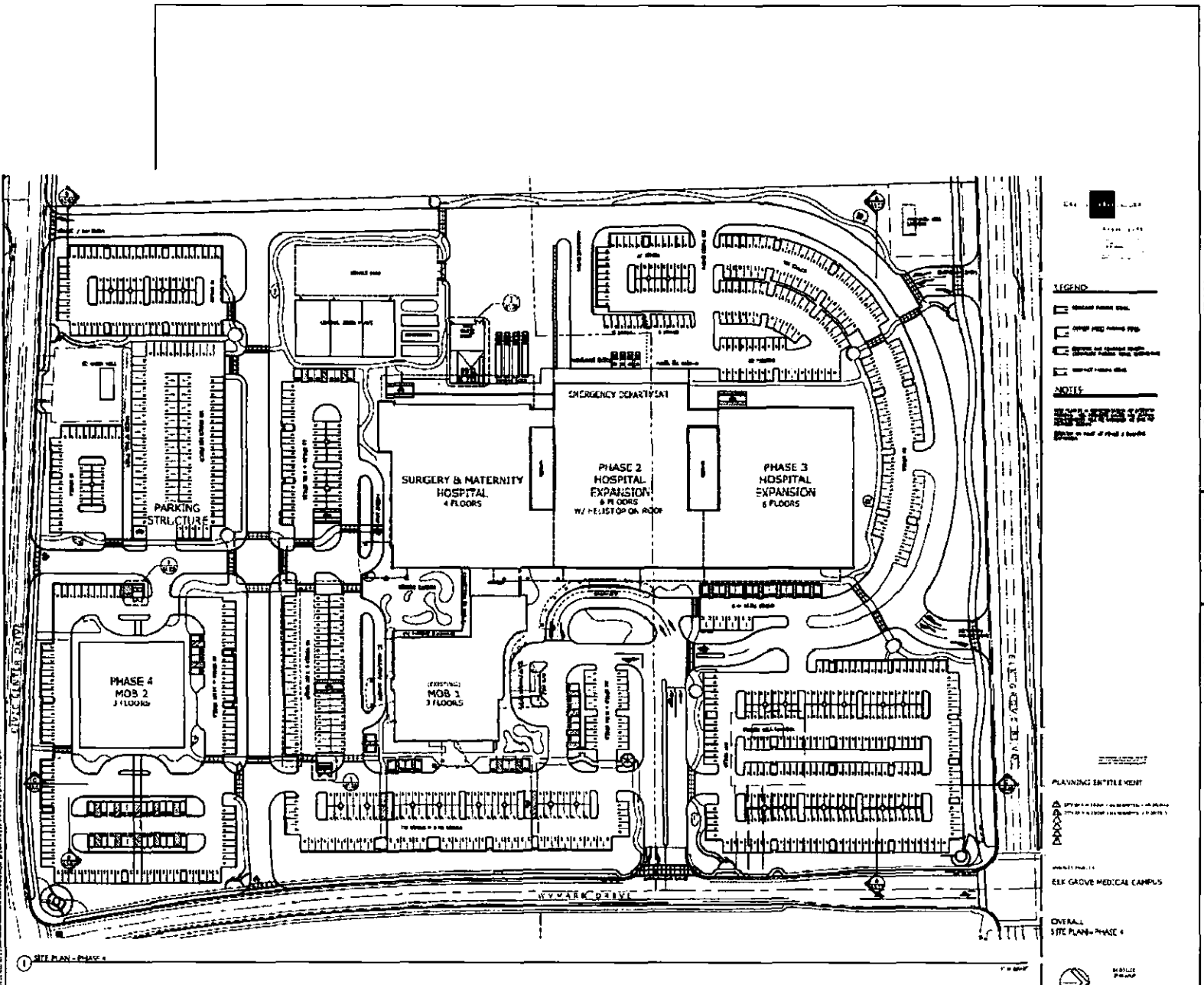


**Exhibit C**  
**Dignity Health Elk Grove Medical Campus Master Development Plan**

# Exhibit C

## Dignity Health Elk Grove Medical Campus Master Development Plan

### Master Medical Campus Development Plan

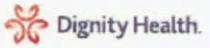
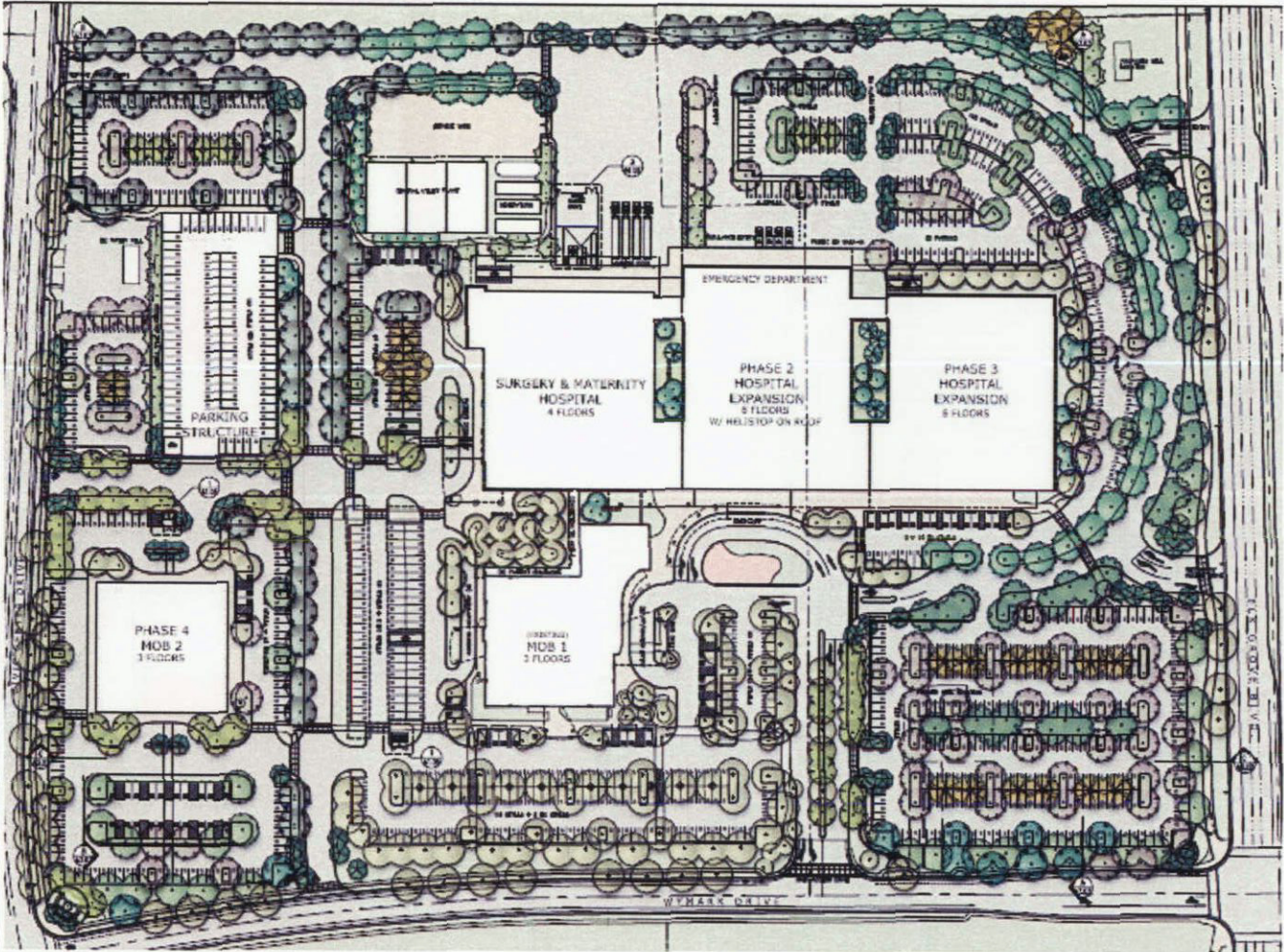




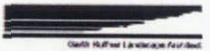
# Dignity Health Elk Grove Medical Campus Master Development Plan

## Exhibit C

Color Conceptual Landscape Plan Rendering



DESTINER BUCKNER ARCHITECTS



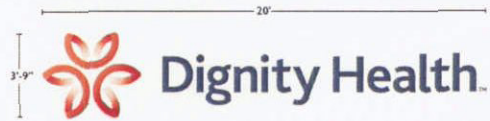
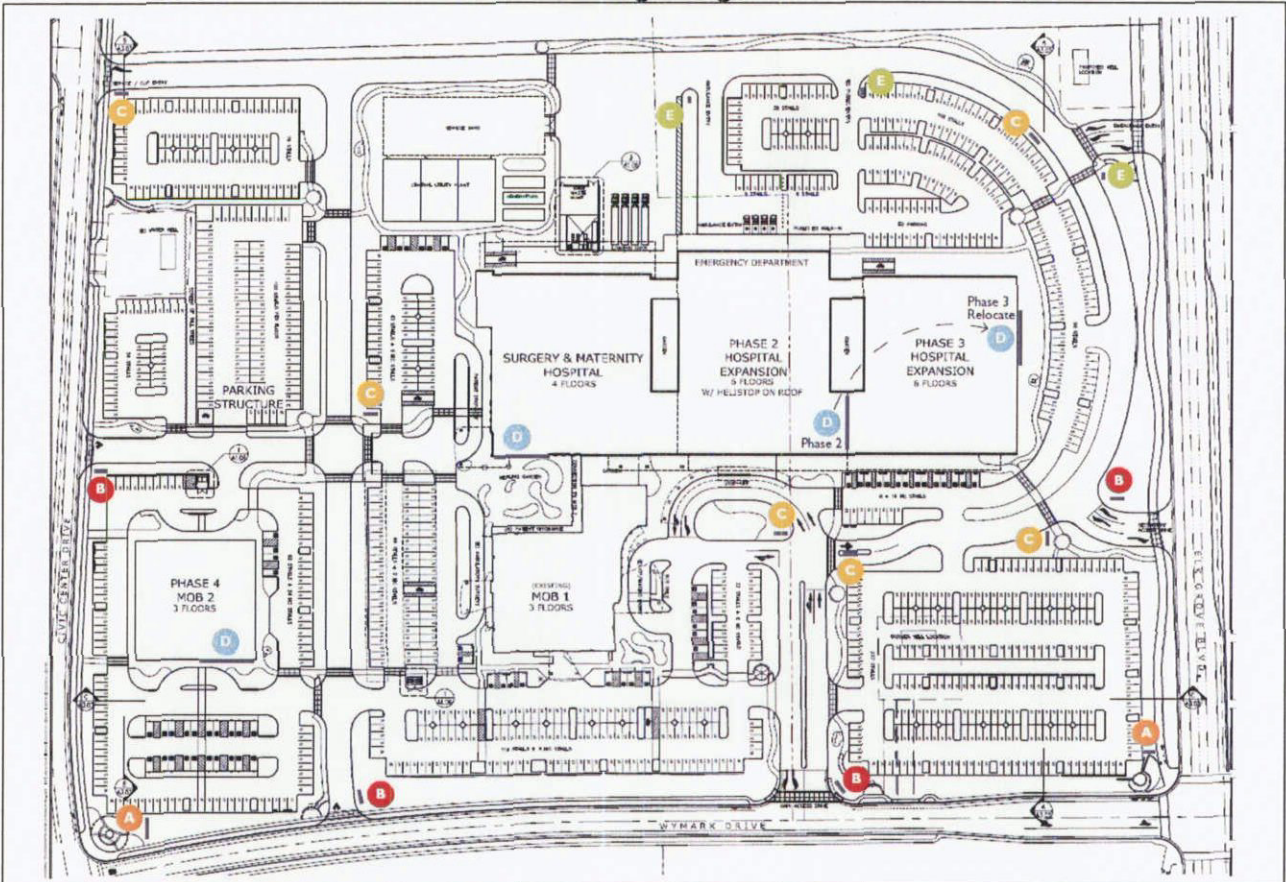
24 April 2013  
0 120'

DIGNITY HEALTH  
ELK GROVE  
MEDICAL CAMPUS

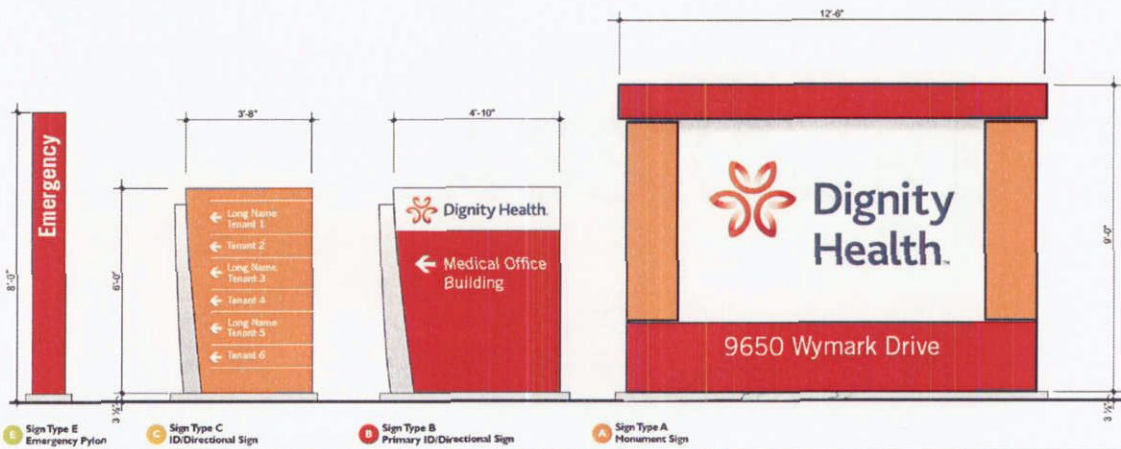
Phase 3B  
MOB 2  
Final Build Out

# Exhibit C Dignity Health Elk Grove Medical Campus Master Development Plan

## Uniform Sign Program



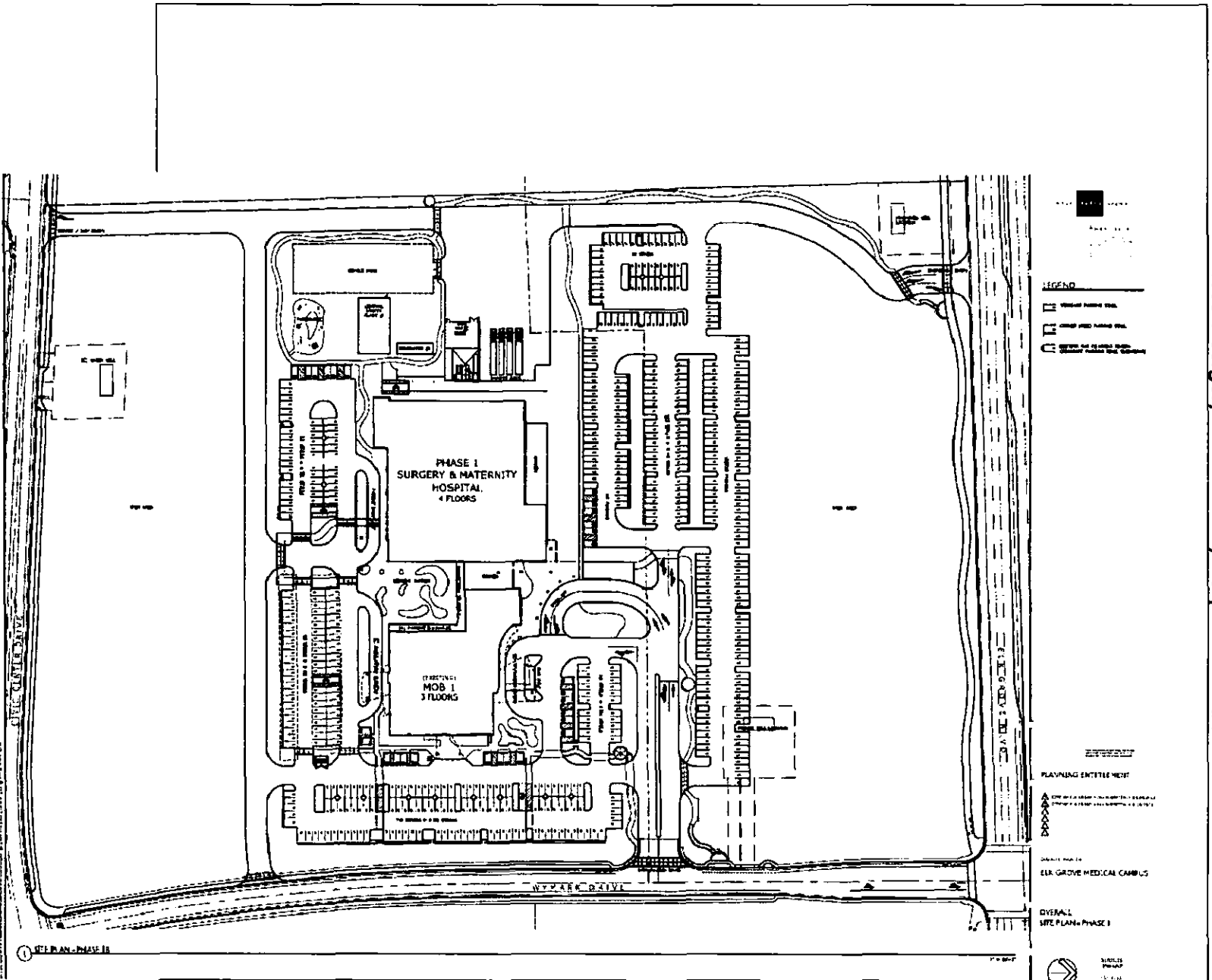
Sign Type D  
Building Signage



Sign Type E Emergency Pylon    Sign Type C ID/Directional Sign    Sign Type B Primary ID/Directional Sign    Sign Type A Monument Sign

# Exhibit D Phase 1-Surgery and Maternity Hospital

## Phase 1-Surgery and Maternity Hospital Site Plan



1 SITE PLAN - PHASE 1B





**Exhibit D**  
**Phase 1 - Surgery and Maternity Hospital**

**Phase 1 - Surgery and Maternity Hospital Color Elevations**



East Elevation



North Elevation

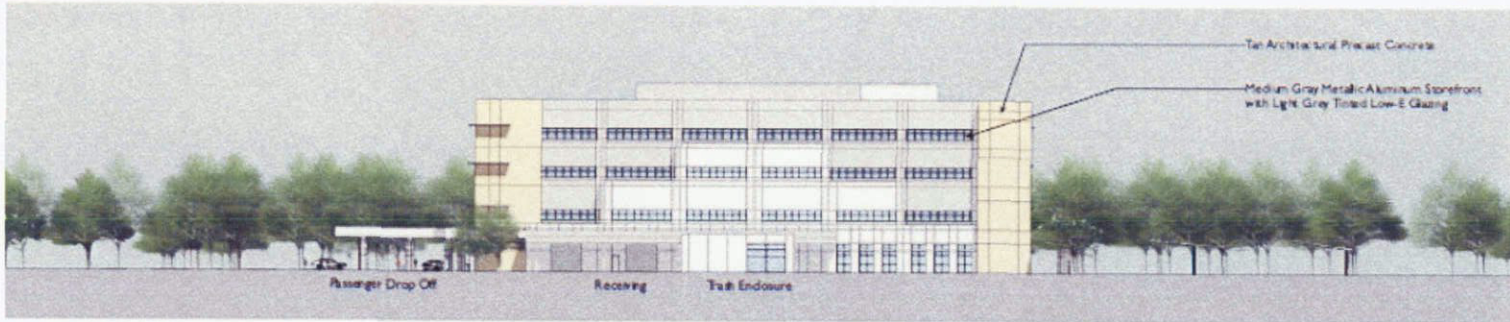


13 July 2012

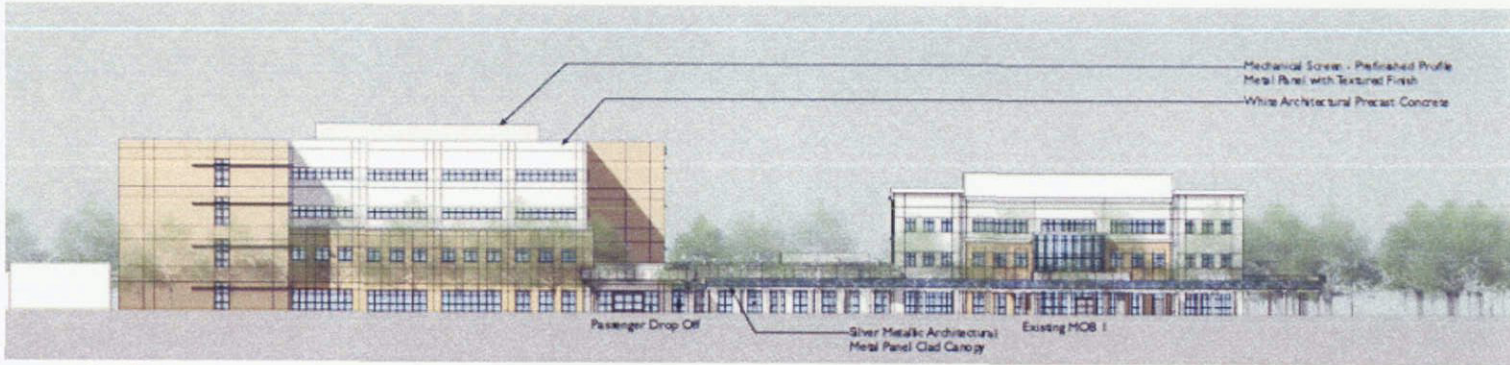
DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
**Elevations**

# Exhibit D Phase 1-Surgery and Maternity Hospital

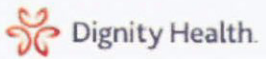
Phase 1-Surgery and Maternity Hospital Color Elevations



West Elevation



South Elevation

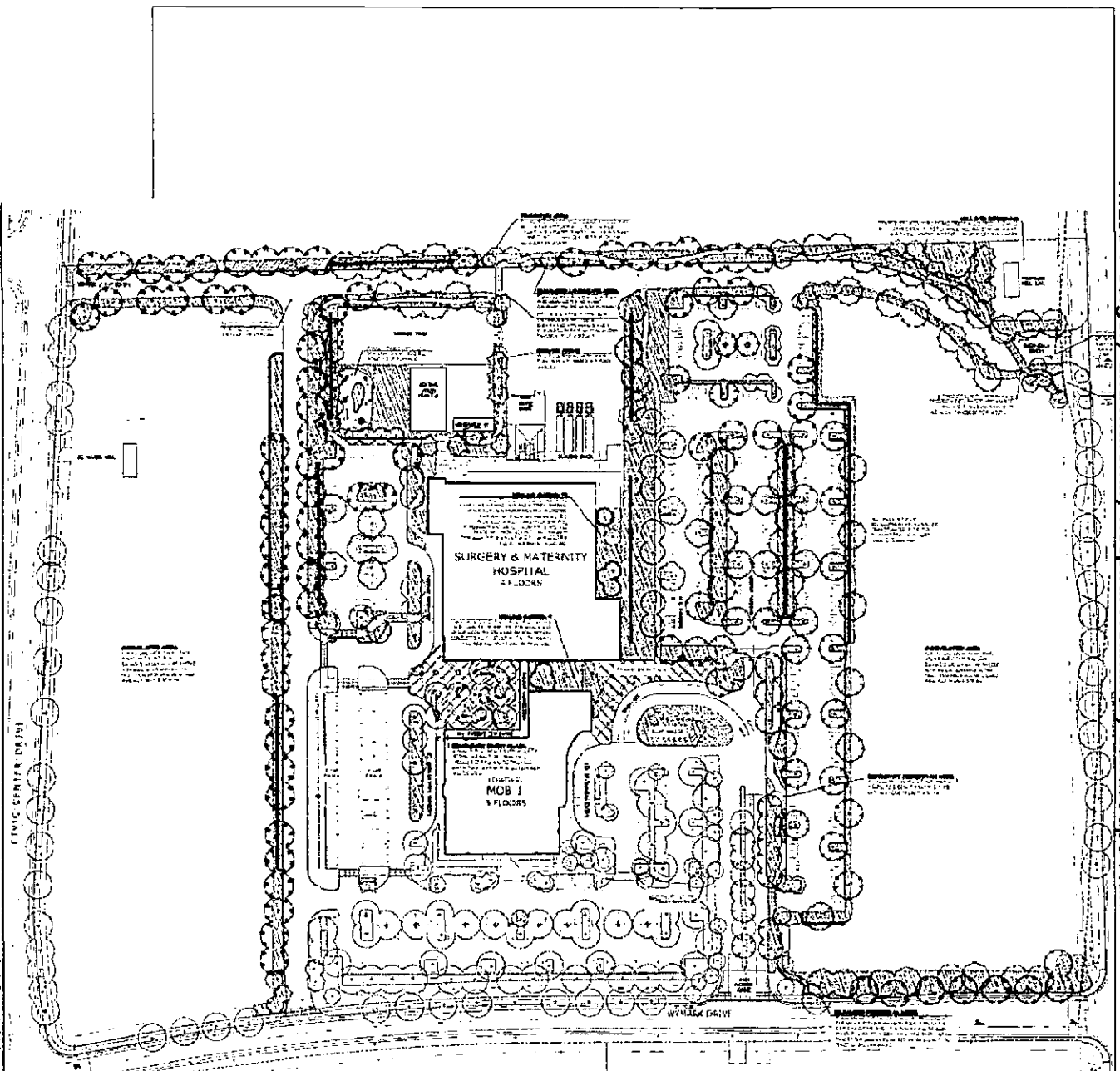


13 July 2012

DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
Elevations

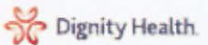
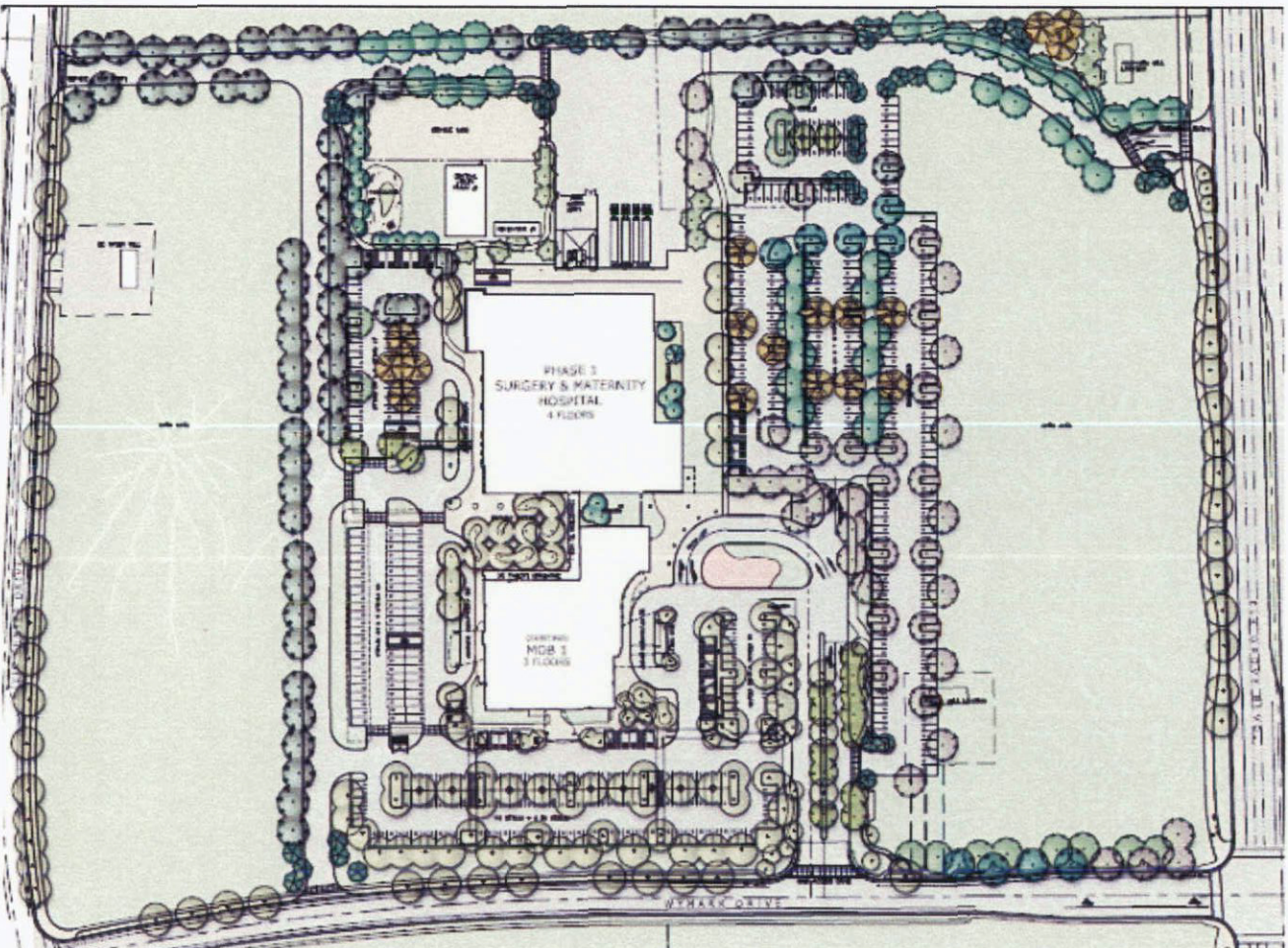
# Exhibit D Phase 1 - Surgery and Maternity Hospital

Phase 1 - Surgery and Maternity Hospital Preliminary Landscape Plan



# Exhibit D Phase 1-Surgery and Maternity Hospital

Color Phase 1-Surgery and Maternity Hospital Preliminary Landscape Plan Rendering



DIGNITY HEALTH  
ELK GROVE  
MEDICAL CAMPUS

Phase 1B  
Surgery &  
Maternity

**Exhibit D**  
**Phase 1-Surgery and Maternity Hospital**

View from Main Entry Drive Rendering



 Dignity Health.

 ARCHITECTS


13 July 2012



DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
View from Main Entry Drive

**Exhibit D**  
**Phase 1 - Surgery and Maternity Hospital**

View from Patient Dropoff



 Dignity Health.

  ARCHITECTS

13 July 2012

DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
View from Patient Dropoff

**Exhibit D**  
**Phase 1 - Surgery and Maternity Hospital**

*View from Civic Center Drive*



 **Dignity Health.**

 **ASPECTS**


13 July 2012

DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
**View from Civic Center Drive**

**Exhibit D**  
**Phase 1 - Surgery and Maternity Hospital**

View from Elk Grove Boulevard



 Dignity Health.

  ARCHITECTS

13 July 2012

DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
View from Elk Grove Blvd.



**Exhibit D**  
**Phase 1 - Surgery and Maternity Hospital**

**Materials & Color Board**



Tan Architectural Precast Concrete (Color Approximation)



White Architectural Precast Concrete (Color Approximation)



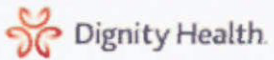
Silver Metallic Architectural Metal (Sunrise Silver Metallic B30Q-DKLE)



Prefinished Aluminum Curtainwall (Dunaw® XL Medium Gray)



Images of similar materials including Architectural Precast Concrete & Silver Metallic Architectural Metal



13 July 2012

DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS  
**Materials**

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-125**

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 July 10, 2013 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**     *Davis, Detrick, Cooper, Hume, Trigg*

**NOES:**       **COUNCILMEMBERS:**     None

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

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

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