

ORDINANCE NO. 28-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING AMENDMENTS TO THE LENT RANCH SPECIAL PLANNING AREA

WHEREAS, on June 27, 2001, the City Council certified the Environmental Impact Report (EIR, State Clearinghouse No. 1997122002) for the Lent Ranch Marketplace Project and adopted the Lent Ranch Special Planning Area, which provided for the development of a regional mall and surrounding retail, office, and entertainment development; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on April 11, 2014 from Elk Grove Town Center, LP (the "Applicant") requesting an amendment to the approved District Development Plan for the Regional Mall site (District A) of the Lent Ranch Special Planning Area (the "Project"); and

WHEREAS, the Project is located within the Lent Ranch Special Planning Area for which an EIR (State Clearinghouse No. 1997122002) was prepared and certified July 2001; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines section 15162 identifies that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless then lead agency (the City) determines, on the basis of substantial evidence in light of the whole record, one or more substantial change in the project, circumstances, or information (as defined in the section) have occurred; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 18, 2014 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;

WHEREAS, the City Council held a duly noticed public hearing on October 8, 2014 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.

NOW, THEREFORE, the City Council of the City of Elk Grove does hereby ordain as follows:

Section 1: Purpose

The purpose of this Ordinance is to amend the Lent Ranch Special Planning Area.

Section 2: Findings

The actions taken by this Ordinance are done so based upon the following findings:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines section 15162.

Evidence: The City has reviewed the Project and analyzed it based upon the provisions in section 15162 of the State CEQA Guidelines. As described in the Project description, the Project will modify the format of the Regional Mall from a “traditional” mall to an “outlet” concept, but the configuration of the Project will be within the development parameters analyzed under the 2001 EIR for the Lent Ranch SPA. Specifically, the EIR identified a total leasable area of 1,300,000 square feet for District A and the Project proposes a first phase of approximately 775,000 total square feet with 689,000 being gross leasable area, or approximately 53-percent of the total allowed gross leasable area. Phase 2 has not been proposed for development as part of the project description, but will be required to fall within the approved uses and total development potential of the SPA that were analyzed in the 2001 EIR. The characteristics of the Phase 2 area are undefined and subject to speculation and, pursuant to CEQA Guidelines section 15145, cannot be further analyzed at this time. The proposed wireless telecommunication facilities (through the conditional use permit) will be within the core development area and are design consistent with the maximum height and density/intensity of development otherwise allowed in the District. Therefore, there are no substantial changes in the Project from that analyzed in the 2001 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified.

Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient to support the Project and no further environmental review is required.

Special Planning Area Amendment

Finding #1: That the proposed special planning area amendment is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The Lent Ranch Special Planning Area, as amended, continues to provide development opportunities for commercial, office, and multifamily development consistent with the General Plan designations for the site. The amendments update descriptions of utility improvements in the area, clarify regulations and subsequent entitlement procedures, and update references to the types of retailers envisioned for District A (Regional Mall).

Finding #2: That the proposed special planning area meets the requirements set forth in EGMC Title 23.

Evidence: The SPA, as amended, includes all of the components required by EGMC section 23.16.100.D, including a list of permitted, conditionally permitted uses (section 4 of the SPA), performance and development standards (sections 6, 7, 8, 9, 12, 13, & 14), other design standards appropriate (sections 10 & 11), and the reasons for establishment of the SPA (section 1).

Finding #3: That the proposed special planning area amendment is needed because the project is not possible under the existing zoning requirements.

Evidence: The SPA, as amended, continues to provide a mechanism for development of up to 3,091,000 square feet of retail, office, and entertainment uses, as well as a unique set of entitlement procedures for subsequent development, including coordinating the design of the various districts of the SPA for internal compatibility. This approach is not possible with the City's existing Citywide zoning provisions because of the differences in permit procedures, landscaping specificity, and level of detail with regard to infrastructure requirements.

Section 3: Action

The Lent Ranch Special Planning Area (LRSPA) is hereby amended as provided in Exhibit A as shown with tracked changes, incorporated herein by this reference.

Section 4: Action

The City Council recognizes and clarifies the applicability and status of the Conditions of Approval for the LRSPA and amends said conditions as provided in Exhibit B, incorporated herein by this reference.

Section 5: No Mandatory Duty of Care

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 6: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.


Section 7: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 8: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

ORDINANCE: 28-2014
INTRODUCED: October 8, 2014
ADOPTED: October 22, 2014
EFFECTIVE: November 21, 2014




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

SIGNED: October 27, 2014

Lent Ranch Marketplace Special Planning Area



As Approved by City Council

June 27, 2001

As Amended October 22, 2014

Lent Ranch Marketplace Special Planning Area

As Approved by City Council

June 27, 2001

As Amended October 22, 2014

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Introduction

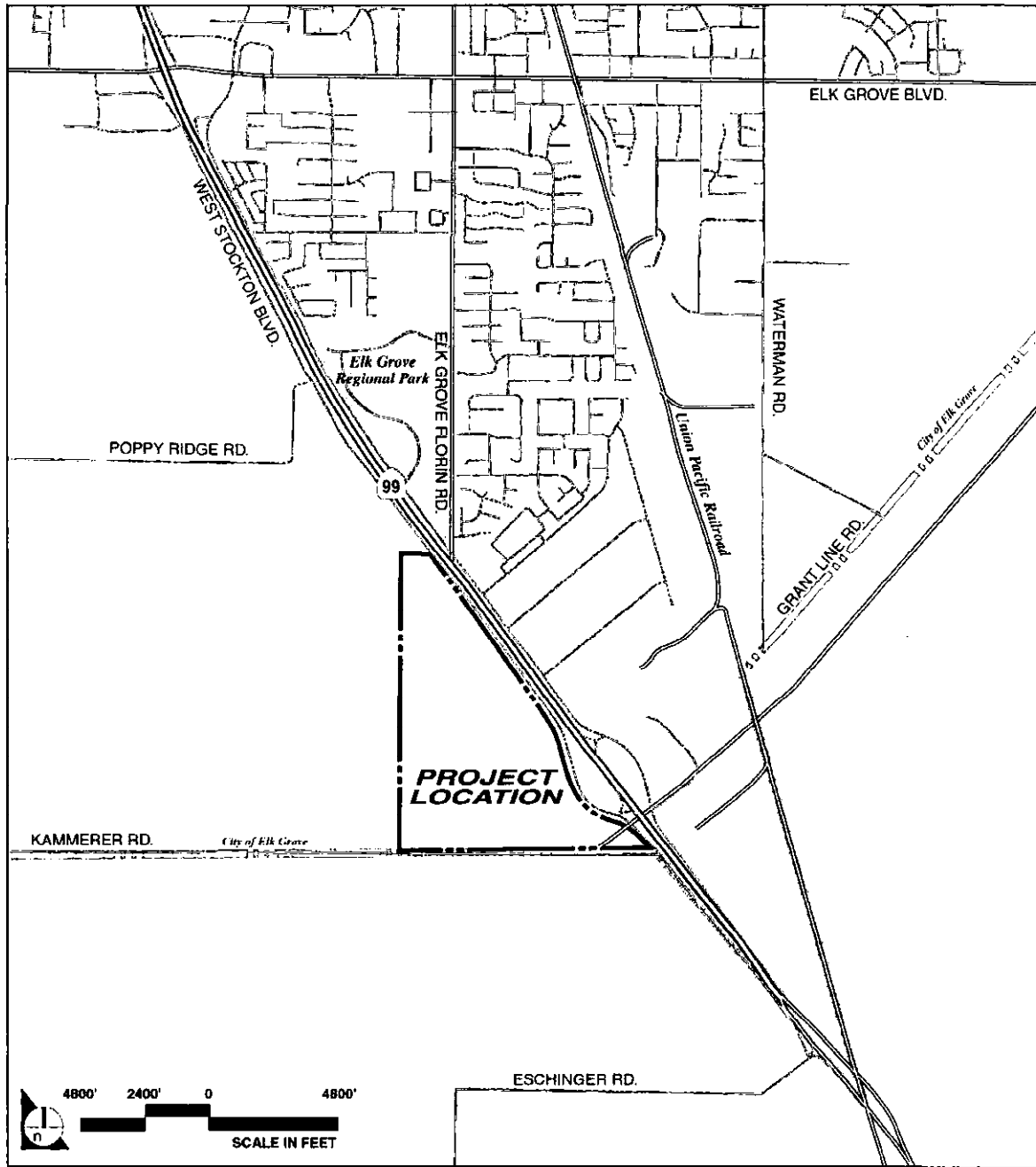
The proposed project is the Lent Ranch Marketplace Project (“Project”). The Project is located on approximately 295± acres (“Project Site” or “Site”) and is divided into five land uses consisting of a regional mall, community commercial, office and entertainment, visitor commercial, and multi-family residential uses.

The Project is located in the City of Elk Grove (“City”). The 295± acre Project Site is triangular in shape and is located at the City’s southern border, bounded on the south by Kammerer Road. State Route 99 forms the easterly boundary of the site and the western boundary is a line approximately 0.9 mile west of State Route 99, as shown on Figure 1-1.

The area around the Project Site, although mostly rural agricultural (as of 2001), is rapidly changing to more urban uses. Large development projects are proposed or approved in the immediate area. The Project will serve as a significant commercial community center for this growing area and will generate substantial benefits to the City, including employment opportunities and sales and property tax revenue as well as providing commercial, entertainment and other uses for the City and the South County region.

The Project Site is designated in the City of Elk Grove General Plan as Commercial, Commercial/Office, and High Density Residential. The zoning on the Project Site is Special Planning Area (SPA), implemented by this SPA document.

**Figure 1-1
Project Location**



1.1 Purpose of Special Planning Area

The Lent Ranch Marketplace Special Planning Area (“SPA”) is intended to provide for, guide, and control the nature of development within the Project. This SPA provides standards, guidelines, and procedures necessary to satisfy the provisions in the City’s Zoning Code (“Zoning Code”). Use of This SPA for development guidance will ensure that Lent Ranch Marketplace will have a distinct sense of place and that development will occur in an orderly and cohesive manner over the entire Project Site. All development on the Project Site shall comply with the provisions of this SPA.

This SPA delineates the development plan for the Project, and addresses associated planning issues, the more significant of which include:

- Types of commercial and residential development uses allowed on the Project site.
- Character and specific design of Project development, and their relationship to surrounding land uses.
- Provision of on-site infrastructure to serve the Project.
- Process for review of subsequent projects within this SPA.
- Consistency with the City of Elk Grove General Plan

This SPA provides for a variety of commercial and multi-family residential uses that will create a unique mix of commercial uses within a single project. The Project combines a regional mall (e.g., fashion retail stores, specialty shops, varied dining opportunities, entertainment) with community commercial (e.g., stores for books, music, electronics, linens, home

improvement items, personal services, grocery and drug stores, banks), office and entertainment (e.g., offices, theaters, restaurants), visitor commercial (e.g., hotels, service stations, mixed retail and offices), and multi-family residential uses (e.g., single- and multi-story structures).

1.2 Enabling Legislation

The authority to prepare, adopt, and implement this SPA is granted by section 23.16.100 of the Elk Grove Municipal Code.

This SPA document is regulatory in nature, and serves as zoning for the Project site. Development plans, subdivision maps, and site plans for the Project must be consistent with both this SPA and the City of Elk Grove General Plan.

1.3 Goals and Objectives

The General Plan goal to develop the site with urban uses will be met through adoption and implementation of this SPA. This SPA has been designed to further this goal through the following project objectives:

- To construct a regional mall with supporting retail, office and commercial services along the State Route 99 corridor that will accommodate the growing need for such services in Elk Grove and the region.
- To construct a commercial complex of sufficient size and land use mix that maximizes synergy on-site between commercial, office, retail and high-density residential opportunities in the City of Elk Grove.
- To reduce overall vehicle miles traveled by City residents to access commercial opportunities in the region, and hence reduce vehicular air and

noise emissions, by providing a mix of land uses locally, some of which are only available over ten miles north of the City limits.

- To create a high-quality commercial, office, retail and entertainment development which encourages a sense of place and social interaction.
- To create a high-quality commercial, office, retail and entertainment development efficiently on one site in order to preclude the construction of similar land uses spread out over several other parcels that would create sprawl among unattractive strip centers.
- To provide a safe and entertaining gathering place for residents of the City of Elk Grove.
- To provide a visually pleasing urban project that will enhance the aesthetic and visual quality of the neighborhood, on a site that is designated in the General Plan for Urban Development.
- To promote development in an orderly, comprehensive and cohesive manner for the entire project site and prevent the piecemeal development of the site with a mix of incompatible uses which could otherwise result.
- To provide an expanded economic base of the City by generating substantial property and sales taxes.
- To develop a regional mall to attract fashion retailers and specialty uses that are not currently represented in the City.
- To provide employment opportunities for City residents, to improve the jobs/housing balance in the area and reduce vehicle miles traveled.

-
- To provide the infrastructure necessary to meet Project needs in an efficient and cost-effective manner.
 - To locate the Project on a site with direct access and frontage along a freeway and major roadways, thus providing safe and convenient customer and employee access.
 - To provide multi-family housing opportunities.
 - To provide regional retail services not currently available to the Elk Grove community by the end of 2003.
 - To develop a community-oriented project with convenient shopping, dining, entertainment, recreation and attractive spaces for community events (fairs, festivals, school events, meeting spaces).
 - To develop a retail complex at an existing interchange with State Route 99.
 - To reduce the amount of water consumed on the Project site.
 - To locate the Project on a site that minimizes direct impacts to sensitive biological resources.
 - To develop a unified site plan that provides convenient access, excellent vehicular and pedestrian circulation and ample parking.

This SPA provides for a long-range comprehensive planning approach to a significant development that cannot be accomplished on a parcel-by-parcel basis. The comprehensive approach provides appropriate flexibility as well as consistency with General Plan policies; sensitivity to the existing conditions; a program to provide for the infrastructure

requirements of the Project and a development program responsive to local economic demand.

1.4 Relationship to the General Plan

This SPA is consistent with the City of Elk Grove General Plan and related regulations, policies, ordinances, and programs governing zoning amendments and adoption of special planning area land use plans. The various land uses permitted within this SPA are consistent with the goals, policies, and general land uses described in the General Plan.

1.5 Relationship to Zoning Code

The Lent Ranch Marketplace Special Planning Area, as approved, is a section of the City Zoning Code. In some instances, as noted in this document, this SPA relies on regulations contained in the applicable City Zoning Code.

1.6 Environmental Review

An Environmental Impact Report (EIR) was certified for the Lent Ranch Marketplace project in 2001. Future entitlements for development (i.e., subdivision maps, development plan review, grading permits, building permits and/or other discretionary permits) will be evaluated for consistency with the Lent Ranch Marketplace Project. In the event that a subsequent discretionary approval would result in environmental effects not analyzed in the Lent Ranch Marketplace EIR, additional environmental review documentation would be required consistent with the California Environmental Quality Act (CEQA).

1.7 Organization of SPA Document

Section 1 Introduction

This Introduction gives a brief description of the overall project and summarizes the general scope,

intent, and purpose of this SPA. The Introduction describes the enabling legislation, goals, and objectives and includes a brief site description.

Section 2 Project Setting

Section 2 describes the physical characteristics of the site prior to development of the proposed project.

Section 3 Project Description

Section 3 presents the overall development plan and site plan that includes the location, intensity, and types of intended land uses shown on the Land Use Map. It also describes services and utilities that will be provided to the Project Site.

Section 4 Use Tables

Section 4 sets forth the land uses permitted and conditionally permitted in each land use district within the Lent Ranch Marketplace Special Planning Area.

Section 5 Project Processing

Section 5 describes the entitlement process for the Project, including a staged processing approach by which subsequent design information will be provided to the City. This section also outlines the Development Plan Review process for the Project.

Section 6 Commercial and Office Land Use Standards

Section 6 outlines the land use regulations for commercial, retail and office land uses.

Section 7 Multi-Family Residential Land Use Regulations

Section 7 outlines the land use regulations for multi-family residential land uses.

Section 8 Setbacks

Section 8 identifies setback requirements within each land use.

Section 9 Height Restrictions

Section 9 identifies height restrictions within each of the land use districts.

Section 10 Streetscape Design

Section 10 identifies the streetscape design for each public street roadway within this SPA including the landscape corridors and street sections.

Section 11 Landscaping

Section 11 includes a description of the landscape intent for each land use district as well as suggested plant lists.

Section 12 Off-Street Parking

Section 12 establishes parking standards for uses and guidelines for shared parking.

Section 13 Architectural Concept

Section 13 discusses the architectural concept and building materials.

Section 14

Section 14 establishes procedures for regulating signage within the SPA.

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Project Setting

The project site is in the southern portion of the City of Elk Grove. State Route 99 forms the easterly boundary of the Project site, and the City limits form the southern boundary. The western boundary is a line approximately 0.9 mile west of State Route 99. The project location is shown on Figure 1-1, Project Location. The Project site is triangular in shape and encompasses about 295± acres.

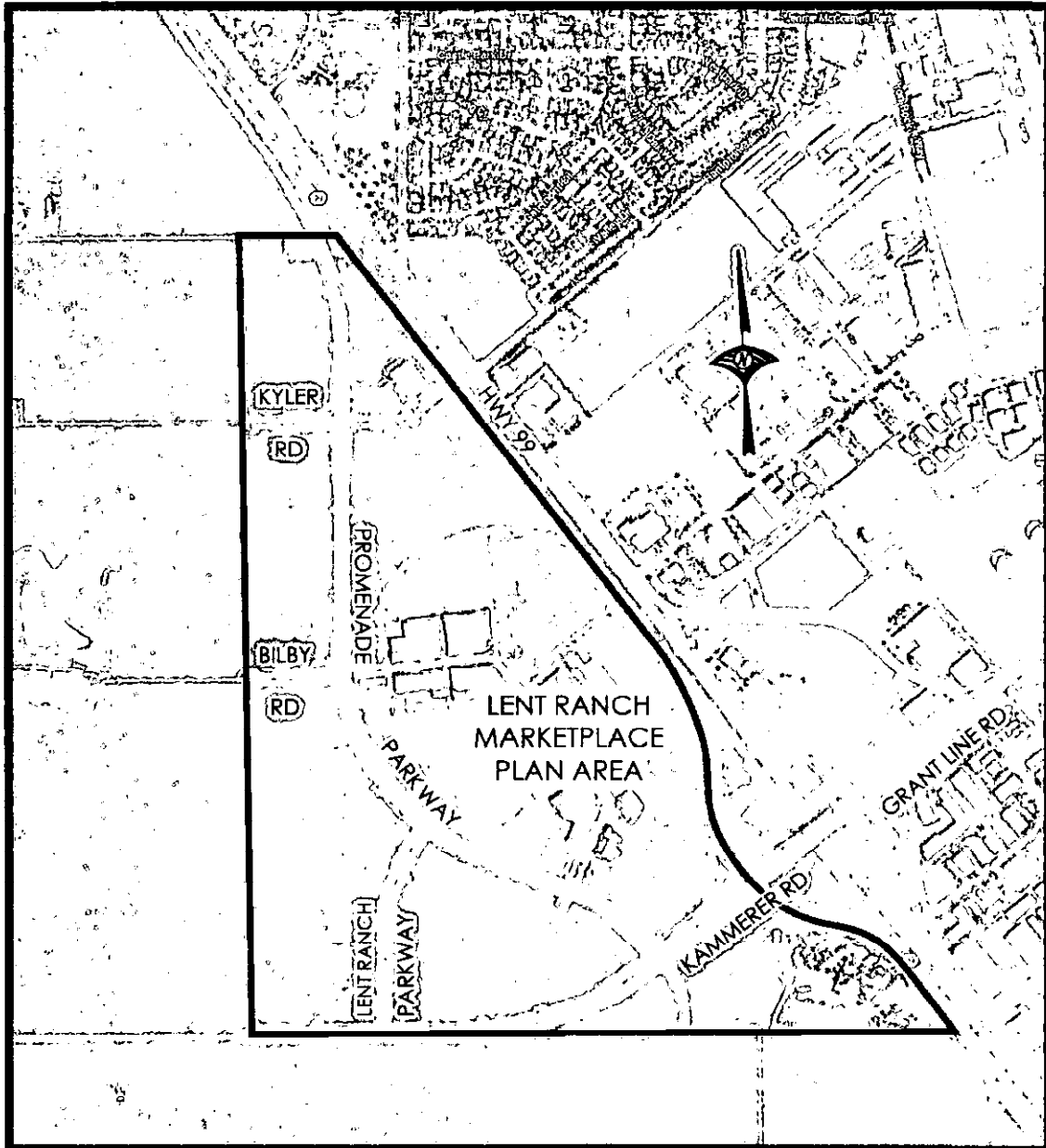
The Project site is nearly flat. Historically, the Site was used for agricultural production. Crops planted on the site included oats, barley, hay, and wheat. The site was previously developed with residences, a bunkhouse, a barn, and several support buildings.

There are no man-made or natural hazards within the Project site. The project site is relatively devoid of significant natural features and there is little variation in topography. Portions of the site have been mass graded and improved with urban infrastructure.

The General Plan identifies the site for commercial, commercial/office, commercial/office/multifamily, and high density residential development.

Historical land uses northwest and west of the Project site have included vacant land and agricultural uses. These areas are designed for urbanization in the City's General Plan. The Sterling Meadows project and Southeast Policy Area Plan are approved plans with designations for a range of employment and residential development. Further to the north, development in the Laguna Ridge Specific Plan project area includes residential and commercial uses. About two miles west of the project site, the East Franklin Specific Plan developed with a mix of commercial uses, community facilities, and residential units.

**Figure 2-1
Aerial Photograph**



To the east of the Project site across State Route 99 existing land uses consist of industrial, commercial, residential, and vacant land. The East Elk Grove Specific Plan is located east of the Project Site. Uses south of Kammerer Road include land in agricultural production and associated farmhouses.

Primary access to the site is provided from State Route 99 from the Grant Line Road/Kammerer Road interchange and Kammerer Road. Secondary access to the Project site includes less-direct routes from SR 99 and Interstate-5 via Elk Grove Boulevard, West Stockton Boulevard, Hood Franklin Road, Bruceville Road, Poppy Ridge Road and Kammerer Road. Kammerer Road is planned to be extended to Interstate 5 at a future date, consistent with the City's General Plan, County General Plan, and other regional transportation plans.

Public services and facilities serving the Project Site have been constructed with capacities sufficient to serve all development approved within the Lent Ranch Marketplace.

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Project Description

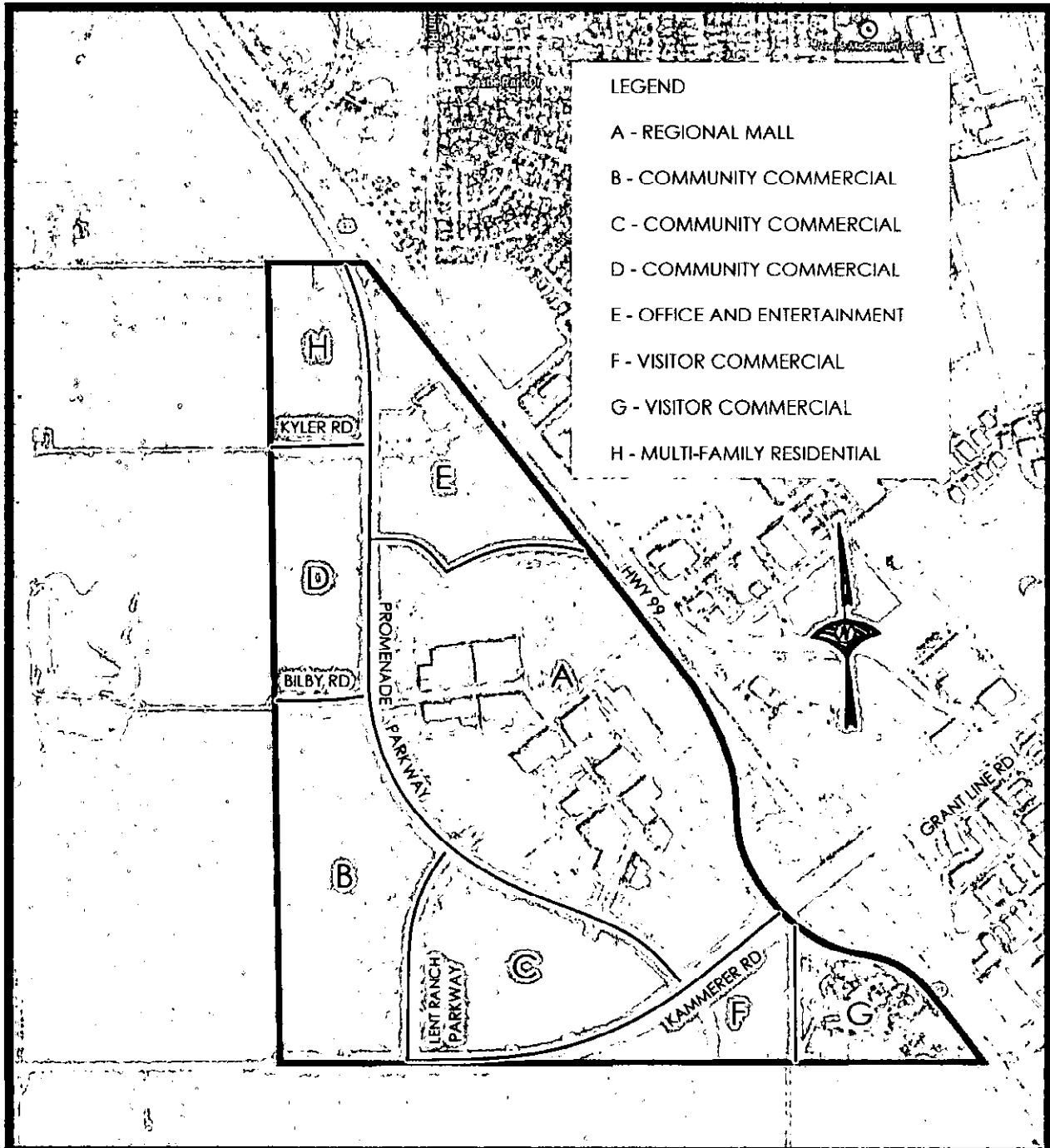
The Lent Ranch Marketplace project is envisioned to create a unique regional retail environment to serve the City of Elk Grove and the region. The project includes a broad mix of land uses (retail commercial, office, entertainment, multi-family residential) in a comprehensively planned project. The variety of services and experiences available within the project will distinguish it among other retail projects in the City and region.

The project site is designated for urban development in the City General Plan, with designations of Commercial, Commercial/Office, Commercial/Office/ Multifamily, and High Density Residential. Its geographic location and physical attributes characterize the site as suitable for urban uses.

3.1 Land Use Summary

The Project involves the development of five different land uses consisting of regional mall, community commercial, office and entertainment, visitor commercial and multi-family residential within the approximately 295±-acre site. Figure 3-1, Land Use Map, illustrates the general layout of the five land uses. The location, size and configuration of the buildings in Figure 3-1 are conceptual and are subject to change.

Figure 3-1
Land Use Districts



This SPA is organized into eight land use districts. Each land use district is distinct due to its location, size, and the character and mix of tenants. Table 3-1, Summary of Proposed Land Uses, presents the general land use types proposed for each land use, the acreage, and proposed development density within the land use district (square footage or number of units). The lettering of the land use districts corresponds to the districts shown on Figure 3-1.

**Table 3-1
Land Use Summary**

District	Land Use	Acres (gross)	Units
A	Regional Mall (1)	105.8	
B	Community Commercial	48.4	
C	Community Commercial	37.0	
D	Community Commercial	26.7	
E	Office and Entertainment	30.6	
F	Visitor Commercial	15.4	
G	Visitor Commercial	15.6	
H	Multi-Family Residential	15.3	280
	Total	294.8	280

- 1 Square footage of the regional mall (1,300,000 square feet) is gross leasable area (GLA). GLA is the total floor area designated for the tenants' occupancy and exclusive use.

The entire project site is zoned Special Planning Area (SPA). Each land use district described in this SPA is planned with a mix of land uses as shown in Section 4, Use Tables.

3.2 Land Uses

Descriptions of each of the land uses follow.

Regional Mall

Land Use:	Regional Mall
District:	A
Acreage:	105.8 acres
General Plan Designation:	Commercial
Zoning:	Lent Ranch Marketplace Special Planning Area
Approximate Square Footage:	Up to 1,300,000 square feet gross leasable area
Intent:	<p>The Regional Mall land use is planned to serve the City of Elk Grove and the region. Land uses within the Regional Mall portion of the Project would be regional in nature.</p> <p>The Regional Mall structures would be clustered in the center of the site and additional structures may be located outside of the Regional Mall structure adjacent to Kammerer Road and along Promenade Parkway. The non-mall structures may be multi-level and enclosed and multi-level parking structures are permitted.</p> <p>The Regional Mall is envisioned and intended to provide a community-gathering place.</p>
Uses Envisioned:	<ul style="list-style-type: none">▪ Fashion and specialty retailers▪ Mid-size stores in outdoor retail promenade adjacent to or as part of the Regional Mall▪ Retail commercial or office pads outlying the Regional Mall along roadways▪ Restaurants (with alcohol sales), either in the Regional Mall or on surrounding out-parcels▪ Entertainment uses (i.e., theaters)▪ Service Stations▪ Financial Institutions▪ Low-rise office, professional offices
Scale of Uses:	The Regional Mall district is intended to be distinguished from the Community Commercial,

Office/Entertainment, and Visitor Commercial districts primarily by the scale of the regional mall itself.

**Land Use
Regulations**

The Regional Mall land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Community Commercial

Land Use:	Community
Districts:	B, C, D*
Acreage:	District B: 48.4 District C: 37.0 District D: 26.7
General Plan Designation:	Commercial & Commercial/Office/Multifamily
Zoning:	Lent Ranch Marketplace Special Planning Area
Intent:	<p>The Community Commercial land use preserves and enhances opportunities for businesses that provide a variety of services serving a community or neighborhood. The Community Commercial district encourages the grouping of retail and service businesses that are compatible in the types of commercial uses, the scope of services provided or the scale of operation.</p> <p>The Community Commercial district encourages large-format (power center) and smaller businesses that benefit from the customer drawing power of the larger stores and provide specialty goods and services are envisioned in the Community Commercial land use.</p> <p>The Community Commercial districts are transitional zones between the residential neighborhoods to the north and west and the Regional Mall to the east.</p> <p>*Multi-family is a permitted use in the Community Commercial District D (see the Multi-family residential section of this SPA for more information).</p>

- Uses Envisioned:**
- Large-format retailers (such as home improvement stores, wholesale retailers, outlet retailers) greater than 60,000 square feet
 - Mid-size retailers (such as office supply, clothing stores, sporting goods, books, music stores, drugstores etc.) typically of less than 60,000 square feet
 - Home accessory stores (linens, furniture)
 - Discount and retail outlets
 - Grocery market and food stores (approximately 30,000 to 70,000 square feet)
 - Drugstores
 - Smaller retailers and specialty users (less than 20,000 square feet) arranged in clusters or located in pads along West Stockton Boulevard or Lent Ranch Parkway
 - Service uses (florist, cleaners, salon, video store, locksmith, electronic repair, childcare, etc.)
 - Service Stations
 - Restaurants (with alcohol sales)
 - Financial institutions
 - Offices
 - Multi-family (District D only)

Scale of Uses: The Community Commercial district is characterized by the presence of retail uses devoted to the sale of goods having short and long-term utility or consumption and by the presence of some larger structures. This district may include smaller stores as part of commercial developments as well as larger centers anchored by a major tenant of 35,000 square feet or greater.

Land Use Regulations The Community Commercial land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Office/Entertainment

Land Use: Office and Entertainment

District: E

Acreage: 30.6 acres

General Plan Designation: Commercial/Office

Zoning: Lent Ranch Marketplace
Special Planning Area

Intent: The Office/Entertainment land use provides opportunities for offices, theaters, restaurants, entertainment-oriented retail uses such as bookstores, video stores and health clubs.

The Office and Entertainment structures are intended for placement near State Route 99 and sited with the intent of creating a quality first impression of the Project Site for motorists. The structures may be either single or multi-level. This land use will serve the surrounding community by providing employment and entertainment opportunities.

- Uses Envisioned:**
- Entertainment Uses (e.g. theaters)
 - Offices
 - Research and development facilities
 - Conference and convention centers
 - Skating rinks, bowling lanes, sporting venues
 - Restaurants (with alcohol sales)
 - Financial institutions
 - Schools
 - Public Facilities (e.g. post office)

Land Use Regulations The Office/Entertainment land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Visitor Commercial

Land Use: Visitor Commercial

Districts: F, and G

Acreage: District F: 15.4 acres
District G: 15.6 acres

General Plan Designation: Commercial

Zoning: Lent Ranch Marketplace
Special Planning Area

Intent: The Visitor Commercial land use will serve the surrounding community as well as the travelling public. The Visitor Commercial use is directly accessible from State Route 99 via Kammerer Road and West Stockton Boulevard. The Visitor Commercial land use is intended for development with land uses that benefit from freeway visibility and access. Multiple-story parking structures would be permitted in the Visitor Commercial land use. The Visitor Commercial uses will serve as a gateway from State Route 99 into Lent Ranch Marketplace along the south side of Kammerer Road.

Uses Envisioned:

- Hotels and motels
- Conference and convention centers
- Restaurants (with alcohol sales)
- Service Stations
- Offices
- Large-format retailers (such as home improvement stores, wholesale retailers) typically greater than 60,000 square feet that benefit from freeway visibility
- Public Facilities

Multi-Family Residential

Land Use:	Multi-Family Residential
District:	H
Acreage:	15.3 acres
Approximate Number of Units:	280 units (approximate)
General Plan Designation:	High Density Residential
Zoning:	Lent Ranch Marketplace Special Planning Area
Intent:	<p>The multi-family residential land use provides the opportunity for multi-family residential units that may include residential housing types such as rental apartments, townhouses, condominiums or senior apartments. If developed at a density of 20 units per acre, the site will accommodate up to 280 units in a multi-family residential project. All housing must be affordable housing units.</p> <p>The residential scale may consist of single or multi-story structures, as well as different unit sizes and floorplans. The multi-family residential site may be developed with housing types for ownership or rental. Open space opportunities will be retained within the multi-family project among buildings and in recreation areas</p>
Uses Envisioned:	<ul style="list-style-type: none">▪ Condominiums▪ Townhouses▪ Apartments▪ Congregate Care Facilities▪ Senior Care Facilities
Land Use Regulations	The multi-family residential land use is subject to the use regulations and development standards contained in Section 7 of this SPA.

3.3 Circulation

Primary access to the Project Site will be provided via the Grant Line Road/Kammerer interchange with State Route 99. Additional access from outside the Project Site will be provided by Promenade Parkway, Lent Ranch Parkway, Bilby Road and Kyler Road.

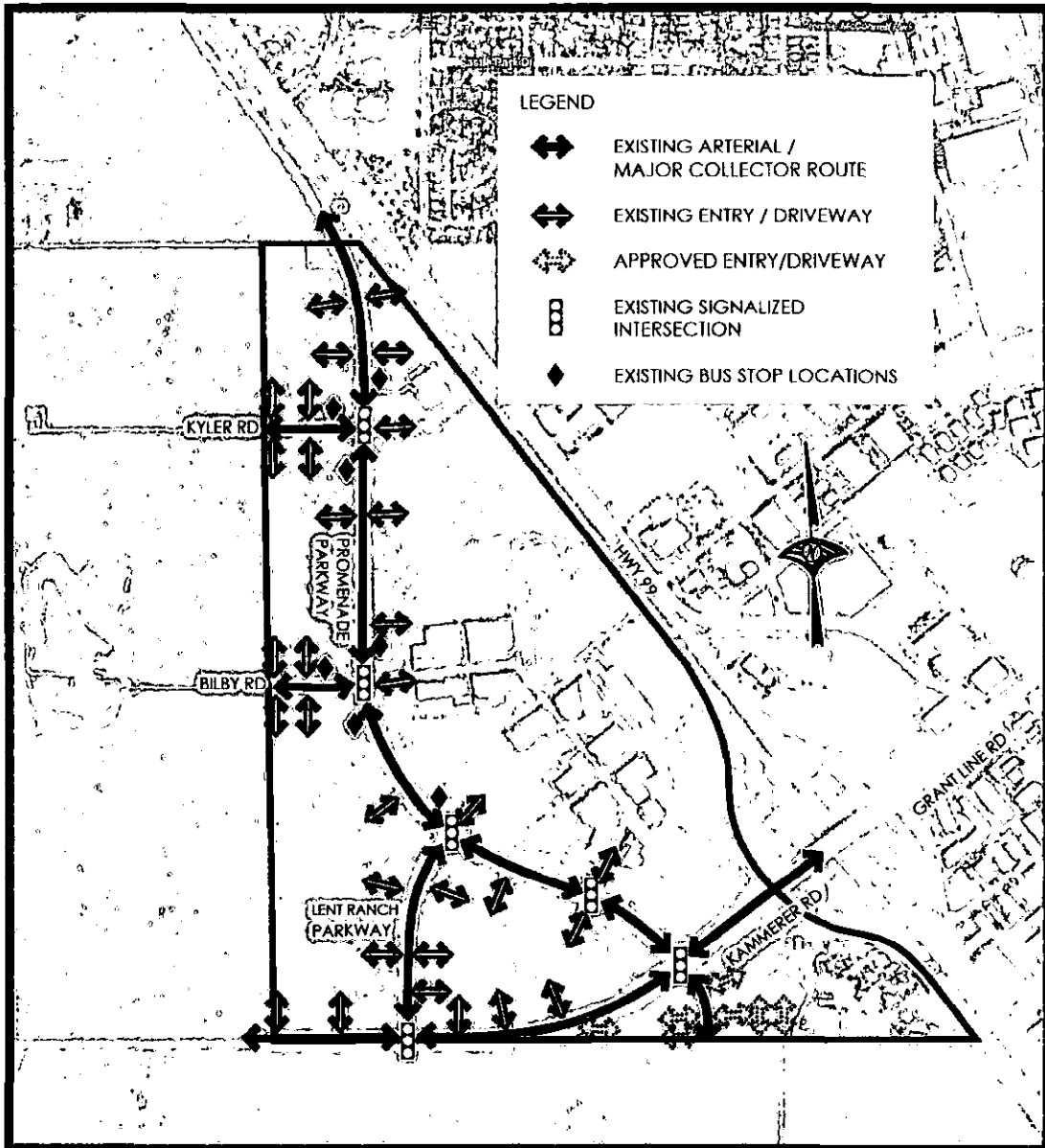
Internally, Promenade Parkway will serve as the primary spine for circulation. All land uses within the Project Site will access Promenade Parkway, Lent Ranch Parkway and/or Kammerer Road. Roadways are planned to extend westerly from Promenade Parkway to connect with land uses, when and if developed, west of the Project Site.

The primary roadway improvements that have been constructed within the Project area include the following:

- Reconfigured West Stockton Boulevard/Promenade Parkway from Kammerer Road north to the Project boundary;
- Extending Kammerer Road from the reconstructed Grant Line Road/Kammerer Road/State Route 99 interchange westerly to the existing Kammerer Road alignment, as shown on Figure 3-2;
- Widening the existing Kammerer Road from the new section of Kammerer Road to the western Project boundary;
- Constructing Lent Ranch Parkway between Promenade Parkway and Kammerer Road; and
- Constructing Bilby Road and Kyler Road from Promenade Parkway to the western Project boundary..

The Project will be served by the interchange at Kammerer Road/Grant Line Road and State Route 99.

**Figure 3-2
Circulation Plan**



Note: Driveway locations and number are subject to City approval.

The reconstructed interchange provides more efficient access from State Route 99 to serve Elk Grove. Grant Line Road serves as a commuter route connecting Elk Grove and greater southern Sacramento County with employment and residential areas in eastern Sacramento County along the Highway 50 corridor, the City of Rancho Cordova, the City of Folsom, and El Dorado County. Grant Line Road/Kammerer Road is planned to extend westerly to link to Interstate 5 at the existing Hood/Franklin Road interchange.

The plan area circulation system is illustrated in Figure 3-2 and includes surrounding circulation, access points, and signalized intersections as part of the Project.

3.3.1 Pedestrian/Bicycle Circulation

Pedestrian circulation is intended to integrate land uses within the Project with one another and to create linkages between the Project Site and the proposed Laguna Ridge project to the north and with Sterling Meadows and Southeast Policy Area development areas to the west. Nearly 80 percent of all land uses within the Project are within one-quarter mile of the Regional Mall and all land uses are within one-half mile of the Regional Mall. Over 75 percent of all uses are within one-half mile of one another, approximately a ten-minute walk.

All roadways within the Project have bikeways and pedestrian sidewalks. Class II bicycle lanes have been constructed within public rights-of-way. Within the individual land use districts, pedestrian and circulation pathways should extend from the project pedestrian network to serve individual land uses.

3.3.2 Transit

When the Project is developed, Elk Grove's e-tran will provide transit services to the Project.

The Project includes bus stop locations with transit waiting shelters on Promenade Parkway, Lent Ranch Parkway, Kammerer Road, Bilby Road and Kyler Road. The locations of the available bus stops/shelters are shown on 3-2. Locations to be utilized will be determined by Elk Grove e-tran when it develops its transit service plans for the Project Site.

3.3.3 Transportation System Management Measures

The Lent Ranch Marketplace Project proposes a series of transportation system management measures to reduce peak hour vehicle trips by project employees and to reduce the emissions from both mobile and stationary sources. The measures include measures related to bicycle, pedestrian, and transit systems, parking, residential development, building components and transportation management. The measures proposed for the project are listed on Table 3-2.

Table 3-2 Summary of Transportation System Management Measures

Measure	Description
BICYCLE/PEDESTRIAN/TRANSIT	
Bicycle Lockers and Racks	Non-residential projects provide bicycle lockers and/or racks
Bicycle Parking Facilities	Provide an additional 20 percent of required Class I and Class II bicycle parking facilities
Class I Bicycle Storage - Residential	Bicycle storage (Class I) at apartment complexes or condos without garages
Class I and Class II Bicycle Facilities	Entire project is located within 1/2 mile of an existing Class I or Class II bike lane and provides a comparable bikeway connection to that existing facility
Pedestrian Facilities	Provide for pedestrian facilities and improvements.
Bus Service/Bus Stop Improvements	Bus service provides headways of 15 minutes or less for stops within 1/4 mile; project provides essential bus stop improvements (i.e., shelters, route information, benches, and lighting).
Transportation Information Kiosk	Provide a display case or kiosk displaying transportation information in a prominent area accessible to employees or residents
Uses Proximate to Planned Transit	High density residential, mixed, or retail/commercial uses within 1/4 mile of planned transit, linking with activity centers and other planned infrastructure
PARKING	
Electric Charging Facilities	Provide electric vehicle charging facilities.
Carpool Vanpool Parking	Provide preferential parking for carpool/vanpools
Passenger Loading Facilities	Loading and unloading facilities for transit and carpool/vanpool users
Parking Lot Shade	Increase parking lot shade by 20 percent over code requirements
Parking Lot Design	Provide parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building frontage for each District.
RESIDENTIAL DEVELOPMENT	
Residential Density	Average residential density of twenty (20) units per acre or greater
MIXED USE	
Mixed Use within 1/4 Mile	Project has at least 3 of the following on site and/or within 1/4 mile: Residential Development, Retail Development, Personal Services, Open Space, Office
Pedestrian Connections	Provide separate, safe, and convenient bicycle and pedestrian paths connecting residential, commercial, and office uses
Carpooling	Provide carpool matching assistance.
BUILDING COMPONENTS	
Low Emission Fireplace	Install lowest emitting commercially available fireplace
Ozone Destruction Catalyst	Install ozone destruction catalyst on air conditioning systems, in consultation with SMAQMD
TDM & MISC.	
TMA Membership	Include permanent TMA membership and funding requirement. Funding to be provided by Community Facilities District or County Service Area or other non-revocable funding mechanism.
Employee Flextime	Provide flextime for non-single occupancy vehicle commuters.
Transportation Coordinator	Provide on-site Transportation Coordinator

3.4 Open Space/Public Spaces

The Project site is relatively devoid of significant natural features suitable for preserving in natural open space areas. Historically, the site has been used for agricultural uses and is absent trees and natural waterways.

An open space resource is located south of the Project, across Kammerer Road. Land south of the project border is in agricultural production and is scattered with residential units associated with the agricultural uses. Property south of the Lent Ranch Marketplace project, generally south of Kammerer Road, is located outside the Elk Grove City limits and outside of the County's Urban Services Boundary. As such, it is not designated for urban uses, but provides open space and views into agricultural areas.

Passive open space areas will be provided within individual projects in the Land Use districts. Open space opportunities exist along roadways within landscape corridors and within the design of individual projects. For instance, in the multi-family residential land use district, there is an opportunity to provide open space among residential buildings and for recreational uses. Within the Regional Mall district, open space areas may be provided in the form of pedestrian pathways, public seating areas, promenades, plazas and other public spaces.

Throughout the Project, and especially within the Regional Mall use, there is an opportunity to create open spaces through design in public spaces, plazas, seating areas, pedestrian pathways and among individual uses.

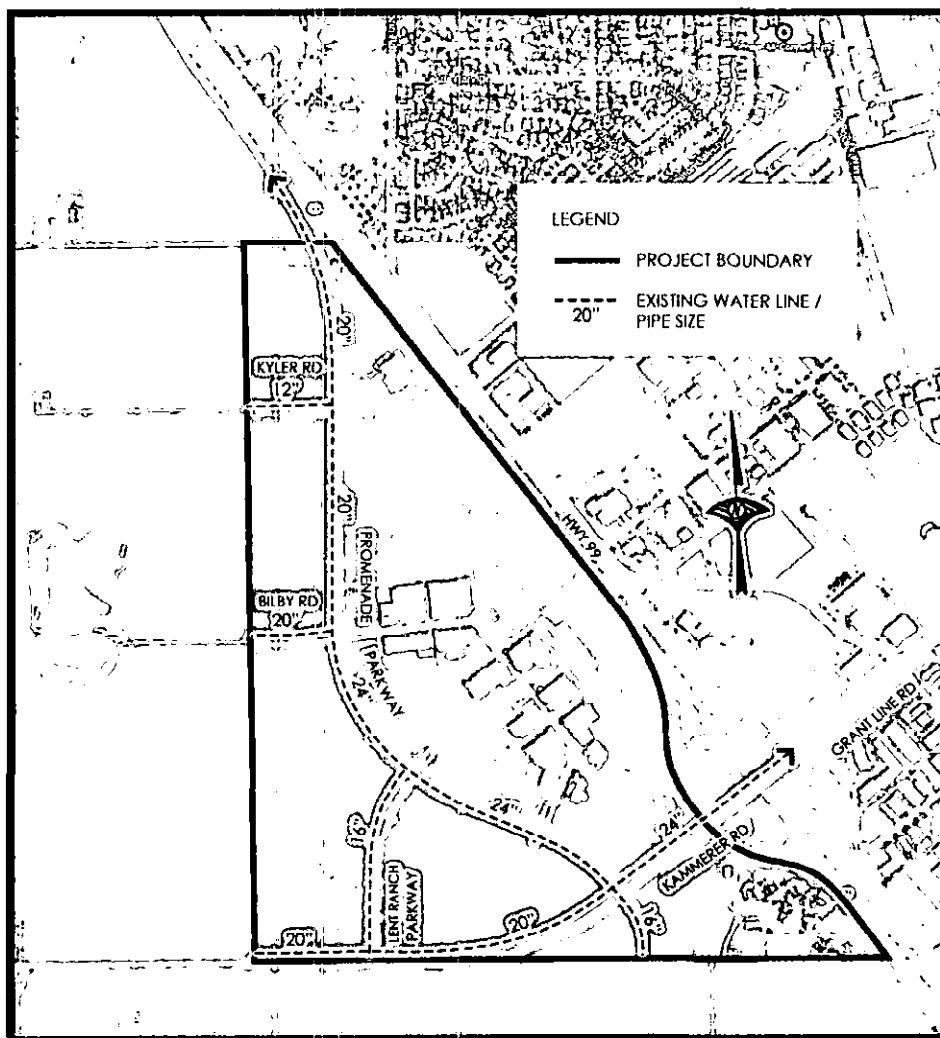
3.5 Utilities & Public Services

3.5.1 Water Supply

The Project will obtain water supplies from the Sacramento County Zone 40 system. The Project will be served through the extension of water transmission mains from an off-site water treatment plant(s) as illustrated in Figure 3-3.

The water supplied from Zone 40 will be sufficient to provide water for the entire Project.

Figure 3-3
Water System



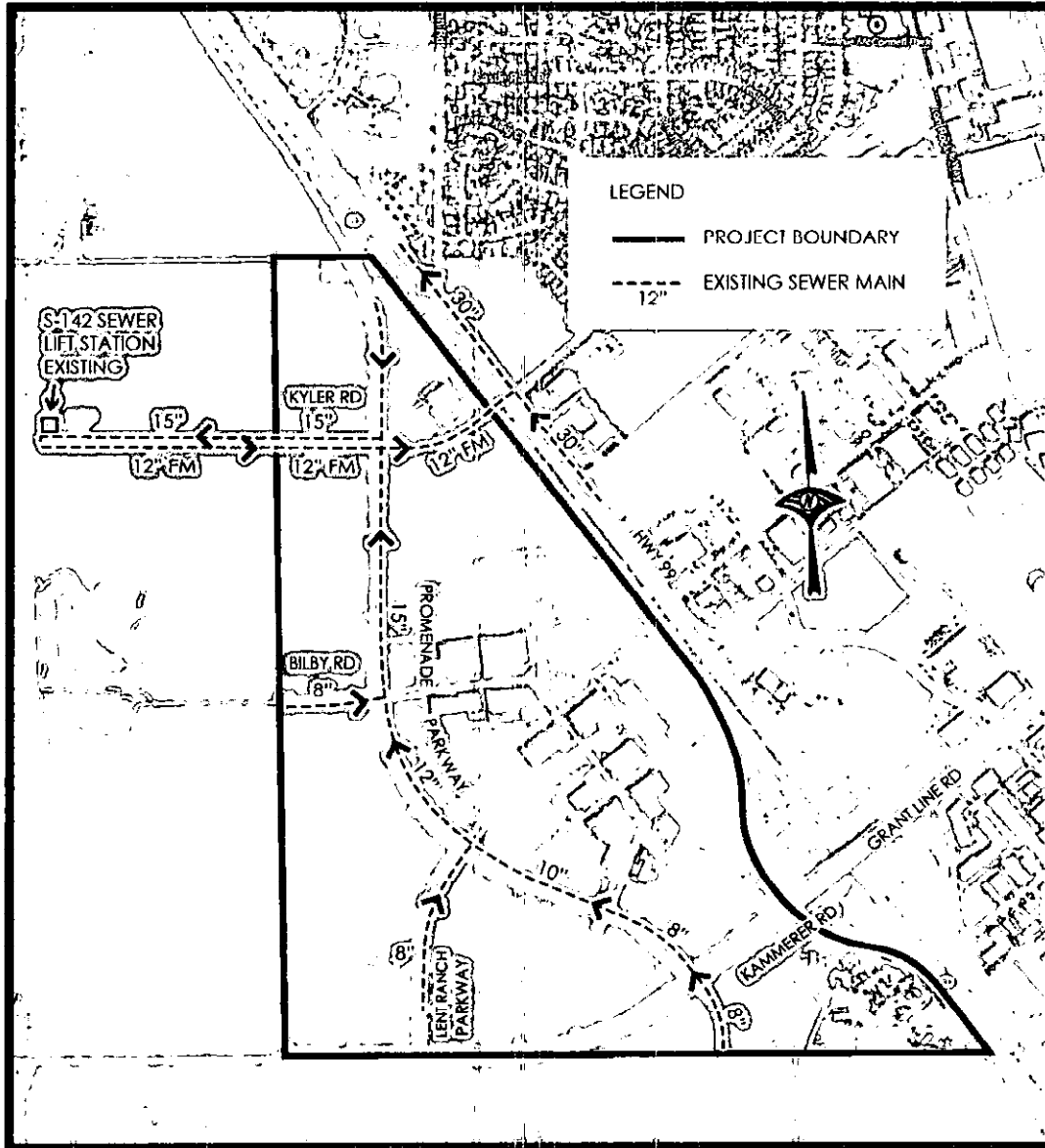
3.5.2 Sanitary Sewer

The Project Site is within the jurisdictional boundaries of the Sacramento Area Sewer District ("SASD") and Sacramento Regional County Sanitation District ("SRCSD"). The Project area is served by a sewer lift station along a future extension of Lotz Parkway, which directs sewer flows through a force main under State Route 99 to a trunk line along East Stockton Boulevard. Sewer flows are ultimately directed to the regional treatment plant northwest of the City.

3.5.3 Storm Drainage

Drainage improvements include a water quality and detention basin off-site, west of the Project Site boundary, to control urban runoff from the Project Site. The basin is of sufficient size to reduce peak runoff to pre-development levels. The runoff ultimately drains into the Beach Stone Lakes basin via the Shed C Channel. Conveyance from the Project Site to the detention basin is provided through a system of pipes. The detention basin functions as a permanent water quality basin for the project and adjacent lands tributary to the basin.

Figure 3-4
Sewer System



3.5.4 Parks and Recreation

Public parkland within the City is provided by the Cosumnes Community Services District's (CCSD) park and recreation department. Consistent with the City standard of 5.0 acres per 1,000 population, the parkland dedication requirement for the Project is approximately 2.8 acres of parkland. The Project will satisfy this requirement through the payment of in-lieu fees. There are no formal parks planned within the Project site.

3.5.5 Schools

Students within the Project will be served by the Elk Grove Unified School District for elementary, middle and senior high schools. With 280 units, the multi-family residential project is estimated to generate approximately 194 students. In addition, employees that will work within the Project may elect to enroll their children in schools near the Project.

There are no school sites designated in the Lent Ranch Marketplace Project.

3.5.6 Telephone, Electrical, and Natural Gas

Telecommunications service will be provided by Frontier Communications, or similar utility provider(s). Electricity will be provided to the Project Site by the Sacramento Municipal Utility District ("SMUD") and natural gas by Pacific Gas and Electric ("PG&E"). Project development will connect to extensions of the existing service lines, with the ultimate configuration to be approved by the service providers. The on-site service lines are sized to meet the demands of the Project, and all public utility easements for underground facilities would be dedicated by the Project. In addition, all development on the Project Site would comply with Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California

Administrative Code) and adopted City energy conservation requirements.

3.6 Economic Considerations

This Project will generate revenue in the form of sales and property taxes that would be available to the City to fund public services to the Site and to the City at large. Revenues for capital improvements would also be generated by the Project directly through development fees.

3.7 Public Facilities Financing Plan

A Public Facilities Financing Plan (Financing Plan) was prepared for the Project in 2001. Part of the Financing Plan called for the creation of special impact fee programs, or the inclusion of the Project in other development impact fee programs. Since that time, the infrastructure costs for the Project (e.g., roadway, sewer, water, fire, drainage) have been rolled into various City-wide and regional fee programs. The Project will pay its fair share of these impact fees and then seek its fair share reimbursement for facilities constructed to serve the Project.

3.8 Project Development

Project development will likely occur over the next fifteen to twenty years. Specific timing of development and sequence of development are highly dependent on market demand linked to residential construction.

Required capital improvements have been completed in and around the Project area since initial approval of this SPA. Specifically, the Grant Line Road/Kammerer Road/State Route 99 Interchange was constructed and is available to serve the Project Site. Local roadways into and through the Project Site, including but not limited to Promenade

Parkway, Lent Ranch Parkway, and a portion of Kammerer Road were also improved.

Section 4

Permitted Uses

The following section outlines the permitted, conditionally permitted and prohibited land uses in each land use district.

4.1 Regional Mall

Permitted Land Uses

The following uses are permitted within the Regional Mall District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Uses permitted in the Community Commercial District.
- (2) The following general uses typically found in a regional mall:
 - Arcade and entertainment uses (indoor and outdoor)
 - Fashion retailers and/or department stores (single and/or multi-level)
 - In-line shops, specialty shops
 - Entertainment uses (e.g. theaters)
 - Office
 - Outdoor dining
 - Public Service uses – post office, police substation
 - Remote tellers, kiosks, outdoor vendors
 - Restaurants (with alcohol sales)

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.
- (2) Parking structures serving permitted uses.
- (3) Automotive uses ancillary to other retail uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Conditionally permitted uses in the Community Commercial District, with the exception of those uses listed as permitted in the Regional Mall district, which are permitted.

Prohibited Uses

Uses not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Regional Mall District. In addition, the following uses are specifically prohibited in the Regional Mall land use district:

-
- (1) Adult uses, as defined in the Elk Grove Zoning Code.
 - (2) Automotive sales (new or used)
 - (3) Service stations with 500 feet of residential land use zones.
 - (4) Uses that require storage yards.
 - (5) Warehousing and storage uses.

Maximum Individual Use Building Size

The regional mall, including all directly associated uses within District A, may not exceed 1,300,000 square feet of gross leasable area (GLA). Within District A no maximum or minimum size for any individual use is imposed by this SPA.

Use Restriction

The uses permitted and conditionally permitted within the Regional Mall district are planned as those that will support a regional mall facility and associated uses.

If an alternative land plan, that does not include a regional mall facility, is proposed for the Regional Mall district, an amendment to the Lent Ranch Marketplace SPA is required.

4.2 Community Commercial

Permitted Land Uses

The following uses are permitted within the Community Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Retail sale of goods generally characterized by relatively **long-term utility or consumption**, including but not limited to the following types of goods and/or stores:
 - Antiques
 - Appliances
 - Art galleries, print and frame shops
 - Auto and motorcycle parts and accessories (new)
 - Bicycles and parts
 - Boats
 - Commercial nursery, retail
 - Computers and accessories, software
 - Department and general merchandise stores
 - Draperies, curtains, upholstery
 - Fur goods and apparel
 - Furniture and home furnishings
 - Home improvement centers
 - Jewelry, precious metals, coins and stamp dealers
 - Office supplies and equipment
 - Photographic equipment and supplies
 - Plumbing and heating equipment and supplies
 - Radio, TV, stereo
 - Secondhand merchandise and thrift shops
 - Swimming pools and spas
 - Vintage or collectible vehicles
 - Wall and floor coverings
- (3) Retail sale of goods generally characterized by relatively **short-term utility or consumption**, including, but not limited to, the sale of the following types of consumer goods and the following types of retail stores:
 - Apparel
 - Bakeries

- Books (general, not adult-oriented as defined by the Elk Grove Zoning Code)
- Confectioneries and ice cream
- Convenience markets
- Cosmetics and accessories
- Dishes, china, glassware, metalware
- Dry goods and notions
- Drug stores and pharmacies
- Florist
- Gift shop
- Groceries and food stores
- Interior decorating supplies
- Lawn and garden equipment and supplies
- Meat, fish, seafood, delicatessens, caterers
- Newspapers and magazines
- Pets and pet supply
- Pharmacy
- Records, tapes, videotapes, compact discs, video discs
- Shoes
- Stationery, art supplies, crafts and hobby supply
- Toys, sport and athletic goods

(4) Provision of services to individuals and business establishments, generally including, but not limited to, the following types of services:

- Automobile rental (limited to offices and storage of vehicles only; no on-site repair or maintenance of rental vehicles permitted)
- Car washes
- Childcare facilities
- Farmers Market
- Funeral parlors and mortuaries
- Furniture repair and re-upholstery
- Gymnasiums, fitness centers, health and athletic clubs
- Hotels
- Live theaters (except adult theaters as defined by the Elk Grove Zoning Code)
- Motels
- Theaters
- Pet grooming
- Remote tellers, kiosks, outdoor vendors
- Restaurants and eating establishments (including on-site sale of alcoholic beverages)
- Schools - vocational, trade, professional
- Taxidermy
- Veterinary and animal hospitals

-
- (5) Provision of services which are typically needed frequently or recurrently and which primarily care for the needs of individuals and households rather than businesses. Uses in this category are typified by, but not limited to, the following:
- Apparel repair, alterations and tailoring
 - Service Stations (maximum of four stations in Project)
 - Beauty salons, barber shops, suntan parlors
 - Bowling alley, skating rink (indoor)
 - Laundering and dry-cleaning outlets
 - Locksmith
 - Meeting halls (lodge, union)
 - Photographic studios and processors
 - Print shop, photocopy, office services
 - Public Uses – post office, library, police station
 - Self-service laundries
 - Videotape/Video disk rental and sales
- (6) Office uses including:
- Office buildings
 - Medical and dental offices
 - Professional offices (attorney, accountant, etc.)
 - Research and development
 - Clean technology uses
- (7) Repair and servicing of any article that permitted to be sold in this District.
- (8) Multi-Family Residential (District D only):
- 1-80 units subject to approval of a Development Plan Review by the Planning Director
 - 81-150 units subject to approval of a Development Plan Review by the Planning Commission
 - More than 150 units – see Conditionally Permitted Uses section of this SPA.
 - Density shall not exceed 20 units per net acre unless authorized through the issuance of a Conditional Use Permit by the Planning Commission.

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.

-
- (2) Parking structures serving permitted uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Auto service and repair centers
- (2)
 - Arcades, pool halls, discotheques, nightclubs
 - Bars and cocktail lounges
 - Fast food, drive-thru restaurants
 - Recreation centers consisting of amusement machine arcades, billiard rooms and similar entertainment, miniature golf
 - Liquor stores less than 5,000 square feet in size
 - Liquor sales as an ancillary use in convenience stores and service stations
- (3)
 - Multi-Family Residential with 151 units or greater and/or in excess of 20 dwelling units per net acre.
- (4)
 - Wireless telecommunication facilities consistent with Chapter 23.94 of the Zoning Code

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Community Commercial District. The following uses are specifically prohibited in the Community Commercial land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Automotive sales (new or used)
- (3) Service stations with 500 feet of residential land use zones.
- (4) Uses that require storage yards.
- (5) Warehousing and storage uses.

Maximum Individual Use and Building Sizes

No single retail or other use in the Community Commercial district may exceed 200,000 square feet in size, although single buildings which contain several individual uses meeting this criterion may be constructed. Provided that no single office, commercial or entertainment use exceeds 200,000 square feet, no maximum building size is imposed by this SPA.

- **Supermarkets** and similar stores that anchor a commercial center in the Community Commercial District may be constructed at a size of up to 80,000 square feet.
- **Drug stores** may be constructed at a size of up to 50,000 square feet.

4.3 Office/Entertainment

Permitted Land Uses

The following uses are permitted within the Office/Entertainment District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Retail sale of goods and services generally characterized as related to leisure, entertainment and other lifestyle characteristics, including but not limited to the following types of goods, stores and services:
 - Apparel
 - Art galleries, print and frame shops
 - Bakeries
 - Bicycles and parts
 - Books (general, not adult-oriented as defined by the Elk Grove Zoning Code)
 - Computers and accessories, software
 - Confectioneries and ice cream
 - Dry goods and notions
 - Florist
 - Food caterers and delicatessens
 - Furniture and home furnishings
 - Gift shop
 - Jewelry, precious metals, coins
 - Newspapers and magazines
 - Radio, TV, stereo
 - Records, tapes, videotapes, compact discs, video discs
 - Toys, sport and athletic goods
 - Video, record, tape, music sales and rental
- (3) Offices and related uses including the following:
 - Individual medical, dental or professional (bookkeeper, attorney, etc.) offices
 - Office buildings
 - Public facilities such as a post office, library

(4) Service uses:

- Bowling alley, skating rinks (indoor)
- Child care facilities
- Recreation centers consisting of amusement machines, arcades, billiard rooms and similar entertainment, miniature golf
- Gymnasiums, health and athletic clubs
- Live theaters (except adult theaters as defined by the Elk Grove Zoning Code)
- Meeting halls (lodge and union)
- Theaters
- Restaurants and eating establishments (including on-site sale of alcoholic beverages)
- Vocational, professional and trade schools

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- Arcades, pool halls, discotheques, nightclubs
- Bars and cocktail lounges (not including liquor sales within restaurants)
- Fast-food, drive-thru restaurants
- Liquor sales as an ancillary use to convenience stores or service stations
- Liquor stores less than 5,000 square feet in size

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Office/Entertainment District. The following uses are specifically prohibited in the Office/Entertainment land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Automotive sales (new or used)
- (3) Service stations within 500 feet of residential land use zones.
- (4) Uses that require storage yards.
- (5) Warehousing and storage uses.

Maximum Individual Use and Building Sizes

No single office, commercial or entertainment use in the Office/Entertainment district may exceed 200,000 square feet in size as a use. Single buildings that contain several individual uses may exceed 200,000 square feet in size, provided that no single use exceeds 200,000 square feet in size. No maximum building size is imposed by this SPA.

4.4 Visitor Commercial

Permitted Land Uses

The following uses are permitted within the Visitor Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Uses permitted in the Community Commercial District, with the exception of those prohibited in the Visitor Commercial Prohibited Uses.
- (3) Provision of services useful to the travelling public, generally including, but not limited to the following types of goods, stores, and services:
 - Automobile rental (limited to offices and storage of vehicles only; no on-site repair or maintenance of rental vehicles permitted)
 - Service Stations (maximum of four stations in Project)
 - Car washes
 - Hotels
 - Motels
 - Restaurants and eating establishments (including on-site sale of alcoholic beverages) including drive-thru restaurants

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.
- (2) Parking structures serving permitted uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Auto service and repair centers
- (2) Uses conditionally permitted in the Community Commercial District.

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Visitor Commercial District. The following uses are specifically prohibited in the Visitor Commercial land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Uses prohibited in the Community Commercial District.
- (3) Service stations within 500 feet of residential land use zones.
- (4) Automotive sales (new or used)
- (5) Uses that require storage yards.
- (6) Warehousing and storage.

Maximum Individual Use and Building Sizes

No single retail or other use in the Visitor Commercial district may exceed 200,000 square feet in size, although single buildings which contain several individual uses meeting this criterion may be constructed. Provided that no single use exceeds 200,000 square feet, no maximum building size is imposed by this SPA. Hotels and motels may exceed 200,000 square feet.

Commercial uses (in square footage) may not exceed 75% of the total square footage of uses within the District. The remaining uses shall be allocated to uses distinct to the Visitor Commercial District, such as hotels, motels, restaurants, and other uses benefiting from the freeway visibility of State Route 99.

4.5 Multi-Family Residential

Permitted Land Uses

The following uses are permitted within the Multi-Family Residential District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Uses of a higher-density residential nature, including but not limited to the following:
 - Condominiums
 - Congregate Care Facility
 - Intermediate Care Facility
 - Rental Apartments
 - Residential Care Facility
 - Senior Care Facility
 - Townhouses

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Schools (public, private, professional)
- (2) Church

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multi-Family Residential District. The following uses are specifically prohibited in the Multi-Family Residential land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.

4.6 Outdoor Uses

All uses shall be conducted within a completely enclosed building, except as follows:

- (1) Off-street parking and loading areas;
- (2) Service stations;
- (3) Plants and vegetation associated with nurseries;
- (4) Open storage of materials and products and equipment when such storage is enclosed by a fence, wall, building or other means adequate to conceal such storage from view from immediately adjoining property or the public street;
- (5) Merchandise display accessory to retail uses including seasonal and temporary displays for retailers such as home improvement and other large-format retailers;
- (6) Restaurant - Outdoor dining area;
- (7) Sale or storage of merchandise shall not be permitted in any parking lot.
- (8) Farmers Market

The regional mall shall be exempt from this requirement, provided that outdoor uses shall be confined to the area within the regional mall specifically designed for this purpose.

Project Processing

5.1 Staged Processing

The Lent Ranch Marketplace project will be processed in three stages to allow for threshold entitlements to be obtained before providing detailed design information. The level of required project information detail increases as each stage of approvals/entitlements is granted.

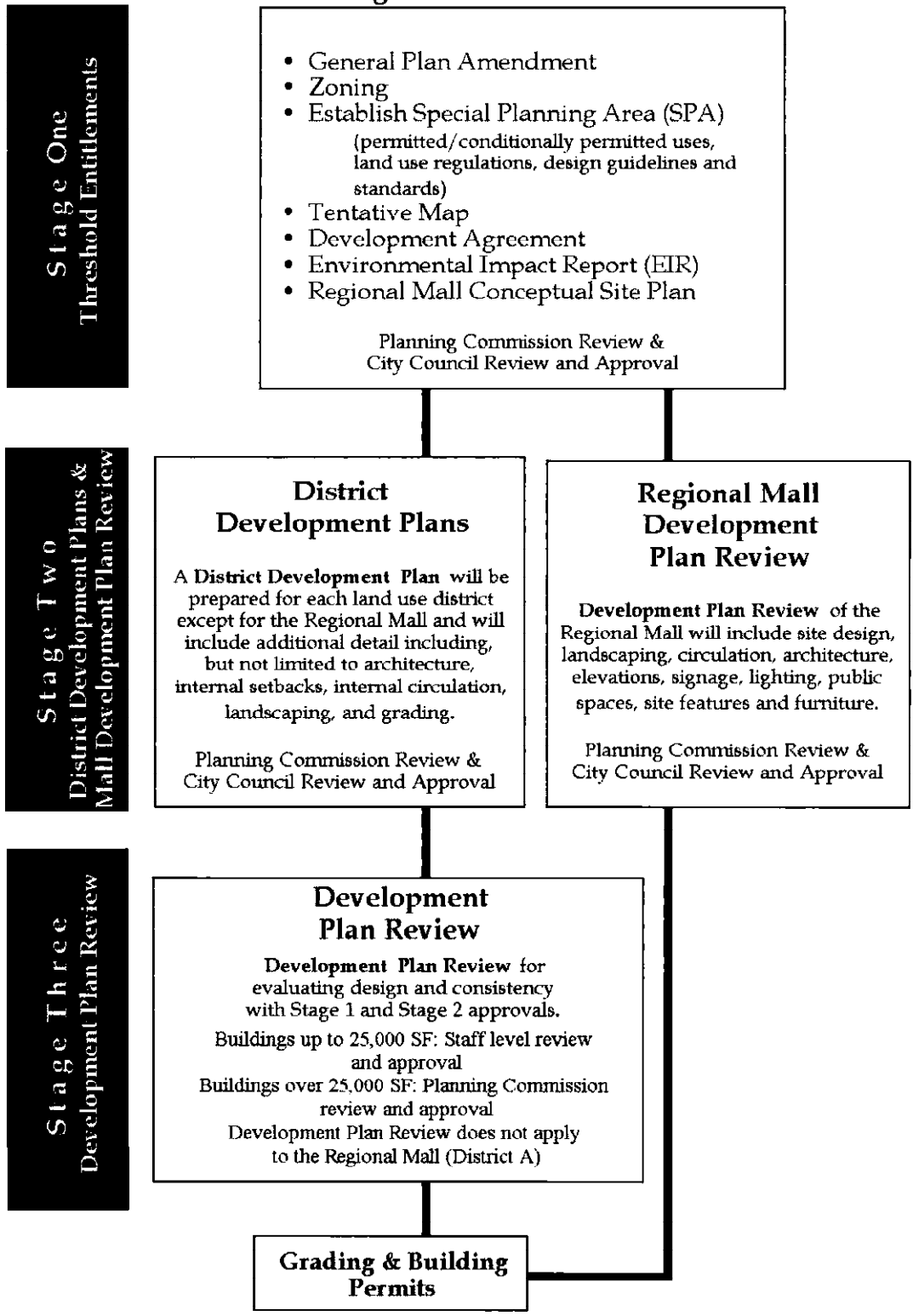
The process consists of the following three stages: Stage 1: Threshold Entitlements; Stage 2: District Development Plans & Regional Mall Development Plan Review; and Stage 3: Development Plan Review. Each of the stages is described below and illustrated in the flow chart on Figure 5-1, Staged Entitlements.

5.1.1 Stage 1 Threshold Entitlements

Stage 1, Threshold Entitlements, established the appropriate zoning for the Lent Ranch Marketplace Project and include the environmental document for the project, General Plan Amendment, Rezone, Tentative Map, and Development Agreement as follows:

1. Certification of the Lent Ranch Marketplace Environmental Impact Report (EIR);
2. General Plan Amendment to establish land use designations and circulation network for the Project site;

**Figure 5-1
Staged Entitlements**



-
3. Zoning Ordinance Text Amendment to establish the Lent Ranch Marketplace Special Planning Area for approximately 295± acres. The SPA includes the following components:
 - a. Land use designations for the 295± acre project area, including a regional mall, ancillary commercial development, entertainment, office, hotel, and multi-family residential uses.
 - b. Design guidelines, development standards, performance standards and permitted/conditionally permitted uses for the proposed uses.
 4. Rezone to change the land use designation to the Lent Ranch Marketplace Special Planning Area (SPA).
 5. Tentative Subdivision Map, known as Lent Ranch Marketplace, which divided the 295± gross acres into 11 (eleven) parcels.
 6. Transportation System Management Plan (TSM).
 7. Development Agreement.

The Development Agreement, included in Stage 1, sets forth the needed infrastructure, by reference to the Public Facilities Financing Plan, and other specific performance obligations of the property owners and City as it relates to development of the Project area.

This SPA addresses the mandatory contents of a SPA Ordinance contained in the City of Elk Grove Zoning Code (Title 23 of the Municipal Code).

Stage 1 review was performed at the Planning Commission (recommendation) and City Council (final action).

All Stage 2 and 3 submittals and approvals shall substantially conform to the requirements defined by the Stage 1 approvals.

5.1.2 Stage 2

District Development Plans

Except for District A (Regional Mall) as discussed in section 5.1.4 below, and prior to or concurrent with the first development proposal within each land use district, a District Development Plan (DDP) will be prepared for the individual land use district. Each of the land use districts is shown on Figure 3-1.

A DDP will contain additional design information include design guidelines and development standards particular to the land use district including elements such as signage, landscaping, internal setbacks, lighting, and building materials. The required elements of the District Development Plans are listed on Table 5-1.

The DDPs shall be submitted to the Planning Department. The designated approving authority for DDPs is the City Council. The Planning Director and Planning Commission provide recommendations and the City Council approves, conditionally approves, or denies the DDP in accordance with the requirements of this SPA. Approval of the DDPs does not constitute an amendment to the SPA.

In approving the DDPs, conditions may be placed on the projects to assure consistency with this SPA and other relevant policies and regulations. In addition, the Council may add conditions or standards applicable to Stage 3 - Development Plan Review to assure that the project is reviewed in an orderly manner.

**Table 5-1
District Development Plan
Submittal Requirements**

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Conceptual site plan identifying conceptual circulation pattern, access points and on-site pedestrian circulation and connections to adjacent land uses. ▪ Landscape concept for District, including modifications to plant lists contained in this SPA. ▪ Conceptual signage program indicating types (monument, fascia, etc.) styles, locations, sizes (height, width), lettering and materials for District monument identification signs. ▪ Existing and proposed general topographical grades in sufficient detail to provide a conceptual grading plan. ▪ Typical design of thematic features such as outdoor furniture and water features. | <ul style="list-style-type: none"> ▪ Conceptual lighting plan depicting the types, sizes and intensity of proposed external fixtures. ▪ Design of any project perimeter screens, fences and walls. ▪ Architectural concept for District, including identification of signage design, architectural features, styles, and prohibited building materials and colors, if any. ▪ Conceptual parking plan and variations to parking design guidelines, if any. ▪ Conceptual plan for open space/public spaces (plazas, seating areas, walkway treatments, promenades) in the District. ▪ Exhibits and plans, as necessary, to demonstrate compliance with SPA. |
|---|---|

5.1.3 Stage 3 Development Plan Review

All development project applications within the Project, with the exception of the Regional Mall, will be subject to Development Plan Review in Stage 3. For subsequent development proposals within the Project, an application for Development Plan Review will be submitted to the City. Applications for Development Plan Review shall contain the elements outlined in Section 5.2 of this SPA.

Development Plan Review may occur for individual projects or for all development within an individual land use district (i.e., Community Commercial, etc.). If Development Plan Review is proposed for an entire district, then the Planning Director shall review subsequent projects up to 25,000 square feet within the district for compliance with the overall Development Plan Review approval. The Planning Commission shall review subsequent projects that are 25,001 square feet and greater within the district for compliance with the overall Development Plan Review approval.

Development Plan Review applications will be reviewed for consistency with Stages 1 and 2.

**Table 5-2
Development Plan Review
Submittal Requirements**

1. Detailed site plans to illustrate proposed site improvements, circulation and relationships to adjoining land uses.
2. Architectural renderings of structures and improvements, including elevations, materials, colors and other drawings.
3. Landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with water- efficient landscape requirements.
4. Lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare.
5. Typical design of outdoor furniture and water features, if proposed.
6. Design of any project perimeter screens, fences and walls.
7. Location of, and an arborist report for, all on-site trees and tree mitigation plans as required by the Project EIR.
8. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights.
9. An on-site pedestrian, vehicular circulation and parking plan including a table of parking spaces to be provided for projected uses/ tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress.
10. Signage program.
11. To the degree possible, tentative construction, phasing and completion schedule for development within Development Plan Review application;
12. Additional information, within reason, to provide the detail necessary for Development Plan Review to be completed.

5.1.4 Regional Mall District (District A) Development Plan & Review

Because the Regional Mall (District A) is the largest of the eight districts and is most likely to develop in phases over time, a separate Stage 2 entitlement process is established for this area.

Prior to development in District A, a Regional Mall District Development Plan & Review ("RM-DPR") shall be prepared and approved by the City. The RM-DPR shall contain the elements outlined below and in Table 5-2A, as well as in the City of Elk Grove Zoning Code. The RM-DPR shall be approved by the City Council after a recommendation by the Planning Director and Planning Commission.

The RM-DPR shall include a site plan identifying the proposed locations of buildings, parking, circulation, plazas, and other physical improvements. It shall also include architectural and landscaping detailing for the core development area.

As necessary and appropriate, the RM-DPR shall allow for the phasing of improvements and development. As such, development outside of the core area (e.g., pad buildings) may be illustrated at a schematic level and without architectural information. Future development of these sites shall be subject to review and approval by the Planning Director through the development plan review process.

Areas for future development that are not detailed on the site plan shall require subsequent RM-DPR action.

**Table 5-2A
Regional Mall District Development Plan & Review
Submittal Requirements**

- | | |
|--|---|
| <p>1. Site plan(s) illustrating proposed site improvements, circulation and schematic parking plan, and relationships to adjoining land uses.</p> <p>2. Architectural concept for District A, including identification of signage, architectural features, styles, and prohibited building materials and colors, if any. This shall be supported by renderings of structures and improvements, including elevations, materials, colors, and other drawings.</p> <p>3. Schematic landscaping plan indicating the types of materials, parking lot shading, and other information necessary.</p> <p>4. Schematic lighting plan depicting the location, type and intensity of proposed external fixtures.</p> <p>5. Schematic design of outdoor furniture and water features, if proposed.</p> <p>6. Schematic design of any project perimeter screens, fences and walls.</p> <p>7. Location of, and an arborist report for, all on-site trees and tree mitigation plans as required by the Project EIR.</p> | <p>8. Location, estimated floor area, and intended use of proposed buildings, structures, and other improvements, including maximum heights.</p> <p>9. An on-site pedestrian, vehicular circulation and parking plan including a summary of parking spaces provided, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress.</p> <p>10. Signage program identifying the type of signs, area restrictions, method of illumination, and other relevant details.</p> <p>11. To the degree possible, as determined by the City, tentative construction, phasing and completion schedule for development within Development Plan Review application.</p> <p>12. Additional information, within reason, to provide the detail necessary for Development Plan Review to be completed.</p> |
|--|---|

5.2 Application for Development Plan Review

Applications for Development Plan Review shall be submitted to the City. The application for Development Plan Review shall contain the elements of Development Plan Review outlined in Table 5-1 as well as those listed in the Elk Grove Zoning Code.

5.2.1 Development Plan Review Review Authority

Development Plan Review shall be conducted in accordance with this SPA and the provisions of the Elk Grove Zoning Code, with the exception of review authorities, which are listed on Table 5-3. Where an element of the Zoning Code conflicts with a provision of this SPA, this SPA shall control.

Review authorities are listed in Table 5-3. Outside of District A, development proposals up to 25,000 square feet shall be reviewed by the Planning Director for consistency with Stage 1 and 2 approvals. Uses that are greater than 25,000 square feet shall be reviewed by the Planning Commission for consistency with Stage 1 and 2 approvals. In District A, subsequent development shall be approved by the Planning Director, except where a RM-DPR amendment is required pursuant to section 5.1.4 above. The Planning Director may elevate an application for which the Planning Director is the designated approving authority to the Planning Commission for review and consideration if the Planning Director determines that because of location, size, design, or other similar concern regarding the development proposal warrants a hearing before the Planning Commission.

**Table 5-3
Development Plan Review
Review and Appeal Authorities**

Project Type	Development Plan Review Size	Approval Authority	Appeal Authority
District A	Any	Planning Director	Planning Commission
All Other Districts	≤25,000 square feet	Planning Director	Planning Commission
	>25,001 square feet	Planning Commission	City Council

5.2.2 Findings

The purpose of Development Plan Review of specific projects is to determine consistency of the projects with this SPA. The Planning Commission, Planning Director, and/or City Council, in acting to approve a Development Plan application, may impose conditions as are reasonably necessary to ensure the project meets the provisions and intent of this SPA and Zoning Code. In order to approve a Development Plan Review application, the following findings shall be made:

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, including the Lent Ranch SPA, and improvement standards adopted by the City;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

5.2.3 Appeals

The appropriate authority for appeals of Development Plan Review decisions is listed on Table 5-3. The appeal process shall be as provided in the City Zoning Code, with the exception of appeal authorities, which shall be as listed on Table 5-3.

5.2.4 Revisions to Development Plans

In instances where a revision is made to plans subsequent to Development Plan Review regarding the size, location or alteration of any use or structures, landscaping, design or other component of an approved Development Plan, the Planning Director shall review the scope of the proposed revision to the Development Plan Review to determine the appropriate review authority, based on the original Development Plan Review.

Notwithstanding the foregoing, the Planning Director shall have the discretion to review Development Plan Review revisions. If the Planning Director determines that the proposed revision is in substantial conformance with the provisions of this SPA, District Development Plan and the general intent of the approved Development Plan, the revised Development Plan may be approved by the Planning Director. The decision of the Planning Director may be appealed to the Planning Commission within ten (10) days of such decision.

The Planning Director shall have the discretion to refer consideration of the revised Development Plan to the Planning Commission for review. If the Planning Commission determines that the proposed revision is in substantial conformance with the provisions of the SPA and the general intent of the approved Development Plan, the revised Development Plan may be approved by the Planning

Commission. The decision of the Planning Commission shall be final unless appealed to the City Council within ten (10) days from the date of such decision.

Section 6

Commercial and Office Land Use Standards

Commercial and office land uses within the Lent Ranch Marketplace Special Planning Area shall be governed by the standards contained in this SPA. Where no standard is provided in this SPA, the Commercial (e.g., SC Zone) and Business Professional (e.g., BP Zone) Development Standards contained in the Elk Grove Zoning Code shall apply.

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Section 7

Multi-Family Residential Land Use Standards

Multi-Family Residential land uses within the Lent Ranch Marketplace Special Planning Area shall be governed by the standards contained in this SPA. Where no standard is provided in the SPA, the Multi-Family Residential Land Use Standards (e.g., RD-20 Zone) contained in the Elk Grove Zoning Code shall apply.

Within District H, the District Development Plan shall include an Affordable Housing component specifying the amount and type of affordable housing to be provided.

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Section 8

Setbacks

To the extent that there are private streets within individual land uses, setbacks from private streets shall be identified in the District Development Plans. Private streets shall not include public streets and parking drive aisles.

**Adjacent to
Residentially
Zoned Property**

: Within the Visitor Commercial and Community Commercial land use districts, the following apply:

Non-residential buildings shall be constructed a minimum of seventy-five (75') feet from any adjoining single-family residentially zoned property.

Non-residential buildings shall be at least seventy-five (75') from the ultimate right-of-way line along any street abutting a single-family residential land use.

A landscaped area not less than ten feet (10') in width shall be provided between any non-residential structure and residentially zoned property. Within this landscaped area a continuous visual screen shall be maintained adjacent to all property lines which abut residential lots. Screening may be provided by means of fences, decorative masonry walls, berms, changes in elevation, and/or plant materials. Where such screening has been provided on the residential side of the property line, this requirement may be reduced or waived as part of the development plan review process.

**Lot Frontage,
Width, Dept**

Individual lot frontage on a public street is not required; however, lots should have sufficient width and depth to maintain the landscaped and parking areas as required in this article and adequate building area to serve the intended uses.

**Front and Side
Street Setbacks**

There shall be a front and side street setback of at least fifty feet (50') between any structure within the SPA and the public street right-of-way. Such setback depth may be reduced to a minimum of twenty-five (25) feet provided that for each square foot of additional ground floor buildable area created by the application of this provision, an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street setback. Distances among buildings within the Regional Mall district are not subject to these setback requirements.

**Rear Setback and
Interior Side
Setback**

There shall be a rear and interior setback of at least twenty-five (25) feet between any structure within the Lent Ranch Marketplace SPA and the property line of any adjacent residential, agricultural, or agricultural-residential zone, otherwise a rear setback is not required.

**Setback for
Mechanical
Equipment**

Mechanical equipment may not be located in landscape setback areas. All vents, flues, doorways, or other openings should be oriented away from the adjacent property boundary. Landscaping shall be provided, so that after fifteen-years of growth, landscape will screen the portion of the mechanical equipment that extends above ground level.

**Setback for
Loading Facilities**

Loading docks associated with commercial uses adjacent to residential-zoned property shall have a setback of at least sixty (60') feet between the loading facility and property boundary. This standard does not apply to property boundaries within the Regional Mall district.

**Trash and
Recycle Container
Enclosures**

There shall be an adequate area provided for trash and recycle containers and screening. Trash and recycle containers and enclosures shall be located within a screened area such as by landscaping or an enclosed masonry area with a surrounding wall at least six (6) feet high and no higher than eight (8) feet, with appropriate solid gate. The gate shall be constructed with metal posts to withstand heavy use. The screening or enclosure should be consistent in design with the building materials of the primary structure. Enclosures

for trash and recycle containers shall be located at least twenty-five (25) feet from any public street and twenty-five (25) feet from any residentially-zoned property line. Adequate access for refuse pick-up shall be provided.

Recycling areas should be located for functional use by occupants and by the disposal and hauling companies providing collection services. Flexibility is permitted in the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

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Section 9

Height Restrictions

Structures and buildings may be erected to a height as follows:

Regional Mall

The allowable building height for the mall structure(s), including architectural features, shall be no more than one hundred feet (100') from finished grades. Building height may be up to (90'), with the ability to increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from any public street right of way up to a maximum height of 100 feet (100').

Community Commercial

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from the public street right of way up to a maximum height of sixty feet (60').

Office buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of height for additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Office/ Entertainment

Office and hotel buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of height for additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of

setback from the public street right of way up to a maximum height of sixty feet (60').

Visitor Commercial Office and hotel buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from the public street right of way up to a maximum height of sixty feet (60').

Multi-Family Residential No building or structure shall have a height greater than two (2) stories, nor greater than forty (40) feet, except as provided in the Elk Grove Zoning Code.

Section 10

Streetscape Design

The streetscape design for each of the roadways within the Project varies. The following pages list the streetscape characteristics, including dimensions for the roadway section, landscape corridor, and bicycle paths, for each of the Project roadways. Landscape treatments are also described for each roadway.

Streetscape Design

Kammerer Road

Location:	Generally along the southern edge of the Plan.
Road Section:	96 feet curb to curb
Landscape Corridor:	36 foot, measured from back of curb; includes six-foot sidewalk for pedestrian and bicycle use on north side of Kammerer Road and ten feet measured from back of curb on south side of Kammerer Road.
Pedestrian/Bicycle Path:	Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb.
Soundwalls/Fences:	None
Concept:	Kammerer Road is a regional thoroughfare connecting State Route 99 and I-5 with the 6,000 acres of new growth areas south of Elk Grove Boulevard. Landscaping along Kammerer Road should enhance the location of Kammerer Road adjacent to agricultural land uses south of the road. Plantings of vegetation along the south side of Kammerer Road should be dense enough to discourage trespass on the adjacent agricultural land and to provide a visual barrier.
Trees:	Alnus rhombifolia (White Alder) Cedrus deodara (Deodar Cedar) Gleditsia triacantho (Honey Locust) Populus nigra 'Italica' Lombardy Poplar) Quercus species (Oak)
Shrubs:	Abelia grandiflora (Glossy Abelia) Escallonia species (Escallonia) Ilex species (Holly) Pittosporum species (Tobira) Raphiol indica (India Hawthorn)

Groundcovers:

Marathon II or equivalent (Turf)
Hemerocallis species (Daylily)
Trachelospermum jasmine (Star jasmine)

Streetscape Design

Promenade Parkway

Location:	Through center of Plan Area, in north-south direction.
Road Section:	72 feet from north edge of project to the main mall entrance and 96 feet south of the mall entrance to Kammerer Road.
Landscape Corridor:	25 feet, measured from back of curb, includes six-foot sidewalk for pedestrian and bicycle use.
Pedestrian/Bicycle Path:	Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb.
Soundwalls/Fences:	Only adjacent to multi-family residential in north end of Plan Area.
Concept:	Promenade Parkway is the primary roadway through the Lent Ranch Marketplace project and it connects the Plan Area with uses north and south. As a primary roadway, landscaping will be characterized by large street trees and large single species shrub groupings.
Trees:	Acer rubrum (Scarlet Maple) Calocedrus decurens (Incense Cedar) Platanus species (Sycamore) Populus nigra 'Italica' (Lombardy Poplar) Quercus species (Oak) Ulmus parvifolia (Chinese Elm)
Shrubs:	Berberis thunbergii (Japanese Barberry) Ligustrum japonicum 'Texanum' (Privet) Photinia species (Photinia) Pittosporum species (Tobira) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name)

Groundcovers:

Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)

Streetscape Design

Lent Ranch Parkway

Location:	In southern portion of Plan Area, connects Kammerer Road to Promenade Parkway in the Community Commercial land use district.
Road Section:	72feet, curb to curb
Landscaping	Varies from six feet to twenty-five feet when fully landscaped adjacent to commercial land uses.
Pedestrian Path:	Pedestrian path adjacent to roadway
Soundwalls/Fences:	None
Trees:	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
Shrubs:	Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name)
Groundcovers:	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)

Streetscape Design

Major Collectors

Location:	On west side of Plan Area, connecting to uses west of the Plan Area.
Road Section:	72 feet, curb to curb
Landscape Corridor:	10 feet, measured from back of curb
Pedestrian Path:	Six-foot pedestrian path/sidewalk adjacent to roadway
Concept:	Neighborhood streets are the roadways that connect the project to adjacent uses to the west and that separate some of the land use districts. The landscaping of these streets is intended to be of a smaller-scale to transition to the residential uses.
Trees:	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
Shrubs:	Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Ligustrum japonicum 'Texanum' (Privet) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name)
Groundcovers:	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)

Streetscape Design

Interface with State Route 99

Location:	On the eastern edge of the Plan Area.
Landscape Corridor:	Minimum 10 feet of landscaping adjacent to freeway, within project.
Soundwalls/Fences:	None
Trees:	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
Shrubs:	Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name)
Groundcovers:	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)

Section 11

Landscaping

This section establishes the general landscape concepts for Lent Ranch Marketplace SPA. The intent of these Guidelines is to provide flexibility and diversity in plant selection, yet maintain a focused palette of plant materials to create unity within the Lent Ranch Marketplace development.

Suggested plant lists are provided in this section for each land use within this SPA. Species with low biogenic emissions are preferred. Species including Liquidamber styraciflua, Magnolia groundflora and Sequoia sempervirens are not permitted due to their higher biogenic emissions.

11.1 Landscape Objectives

- Reinforce the vehicular, bicycle, and pedestrian links from the regional mall to the adjoining land use districts and from neighboring residential developments.
- Provide a distinct and scenic appearance for travelers on State Route 99 and surface streets in and around the Lent Ranch Marketplace.
- Provide a plant material hierarchy. Locate large bold plant materials adjacent to main streets, intersections, entries and large commercial buildings. Locate medium to small plant materials adjacent to neighborhood streets, parking lots and residential areas.
- Minimize adverse visual and environmental impacts of large paved areas through the use of perimeter plantings and the dispersal of landscaped islands within parking lot areas.
- Separate loading areas, trash collection areas and utility equipment.

-
- Screen parking lots from streets while allowing views into the land use districts and buildings.
 - Buffer edges between commercial land uses and residential areas.
 - Provide for human scale, shade, visual organization and color within parking lots and pedestrian plazas.

11.2 Street Trees

Street trees, subordinate trees and median trees should be installed as specified for each streetscape. Should a particular tree species be found to be incompatible due to soil type, disease or other natural constraint, a similar species in form and characteristics may be substituted upon approval of the Planning Director.

Street trees are to be located adjacent to the street between curb and the walk and are to be set back a minimum of five feet (5') from back of curb.

Subordinate trees for each street include a selection for canopy, accent and screening use. A mix of seventy percent (70%) evergreen and thirty-percent (30%) deciduous subordinate trees shall be provided.

Median trees are to be planted thirty feet (30') on center near the centerline of median.

Accent trees should be utilized to define entrances and median ends, add variety in form and color, and highlight focal points. Screen trees are used adjacent to residential walls and other areas where screening is desired.

Accent trees should be utilized to define entrances and median ends, add variety in form and color, and highlight focal points. Screen trees are used adjacent to residential walls and other areas where screening is desired.

Plant material container sizes for all street trees, median trees and subordinate trees shall be mixed in a variety of 24-inch box, 15-gallon and smaller varieties, such that there is no more than fifty percent of any one size.

Along Kammerer Road from State Route 99, to enhance building frontages and at other key project locations to mark significant features of the Project, 24-inch box trees shall be the predominant tree size.

11.3 Shrubs

Low and medium shrubs should be used to accent and delineate vehicular and pedestrian ways, and to provide a landscape screen of cars in parking lots. Tall shrubs should be used to provide scale and to provide screening of soundwalls and fences.

Shrub plantings should consider pedestrian and vehicular sight lines and security issues.

All shrubs should be planted from minimum one-gallon containers.

Groundcovers should be utilized to fill in the groundplane, control erosion and provide colorful accent as entry delineators. Low water use varieties should be used.

Turf is the preferred groundcover between the back of curb and walkways, and in areas of high activity. Alternative groundcover and shrubs should be used behind back of walkways and in medians. Landscaping other than turf is recommended in medians.

A concrete mow strip should separate turf and groundcover planting strips.

Inorganic groundcovers such as boulders, river rock and other materials may be used. Mulch should be fire resistant and subject to approval by the Fire Department.

Landscaping

11.4 Regional Mall

- Concept:** Structures in the Regional Mall land use will be large to accommodate a variety of retail stores. As such, large size trees may be situated adjacent to exterior building walls to soften the scale and appearance of the buildings. Landscaping should transition among buildings and pedestrian walkways through the layering of shrubs, floral border plantings and bedding. Colorful small/human scale plantings, seating and landscape features (at plazas) should be used to enhance areas used by pedestrians.
- Trees:** Acer rubrum (Scarlet Maple)
Celtis sinensis (Chinese Hackberry)
Podocarpus gracilior (Fern Pine)
Platanus racemosa (California Sycamore)
Zelkova serrata (Zelkova)
Sophora Japonica (Pagoda Tree)
Pistacia chinensis (Chinese Pistache)
Cinnamomum camphora (Camphor)
- Shrubs:** Abelia grandiflora (Glossy Abelia)
Agapanthus orientalis (Lily of the Nile)
Escallonia rubrum (Escallonia)
Lagerstroemia indica (Crape Myrtle)
Ligustrum japonicum 'Texanum' (Privet)
Phormium tenax (New Zealand Flax)
Photinia fraseri (Red-leaf Photinia)
Pittosporum species (Tobira)
Raphiolepis indica (India Hawthorn)
- Groundcovers:** Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)
Hypericum calycinum (Creeping St. Johnswort)
Trachelospermum asiaticum (Asian Jasmine)

Landscaping

11.5 Community Commercial, Office/Entertainment Visitor Commercial

- Concept:** Trees and plants should be chosen to provide visual relief and scale in relation to building mass, which will vary. Colorful plantings should be used to accent *building* entries, pedestrian areas and parking areas. Special consideration should be given to heavy low-level landscape separation of State Route 99 in the Visitor Commercial land use, as well as colorful tree massing that is visible from Highway 99.
- Trees:** Acer rubrum (Scarlet Maple)
Celtis sinensis (Chinese Hackberry)
Platanus racemosa (California Sycamore)
Podocarpus gracilior (Fern Pine)
Zelkova serrata (Zelkova)
Sophora Japonica (Pagoda Tree)
Pistacia chinensis (Chinese Pistache)
Cinnamomum camphora (Camphor)
- Shrubs:** Abelia grandiflora (Glossy Abelia)
Agapanthus orientalis (Lily of the Nile)
Escallonia rubrum (Escallonia)
Lagerstroemia indica (Crape Myrtle)
Ligustrum japonicum 'Texanum' (Privet)
Phormium tenax (New Zealand Flax)
Photinia fraseri (Red-leaf Photinia)
Pittosporum species (Tobira)
Raphiolepis indica (India Hawthorn)
- Groundcovers:** Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)
Hypericum calycinum (Creeping St. Johnswort)
Trachelospermum asiaticum (Asian Jasmine)
Lantana montevidensis (Trailing Lantana)
Verbena spp. (Verbena)

Landscaping

11.6 Multi-Family Residential

Concept: Landscaping in the multi-family residential land use district should create a garden-like atmosphere, both adjacent to the buildings as well as surrounding pedestrian and common areas. Colorful and interesting plant forms should be used to provide visual interest at the pedestrian level.

Trees: Acer rubrum (Scarlet Maple)
Betula pendula (European White Birch)
Liriodendron tulipifera (Tulip Tree)
Pinus canariensis (Canary Island Pine)
Platanus racemosa (California Sycamore)
Pyrus kawakamii (Evergreen Pear)
Robinia "Idaho Pink" (Idaho Pink Locust)
Ulmus parvifolia (Chinese Elm)
Zelkova serrata (Zelkova)

Shrubs: Aucuba japonica (Japanese Aucuba)
Agapanthus orientalis (Lily of the Nile)
Berberis thunbergii (Japanese Barberry)
Camellia japonica (Japanese Camellia)
Gardenia jasminoides (Gardenia)
Ilex spp. (Holly)
Rhododendron indica (Azalea)

Groundcovers: Marathon II or equivalent (Turf)
Campanula poscharskyana (Serbian Bellflower)
Fragaria chiloensis (Ornamental Strawberry)
Hemerocallis species (Daylily)
Lantana montevidensis (Trailing Lantana)
Trachelospermum jasminoides (Star Jasmine)

11.7 Parking Lot Landscaping

The following standards apply to all parking areas:

- Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen service areas, shall be provided between parking area and right-of-way.
- Varied tree and plant species shall be used throughout the parking area. No one species shall comprise more than 75% of the plantings within each of the following categories: shade tree, screen tree, shrub.
- At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the lot.
- Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is encouraged.
- Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
- A landscaped island shall be provided for every twenty (20) parking spaces.
- Landscaped islands, interstall planters and peripheral landscaping together shall total at least 7.5% of the total parking lot area where less than fifty (50) parking spaces are required and 10.0% percent of the total parking lot area where more than fifty (50) parking spaces are required, in the Regional Mall land use district, 5.0% of the total parking lot shall be landscaped.
- Where parking areas are located adjacent to residential uses, they shall be separated from the residential area by a decorative solid masonry wall six (6) feet in height and an appropriate landscape buffer. This requirement does not apply to parking areas within the multi-family residential district.

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- Parking lot design shall include covered or tree-shaded pedestrian pathways between transit facilities (bus stops) and building frontages for each District.
 - Parking lot paving materials shall be 100% natural-colored, without the standard dark-colored pigment.

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Section 12

Off-Street Parking

The purpose of this section is to require off-street parking spaces for all land uses within the Lent Ranch Marketplace SPA sufficient in number to accommodate the demands of the land use at a given location at a given point in time.

12.1 Vehicle Parking Requirements

Parking requirements for specific land uses are listed on Table 12-1. Where parking requirements are not provided below for a specific land use, the requirements for parking contained in Title III, Chapter 3, Article 2 shall apply. No more than twenty percent (20%) of the required number of parking spaces may be used for compact parking spaces.

**Table 12-1
Parking Requirements**

Regional Mall	For regional malls (facilities with more than 350,000 square feet of gross leasable area), including theaters, restaurants, offices, financial institutions, services and perimeter facilities utilizing a common parking area through reciprocal easement agreements, parking shall be provided at a minimum ratio of four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross leasable area (GLA). Additional parking may be provided as long as minimum parking requirement is met.
Commercial Uses	For general retail activities including community commercial uses - excluding outdoor garden & sales areas, and other developments which are predominantly retail commercial and utilize a common parking area through reciprocal easement agreements, parking shall be

	provided at a ratio of at least five (5.0) spaces for every one thousand (1,000) square feet of gross floor area.
Office	<p>For professional offices and office uses not listed elsewhere herein, parking shall be provided at a ratio of at least three and one-half (3.5) spaces for every one thousand (1,000) square feet of gross floor area. Interior hallways, elevators, storage and non-tenant space need not be counted in determining gross floor area. Medical and dental offices in excess of ten (10) percent of the gross floor area of the office complex shall provide parking in accordance with the Medical and Dental Office requirement.</p> <p>Office uses shall provide covered or tree-shaded carpool/vanpool parking areas adjacent to building entrances. Covered carpool or tree-shaded carpool/vanpool areas shall be reflected in site development plans.</p>
Medical and Dental Offices	For medical and dental offices and complexes, parking shall be provided at a ratio of at least five (5.0) spaces for every one thousand (1,000) square feet of gross floor area. If located within a regional mall or other mixed use development which is predominantly retail commercial, the appropriate regional mall requirement applies, provided that there are reciprocal easement agreements and the total cumulative gross floor area of this use does not exceed ten percent (10%) of the gross floor area of the regional mall. The greater requirement shall apply to that portion of the cumulative floor area exceeding ten percent (10%) of the gross floor area of the commercial area.
Financial Institutions (Banks, Savings and Loans and Credit Unions)	For banks, savings and loans, credit unions, and financial institutions other than Banks, parking shall be provided at a ratio of at least five (5) spaces for every one thousand (1,000) square feet of gross floor area. If located within a

	<p>development which is predominantly retail commercial, the appropriate commercial requirement applies provided that there are reciprocal easement agreements and the total cumulative gross floor area devoted to banks within the commercial area does not exceed ten percent (10%) of the gross floor area of the development within the district. The greater requirement shall apply to that portion of the cumulative floor area exceeding ten percent (10%) of the gross floor area of the commercial district(s).</p>
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<p>Restaurants and Bars</p>	<p>For restaurants, bars and meeting rooms totaling more than three thousand five hundred (3,500) square feet in gross floor area, parking shall be provided at a ratio of eight (8) spaces for every one thousand (1,000) square feet of gross floor area. For restaurants, bars and meeting rooms totaling less than 3,500 square feet in gross floor area, parking shall be provided at a ratio of at least one (1) parking space for every three (3) seats based upon the capacity of the fixed and movable seating area as determined by the Uniform Building Code.</p> <p>If located within a predominantly retail commercial development, the commercial requirement applies provided that there are reciprocal easement agreements and the total cumulative gross floor area devoted to restaurants, bars or meeting rooms within the development does not exceed fifteen percent (15%) of the gross floor area of the center. For that portion above fifteen percent (15%), parking shall be based on the ratio of (8) spaces for every one thousand (1,000) square feet of gross floor area.</p>
<p>Physical Fitness Centers and Similar Uses</p>	<p>For physical fitness centers, health studios, and similar uses, at least six (6.0) spaces per 1,000 square feet of gross floor area shall be provided. If located within a commercial development, the</p>

	commercial requirement applies.
Theaters	For theaters, auditoriums and similar places of public assembly with fixed seating, parking shall be provided at the ratio of at least one (1) parking space for every three and one-half (3.5) seats. If located within a regional mall, shared parking ratios may be utilized to reduce the overall parking requirements.
Child Day Care Centers	Child day care facility, childcare centers, and similar uses licensed by the County or State, shall provide at least one (1) parking space for each employee plus one (1) parking space for every eight (8) children in attendance.
Motels and Hotels	Motels, hotels and auto courts shall provide at least one (1) parking space for each guest room. When other uses are located on the hotel/motel premises such as restaurants and bars, seventy percent (70%) of the parking requirements for restaurants and bars shall be provided in addition to the guest room parking requirement.
Apartments, Condominiums, Townhouses and Cluster Development	Two parking spaces shall be provided for each dwelling unit with more than one bedroom. 1.5 parking spaces shall be provided for each one (1) bedroom unit. In addition, 0.6 parking space per unit shall be provided for guest parking.

12.2 Shared Parking

Parking facilities for multiple land uses may be shared where it can be demonstrated by a shared parking analysis that the two or more uses have peak parking demands that occur at different times and that there will be no significant parking impact. Shared parking may be utilized for such uses, thereby resulting in an overall parking reduction. Shared parking may be utilized for two or more land uses or

for a multi-tenant building(s). All land uses within the Lent Ranch Marketplace SPA, with the exception of the parking within the multi-family residential land use district, are eligible for shared parking.

The shared parking program is outlined on Table 12-2.

**Table 12-2
Shared Parking**

<p>Uses Proximate to One Another</p>	<p>For land uses in close proximity to each other that operate or are used at varying times of the day or week, the Planning Director may allow shared parking facilities to satisfy the parking requirements of such uses if the parking facilities are within one-quarter (1/4) mile (1,320 feet) of all primary entry areas to buildings being served by such facilities. Such uses qualify for a total parking reduction of not more than fifty percent (50%) of the total parking required of both uses combined.</p>
<p>Opposite Parking Demand Periods</p>	<p>When two (2) or more land uses, or uses within a building, have distinctly different hours of operation (e.g., office and church) and peak parking demand periods, such uses may qualify for shared parking. Required parking for the two or more land uses shall be based on the use that demands the greatest amount of parking.</p>
<p>Opposite Hours of Operation</p>	<p>If two (2) or more land uses, or uses within a building, have different daytime hours of operation (e.g. bowling alley & auto parts store), such uses qualify for a total parking reduction of not more than fifty (50) percent of the total parking required of both uses combined.</p>

12.3 Shared Parking Program

A parking study, prepared by a traffic engineer, for shared parking may be submitted to the Planning Director for review. The shared parking proposal should include a summary of the proposed land uses proposed to share parking, the parking demands and requirements of each use and a proposal for sharing parking facilities among uses. The applicant shall show that there is no substantial conflict in the principal operating hours or uses for the buildings or uses for which the joint use of off-street parking facilities is proposed.

The Planning Director has the discretion to evaluate proposals for shared parking. Parties concerned in joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument.

Floor Area Ratio

Floor area ratios (FAR) provide unique design flexibility in determining whether a low building covering most of a lot is beneficial or whether a taller building covering a smaller portion of the lot is appropriate. FAR is determined by dividing total gross leasable area in square feet by total lot area in square feet. For example, a 20,000 square foot building on a 40,000 square foot lot yields a floor area ratio of 0.5.

Maximum floor area ratios for any use within the Specific Plan area shall be established as follows:

Office buildings: 0.6 of the total lot area.

Retail/Commercial buildings: 0.30 of the total lot area.

Regional mall: 0.4 of the total lot area.

Office uses and other uses with a FAR greater than 0.75 shall be located within one-eighth (1/8) mile of a planned transit stop.

The maximum FAR may be increased as shown below. The total bonus shall not exceed fifty (50) percent of the permitted FAR. For example, an office building with a permitted FAR of 0.6 may be increased in floor area to a maximum FAR of 0.9 if several of the following amenities are provided.

The permitted FAR bonus shall be determined by the Planning Director, based upon its determination of the significance of amenities provided on the site.

1. Buildings providing structured parking: Bonus not to exceed twenty (20%) percent of the permitted FAR.

2. Buildings providing amenity areas such as pedestrian arcades or plazas with significant visual features: Bonus not to exceed fifteen (15) percent of the permitted FAR. Any amenity area for which a bonus is granted must comply with the following criteria:
 - The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - Minimum size: The area must contain a minimum of 4,000 square feet.
 - Location: All amenity areas must be adjacent to, and approximately level with, a public street. The difference in grade between the amenity area and the street shall not be more than three (3) feet although this requirement is not intended to prevent mounding or terracing of landscaping within the amenity area.
 - Visibility: The interior of the amenity area shall be visible from the street for security purposes.
 - Seating: One linear foot of bench or seating shall be provided for every 40 square foot of amenity area. Seating may be in the form of ledges.

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- Sunlight patterns: The amenity area shall be able to receive direct sunlight on at least 30% of the surface area from 10 a.m. to 2 p.m. between the spring and fall equinox.
 - Design and landscaping: At least one major element, such as artwork or water, shall be included in the amenity area. The dominant landscape elements shall be trees and turf. The amount of impervious surface should not exceed 40% of the amenity area unless unique design circumstances exist.
3. Additional landscaping, lakes, golf course or other open space amenities: Bonus not to exceed twenty (20) percent of the permitted FAR.
 4. Supportive uses within office buildings that provide services to employees, such as cafeterias, lounges, recreational areas, or child care facilities, may be determined to be exempt from maximum FAR requirements. Determination of whether a proposed use qualifies for this exemption shall be made by the reviewing agency. This exemption may be granted only if the property owner enters into an agreement with the agency ensuring that such area remains in the exempt use.

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Signage

14.1 General Requirements and Standards

Except as provided in this SPA, signage within the Project shall comply with the requirements, standards, and other provisions of the City's Zoning Code.

14.2 Standards for Districts A-G

The development standards (e.g., maximum area, height, number, type) for signs within Districts A through G (the Regional Mall, Community Commercial, Office and Entertainment, and Visitor Commercial districts) shall be established as part of the required District Development Plans for each district, as provided in Section 5.

14.3 Standards for District H (Multi-family Residential)

The size, area, and location of signage in District H shall be no greater than that allowed for any equivalent development as provided in the applicable Zoning Code.

Applicability and Status of Conditions of Approval for the

**FINAL CONDITIONS OF APPROVAL
LENT RANCH MARKETPLACE**

As Approved by City Council 6-27-01

Special Planning Area, Change of Zone, Tentative Map, Financing Plan, Transportation System Management Plan, General Plan Amendments
File EG-00-038

#	Condition	Applicability	Status	Proposed Action Relative to SPA
G1	None of the items listed above shall be deemed approved until the City has determined that the applicant has met the funding requirements of the <u>Agreement for Advance of Funds (Reimbursement Agreement for Staff Processing)</u> adopted by the City of Elk Grove in December 2000.	All Approvals	Complete/ Satisfied	Remove Condition
G2	Development within the Lent Ranch Marketplace SPA shall occur in accordance with the staged development process defined in Section 5 of the SPA document	SPA	Within the SPA	Remove Condition
G3	No development of any kind shall occur until a specific Lent Ranch Marketplace SPA Development Impact Fee Program is adopted by the City. This Fee Program shall establish a source for all funding necessary to construct all required infrastructure (including infrastructure controlled by other agencies, specifically including the Elk Grove Community Services District) needed for the entire SPA area at buildout. For the purposes of this condition of approval, "development" shall include the following: a) Issuance of any grading or building permits, excluding the concurrent grading of the Grant Line/99 freeway interchange and the regional mall site. b) Recordation of any parcel or subdivision map other than the Lent Ranch Tentative Tract Map approved with the original approval of the Lent Ranch Marketplace SPA.	SPA	Complete/ Satisfied	Remove Condition

#	Condition	Applicability	Status	Proposed Action Relative to SPA
G4	<p>No additional entitlements including District Development Plans, shall be granted within any District of the SPA (including the regional mall, District A) until a detailed finance plan has been developed which:</p> <ul style="list-style-type: none"> a) Identifies all required backbone infrastructure necessary to serve complete development of the District; b) Establishes the estimated cost of all required backbone infrastructure needed to serve complete development of the District; c) Identifies the estimated timing for construction for all required backbone infrastructure needed to serve complete development of the District; <p>Establishes the financing source required to fund all required backbone infrastructure needed to serve complete development of the District and implements an irrevocable financing mechanism to provide this funding.</p>	SPA	Complete/ Satisfied	Remove Condition
G5	<p>The Public Facilities Financing Plan for the project shall provide either complete early funding for a permanent fire station (by means of developer financing of the station with a provision for credit against the Fire Protection Development Fee) or developer financing of a temporary fire station. Sufficient funds will also be required to purchase an engine and grass unit. The Plan shall contain a provision that allows reimbursement for payment of those funds beyond the proposed project's "Fair Share" for all of the above. <i>This condition of approval implements Mitigation Measure # MM4.6.4-3(a) from the Lent Ranch Marketplace Final EIR</i></p>	SPA and TSM	Complete/ Satisfied	Remove Condition from SPA

#	Condition	Applicability	Status	Proposed Action Relative to SPA
G6	All future development within the SPA shall be subject to the payment of fees in accordance with the adoption of any future development impact fee program, and/or any other fees or finance mechanisms adopted by the City pursuant to any enabling law, consistent with the Development Agreement	SPA and TSM	Complete/ Satisfied	Remove Condition from SPA
G7	<p>The first phase of development shall consist of the Regional Shopping (shown as District "A" in Figure 3-1 of the SPA document. No other commercial development, unless authorized by the City Council in the Visitor Commercial Districts (Development Districts F and G as shown in Figure 3-1 of the SPA document), may occur outside District A (Regional Mall) until permits have been issued for the regional mall, as follows:</p> <p>a) Grading permits for commercial development projects outside District A shall not be issued until rough grading for the regional mall has been completed.</p> <p>b) Building permits for commercial development projects outside District A shall not be issued until the completion of foundations for at least one (1) of the major department stores.</p> <p>Residential development within the Lent Ranch Marketplace SPA may occur at any time, regardless of the progress of the regional mall, provided that sufficient infrastructure capacity is available to serve the residential development</p>	SPA	No Longer Applicable	Remove Condition from SPA
G8	All District Development Plans shall identify a source of private funding for the maintenance of all landscaped areas abutting the public right-of-way within the District, including sidewalks and other areas with public access easements	SPA	Not Applicable	Remove Condition from SPA
G9	Prior to issuance of the certificate of occupancy for the regional shopping mall structure(s), the reconstructed SR 99 / Grant Line Road interchange shall be deemed operative and open to traffic by the City Public Works Department. It is expressly understood	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	that the interchange may be operative and open to traffic prior to its full completion, and that some portions of the interchange (e.g. landscaping) will not be installed at the time this condition is satisfied			
G10	The applicant shall hold harmless the City, its Council members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action	TSM	Complete/ Satisfied	No Change
G11	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures of the City of Elk Grove or any other responsible agency	TSM	Complete/ Satisfied	No Change
TM1	On the Final Map, dedicate pedestrian easements for sidewalks within landscape corridors along all public streets, to the satisfaction of the City of Elk Grove	TSM	Complete/ Satisfied	No Change
TM2	On the Final Map, dedicate public utility easements (PUE) 12.5 feet wide adjacent to all public rights-of-way	TSM	Complete/ Satisfied	No Change
TM3	An approved sewer study to the satisfaction of CSD-1, addressing interim and ultimate sewer facilities requirements, including any required specific operating conditions on the interim service shall be required prior to submittal of improvement plans. This condition of approval implements Mitigation Measure #MM4.6.2-2 from the Lent Ranch Marketplace Final EIR	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TM4	Record irrevocable offers of dedication to the City of all water, sewer, storm drainage, electric, gas, cable and other public utility infrastructure constructed or installed in or on the Property	TSM	Complete/ Satisfied	No Change
D1	Downstream from the project are existing agricultural ditches and Bruceville Road, which overtops in high intensity storm events. These ditches and road crossings are not designed to handle the increased run-off from the proposed project. Detain peak flows to existing condition, measuring the 2, 10, 50 and 100-year storm event immediately downstream of drainage improvements and at Bruceville Road. This detention basin will be considered interim and will not be reimbursed by the Department of Water Resources	TSM	Complete/ Satisfied	No Change
D2	Depending upon design grades and hydraulics, it may be necessary to construct a pilot channel from the project boundary to Bruceville Road to ensure positive gravity drainage	TSM	Complete/ Satisfied	No Change
D3	The project shall include a storm water quality facility capable of treating storm water runoff pursuant to the Sacramento City/County Storm Water Management Program. This might be best accomplished as a wet volume at the bottom of the flood control detention basin. Attention to basin aesthetics shall be made a part of the design process	TSM	Complete/ Satisfied	No Change
D4	A permanent storm drain message "No Dumping – Flows to Creek" or other approved message to be placed at each storm drain inlet. Other source controls measures should be required for fueling stations, automotive repair facilities, and car wash areas of multi-family complexes, consistent with the requirements of the City's NPDES permit	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
D5	Provide drainage easements, on and off-site, and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code	TSM	Complete/ Satisfied	No Change
D6	Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards	TSM	Complete/ Satisfied	No Change
D7	The project engineer shall consult with the City when designing the proposed detention basin, and the developer shall submit the detention basin designs and proposed plantings in and around the detention basin to these agencies for review and approval prior to approval of the improvement plans. This condition of approval implements Mitigation Measure #MM4.7-2(a) from the Lent Ranch Marketplace Final EIR	TSM	Complete/ Satisfied	No Change
TR1	On the Final Map, grant the City of Elk Grove sufficient right of way that, when combined with existing right-of-way, will create 96 feet of right-of-way for Kammerer Road based on a modified thoroughfare standard as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA	TSM	Complete/ Satisfied	No Change
TR2	On the Final Map, grant the City of Elk Grove right-of-way for West Stockton from the Kammerer Road intersection to the main entrance of the Lent Ranch Marketplace mall based on a modified thoroughfare standard as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TR3	<p>defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA. This condition of approval implements Mitigation Measure #MM4.2-2 from the Lent Ranch Marketplace Final EIR</p> <p>On the Final Map, grant the City of Elk Grove right-of-way for West Stockton from the main entrance of the mall to the northern edge of the project based on a modified arterial standard, as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA. . This condition of approval implements Mitigation Measure #MM4.2-3 from the Lent Ranch Marketplace Final EIR</p>	TSM	Complete/ Satisfied	No Change
TR4	<p>On the Final Map, grant the City of Elk Grove right-of-way for the public street between Lot F, H, and Lot E based on a modified arterial standard as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR5	<p>On the Final Map, grant the City of Elk Grove right-of-way for the public street between Lot E and Lot D based on a modified arterial standard, as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR6	<p>On the Final Map, grant the City of Elk Grove right-of-way for the public street between Lot D and Lot C based on a modified arterial standard, as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of</p>	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TR7	<p>Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p> <p>On the Final Map, grant the City of Elk Grove right-of-way for the public street between Lot I and Lot J based on a standard collector street standard, as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR8	<p>On the Final Map, grant the City of Elk Grove right-of-way for the public street south of Lot K based on a standard collector street, as shown on the Tentative Map. Install public street improvements pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR9	<p>On the Final Map, grant additional right-of-way on Kammerer Road and West Stockton Boulevard for intersection widening pursuant to the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR10	<p>On the Final Map, grant additional right-of-way on West Stockton Boulevard and the public street between slots E and H for intersection widening pursuant to the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR11	<p>On the Final Map, grant additional right-of-way on West Stockton Boulevard and the public street between Lot E and Lot D for intersection widening pursuant to the City of Elk Grove</p>	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TR12	<p>Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p> <p>On the Final Map, grant additional right-of-way on West Stockton Boulevard and the public street between Lot D and Lot C for intersection widening pursuant to the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR13	<p>On the Final Map, grant additional right-of-way on Kammerer Road and the public street between Lot D and Lot C for intersection widening pursuant to the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency as defined in the Infrastructure Financing and Implementation Plan for the Lent Ranch SPA</p>	TSM	Complete/ Satisfied	No Change
TR14	<p>With the approval of District Development Plans for each individual district, grant the City of Elk Grove the right of direct vehicular access along Kammerer Road except at approved roadway and driveway locations</p>	TSM	Complete/ Satisfied	No Change
TR15	<p>Reconstruct the SR 99 Northbound Ramps/E. Stockton Boulevard intersection to intersect with Grant Line Road to form the northbound off-ramp. Signalize and provide the following lane configuration at the intersection:</p> <ul style="list-style-type: none"> • Two left- and right-turn lanes on the northbound off-ramp; • Two through lanes on the eastbound approach; and • Three through lanes lane on the westbound approach. <p><i>This condition of approval implements Mitigation Measure</i></p>	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TR16	<p>#MM4.2-5 from the <u>Lent Ranch Marketplace Final EIR</u></p> <p>The Grant Line Road/E. Stockton Boulevard intersection shall be relocated 900 feet to the east to coincide with the existing Grant Line Road/Survey Road intersection. Signalize and provide the following lane configuration at the intersection:</p> <ul style="list-style-type: none"> • One left turn lane, three through lanes and a separate right turn lane on the eastbound approach; • One left turn lane, two through lanes and a shared through/right-turn lane on the westbound approach; and • One left turn, one through and one right turn lane on the northbound and southbound approaches. 	TSM	Complete/ Satisfied	No Change
TR17	<p>This condition of approval implements Mitigation Measure #MM4.2-6 from the <u>Lent Ranch Marketplace Final EIR</u></p> <p>Reconstruct the SR 99 Southbound Ramps/W. Stockton Boulevard intersection to intersect with Grant Line Road. Signalize and provide the following lane configuration at the intersection:</p> <ul style="list-style-type: none"> • One left-turn lane, one shared left/right-turn lane and one separate right turn lane on the southbound off-ramp; • Three through lanes on the eastbound approach; and • Two through lanes on the westbound approach. 	TSM	Complete/ Satisfied	No Change
TR18	<p>This condition of approval implements Mitigation Measure #MM4.2-7 from the <u>Lent Ranch Marketplace Final EIR</u></p> <p>The Grant Line Road/W. Stockton Boulevard intersection is the main access to and from the proposed project site. This intersection would be relocated approximately 850 feet west of its current location to provide better spacing between the new SR 99 Southbound off-ramp intersection. Signalize and provide</p>	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> • Three left-turn lanes, one through lane and one shared through/right-turn lane on the southbound approach; • One left turn lane, two through lanes and one shared through/right-turn lane on the eastbound approach; • One left turn lane, two through lanes one shared through/right-turn lane and a free right-turn lane on the westbound approach; and • One left turn, one through lane and one right-turn lane on the northbound approach. <p>This condition of approval implements Mitigation Measure #MM4.2-8 from the Lent Ranch Marketplace Final EIR</p>			
TR19	<p>Construct two lanes on the SR 99 southbound off-ramp to Grant Line Road. This condition of approval implements Mitigation Measure #MM4.2-11 from the Lent Ranch Marketplace Final EIR</p>	TSM	Complete/ Satisfied	No Change
TR20	<p>Signalize the intersection of Poppy Ridge Road and West Stockton Boulevard and provide the following lane configurations:</p> <ul style="list-style-type: none"> • Two left-turn lanes and two through lanes on the northbound approach; • One right-turn lane and two through lanes on the southbound approach; and • One left-turn and one right-turn lane on the eastbound approach. <p>This condition of approval implements Mitigation Measure #MM4.2-23 from the Lent Ranch Marketplace Final EIR</p>	TSM	Complete/ Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
TR21	The size, number, and location of driveways shall be designed to the satisfaction of the Department of Transportation of the Public Works Agency. Note: Driveway pavement widths of 45 feet shall be provided on all public streets. A minimum of four (4) driveway entrances from West Stockton Road to the regional mall (District A) shall be allowed	TSM	Completed through subsequent District Plans	No Change
TR22	All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation. This condition of approval implements Mitigation Measure #MM4.6.4-3(b) from the <i>Lent Ranch Marketplace Final EIR</i>	TSM	Complete/Satisfied	No Change
W1	Public water service shall be provided to each building	TSM	Completed through subsequent District Plans	No Change
W2	The applicant and any successor or developer shall provide non-potable water for use during grading and construction. Existing agricultural wells shall be used during grading of the site. Existing agricultural wells may be rehabilitated to provide non-potable water to the satisfaction of Sacramento County Water Agency. Costs associated with well rehabilitation shall be non-reimbursable developer costs. Agricultural wells not subject to rehabilitation shall be abandoned after substantial completion of the project	TSM	Complete/Satisfied	No Change
W3	Abandonment of agricultural wells shall be accomplished in accordance with the requirements of the Sacramento County Environmental Health Division. All abandoned/destroyed wells shall be clearly shown on any improvement plans submitted within the SPA area	TSM	Complete/Satisfied	No Change
W4	Easements shall be provided for the ultimate placement of reclaimed water mains within the public right-of-way prior to the approval of improvement plans for the construction of public streets	TSM	Complete/Satisfied	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
W5	The proposed project shall connect to the existing Sacramento County Water Agency system via a 24-inch transmission main extending from the southern portion of the project to the intersection of Grant Line Road and Waterman Road, then proceeding north along Waterman Road to the existing transmission main stub. Installation of the 24-inch transmission main shall be included in the construction of the Grant Line/SR99 interchange project.	TSM	Complete/ Satisfied	No Change
W6	Prior to issuance of building permits, the project applicant/developers shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18	TSM	Completed through subsequent District Plans	No Change
W7	All landscaping plans shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (Chapter 14.10 of the Elk Grove Municipal Code) to the satisfaction of the City of Elk Grove	TSM	Completed through subsequent District Plans	No Change
S1	The project applicant shall design and construct all sewer lines consistent with the Sewer Master Plan. The project applicant shall also pay the required sewer facilities impact fees. This condition of approval implements Mitigation Measure #MM4.6.2-1 from the Lent Ranch Market/Place Final EIR	TSM	Complete/ Satisfied	No Change
S2	Connection to public sewer shall be required for all development. County Sanitation District 1 (CSD-1) Improvement Standards shall apply to all on-site sewer construction	TSM	Completed through subsequent District Plans	No Change
S3	A revised detailed sewer study that reflects neighboring sewer study revisions shall be prepared to the satisfaction of CSD-1 prior to submittal of improvement plans	TSM	Complete/ Satisfied	No Change
PS1	The following conditions shall be satisfied prior to the issuance of any certificate of occupancy for the regional mall: (a) Mall management shall contract with a private security firm to provide uniformed patrols both inside and outside the mall.	TSM	Completed through subsequent District Plans	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>(b) Mall management and security shall meet with the Sheriff's Department or Elk Grove Police Department prior to opening to coordinate efforts in addressing anticipated law enforcement problems. Meeting minutes that identify action items are to be taken and signed by all participating parties.</p> <p>(c) Mall management shall provide to the Elk Grove Police Department free of charge an appropriate amount of space within the Mall for a storefront station. The amount of space shall be mutually determined by the City of Elk Grove in coordination with the Mall's security service during the preparation of the District Development Plan.</p> <p>(d) Signs shall be posted banning loitering, skateboarding, rollerblading, and public drinking. Signs shall be posted in all parking lots (except in multi-family) indicating parking is for customers only.</p> <p>(e) Outdoor parking lot lighting shall be a minimum of one (1) foot-candle minimum maintained illumination in all parking areas during business hours and 0.25 foot candles of minimum maintained illumination on any walkway, alcove, or passageway. Entranceways shall have a minimum of one-foot candle lighting. All light fixtures shall be vandal resistant.</p> <p><i>This condition of approval implements Mitigation Measure #MM4.6.5-1 (a - e) from the Lent Ranch Marketplace Final EIR.</i></p>			

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM1	Disclose to all prospective buyers of property within 500 feet of any active farming operations through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right-to-Farm Ordinance. This condition of approval implements Mitigation Measure #MM4.1-2 from the Lent Ranch Marketplace Final EIR.	MMRP	Complete/ Satisfied	No Change
MM2	The construction contract shall require that the contractor water all exposed soil surfaces as required by the requirements of the grading permit. Areas being actively graded shall be kept sufficiently moist to prevent the generation of windborne dust. This condition of approval implements Mitigation Measure #MM4.3-1(a) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change
MM3	The construction contract shall require that the contractor water all dirt roads three times per day to prevent dust generation and that the contractor will limit travel speeds on any unpaved roads to 15 mph or less. This condition of approval implements Mitigation Measure #MM4.3-1(b) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change
MM4	The construction contract shall require that all trucks hauling soil, sand, or other loose material are covered and at least two feet of freeboard (i.e., minimum vertical distance between top of load and top of trailer) is maintained. This condition of approval implements Mitigation Measure #MM4.3-1(c) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change
MM5	The construction contract shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This condition of approval implements Mitigation Measure #MM4.3-1(d) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change
MM6	The project developer shall submit with each District Development Plan a plan to ensure that all applicable measures proposed by the applicant's Draft AQ-15 and TSM Plan for the project to reduce peak hour vehicle trips by project employees and reduce the emissions from both mobile and stationary	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>sources are implemented. Measures in the AQ-15 Plan and TSM Plan may be implemented by persons or entities other than the project developer. <i>This condition of approval implements Mitigation Measure #MM4.3-2 from the Lent Ranch Marketplace Final EIR</i></p>			
MM7	<p>All construction activity within the Lent Ranch SPA area shall comply with the following requirements:</p> <ul style="list-style-type: none"> (a) Site preparation and construction activities shall be limited to between the hours of 6 A.M. to 8 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.090). Furthermore, construction equipment maintenance shall be limited to the same hours. (b) All construction equipment shall be equipped with appropriate mufflers in good working condition. (c) Construction staging areas shall be located as far from noise-sensitive uses as is feasible. (d) Stationary construction equipment shall be located as far from noise sensitive uses as feasible, and temporary or portable acoustic barriers shall be installed around the equipment/work area when within 100 feet or less of residential properties or other sensitive uses. (e) Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted on a sign no larger than 4 foot by 8 foot at all construction entrances to allow for surrounding and on-site property owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the 	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</p> <p>(f) If construction noise results in noise levels that exceed the 65 dB (A) $L_{dn}/CNEL$ to onsite or adjacent residential land uses, the project applicant shall relocate the occupants on a temporary basis.</p> <p>(g) If construction vibration results in peak ground velocities of more than 0.1 inches/second to onsite or adjacent residential land uses, the project applicant shall relocate the occupants on a temporary basis.</p> <p>(h) Prior to the commencement of pile driver operation in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be evaluated. During indicator pile driving, vibrations should be measured at regular intervals to determine the levels of vibration at various distances from pile driving equipment. The indicator piles shall be driven at location at least 400 feet from any existing residents. After monitoring, methods of reducing the peak ground velocities to less than 0.4 inches/second shall be determined and implemented during production pile driving. Methods to reduce vibrations, if needed, could include cut-off trenches, and the use of smaller hammers. The vibration reduction techniques to be used should be described in a note attached to the construction plans for the project to be reviewed and approved by the appropriate City regulatory agency prior to issuance of building permits.</p>			
MM8	<p>This condition of approval implements Mitigation Measure #MM4.1(a-f) and #MM4.4-(a and b) from the Lent Ranch Marketplace Final EIR</p> <p>The project developer shall implement noise attenuation measures, as necessary to reduce exterior and interior noise levels</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>below the thresholds shown in the General Plan Noise Element. Based on the Land Use Compatibility Guidelines in the Noise Element (as well as Policy NO-1), the exterior thresholds are 60 dB(A) Ldn/CNEL for residential uses and 65 dB(A) for commercial uses. Based on Policy NO-7, the interior threshold is 45 dB(A) Ldn/CNEL for residential uses. Based on Table II-3 of the Noise Element, the acceptable interior noise levels in conference rooms and small offices are 40 to 45 dB(A), in large offices, banks and stores, 45 to 50 dB(A), and in restaurants, 45 to 55 dB(A). The measures required shall be identified during the planning and design of individual projects within the project site, on the basis of a detailed acoustical analysis. The analysis shall consider traffic generated by the proposed project and anticipated cumulative development, based on the Sacramento County Traffic Model. This condition of approval implements Mitigation Measure #MM4.4-5(a) from the <u>Lent Ranch Marketplace Final EIR</u></p>			
MM9	<p>A noise barrier of sufficient size to break the line of sight between exterior usable areas within the multi-family residential uses and traffic noise sources along SR99/West Stockton Boulevard and parking lot noise shall be developed along the District F boundary. The noise wall will be designed in accordance with guidelines, as adopted in the District Development Plan for District F (Multi-Family). This condition of approval implements Mitigation Measure #MM4.4-5(b) from the <u>Lent Ranch Marketplace Final EIR</u></p>	MMRP	Continuous	No Change
MM10	<p>Where sweepers are operated within 75 feet of residential uses, sweeper operations shall be restricted to the hours of 7:00 A.M. to 10:00 P.M. This condition of approval implements Mitigation Measure #MM4.4-7 from the <u>Lent Ranch Marketplace Final EIR</u></p>	MMRP	Continuous	No Change
MM11	<p>Loading docks constructed on the project site shall be designed to have either a depressed (i.e., below grade) loading dock area; an internal bay; or wall to break the line of sight between residential land uses and loading operations. Acoustical analysis shall be performed to demonstrate that the loading docks do not result in noise levels that exceed City standards at nearby</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>residential property lines. These components shall be incorporated into the plans to be submitted by the applicant to the City of Elk Grove for review and approval prior to the issuance of building permits. This condition of approval implements Mitigation Measure #MM4.4-8 from the Lent Ranch Marketplace Final EIR</p>			
MM12	<p>The applicant shall minimize noise impacts from electrical and mechanical equipment, such as ventilation and air conditioning units, by locating equipment away from receptor areas, proper selection and sizing of equipment, installation of equipment with proper acoustical shielding and incorporating the use of parapets into building design. This condition of approval implements Mitigation Measure #MM4.4-9 from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
MM13	<p>Prior to the issuance of demolition permits for existing onsite structures, asbestos-material sampling shall be conducted to determine if materials are present. Any identified asbestos-containing materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to: containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (the Sacramento Metropolitan Air Pollution Control District) and shall include all on-site structures with ACBM.</p> <p>Prior to the issuance of demolition permits for existing onsite structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.</p>			
MM14	<p>This condition of approval implements Mitigation Measure #MM4.5-1 and MM4.5-2(a and b) from the Lent Ranch Marketplace Final EIR</p> <p>Uses constructed on the project site shall meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code. Construction sites shall ensure adequate on-site water supply and all-weather access for fire-fighting equipment and emergency vehicles before framing can occur. The applicant shall also pay the Fire Protection Development Fee in effect at the time of building permit issuance. This condition of approval implements Mitigation Measures #MM4.6.4-1 from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
MM15	<p>Prior to issuance of building permits, the applicant and the EGCS D shall reach an agreement on funding to provide adequate staff to conduct site plan review and construction inspection services for the project. The agreement shall specify funding levels and timing of payment. This condition of approval implements Mitigation Measures #MM4.6.4-2 from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
MM16	<p>The project applicant shall prepare and submit to the City of Elk Grove, a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP will incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. Examples of BMPs that may be implemented during site grading and construction could</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM17	<p>include straw hay bales, straw bale inlet filters, filter barriers, and silt fences. This condition of approval implements Mitigation Measures #MM4.7-1 from the Lent Ranch Marketplace Final EIR</p> <p>Any biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas, and the developer shall submit designs of the areas to these agencies for review and approval prior to approval of the Final Map. The developer shall retain a qualified specialist to assist in designing the features, to maximize their effectiveness in removing pollutants. This condition of approval implements Mitigation Measures #MM4.7-2(b) from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
MM18	<p>Prior to improvement plan approval or building permit issuance, whichever comes first, implement one of the following alternatives to mitigate for the loss of 293 acres of Swainson's hawk foraging habitat:</p> <ul style="list-style-type: none"> a) Preserve 293 acres (1 acre for each lost) of similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to the California Department of Fish and Game b) Prepare and implement a Swainson's Hawk Mitigation Plan to the satisfaction of the California Department of Fish and Game that includes preservation of Swainson's hawk foraging habitat. c) Submit a payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent said Chapter remains in effect. <p>This condition of approval implements Mitigation Measures</p>	MMRP	Continuous (Complete)	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM19	<p>#MM4.8-1(a) from the <u>Lent Ranch Marketplace Final EIR</u></p> <p>If active Swainson's hawk nests are found within 1/2 mile of the construction site, clearing and construction shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. If a nest tree is found on the project site prior to construction and will be removed, then appropriate permits from CDFG shall be obtained pursuant to CDFG guidelines. This condition of approval implements Mitigation Measures #MM4.8-1(b) from the <u>Lent Ranch Marketplace Final EIR</u></p>	MMRP	Continuous	No Change
MM20	<p>No earlier than 45 days and no later than 20 days prior to the commencement of any construction that would occur during the nesting/breeding season (February 1 through September 1), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds such as white-tailed kite, California homed lark, burrowing owl, Swainson's hawk, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone, including the extent of the directly affected portion of the drainage ditch. In addition, nesting surveys for Swainson's hawks shall include all areas in or within 1 mile of the construction site in order to ascertain the specific long-term mitigation replacement ratios for loss of foraging habitat. This condition of approval implements Mitigation Measure #MM4.8-2 (a) from the <u>Lent Ranch Marketplace Final EIR</u></p>	MMRP	Continuous	No Change
MM21	<p>Within 30 days prior to any construction activities outside of the breeding season (September 1 through January 31), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are residing on the site, in order to ensure no owls are inadvertently buried during construction. If owls are observed on the site prior to ground-disturbance activities, measures such as flagging the burrow and avoiding disturbance, passive relocation, or active relocation to move owls from the site, as</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>determined by a qualified biologist and as approved by the CDFG, shall be implemented. In addition, a qualified biologist shall monitor initial grading to ensure that no owls are harmed during the process.</p> <p>All surveys for burrowing owls shall be conducted according to CDFG protocol. This protocol requires, at a minimum, four field surveys of the entire site and areas within 500 feet of the site by walking transects close enough that the entire site is visible. The surveys should be at least three hours long, either from one hour before sunrise to two hours after or two hours before sunset to one hour after. Surveys shall not be conducted during inclement weather, when owls are typically less active and visible. This condition of approval implements Mitigation Measure #MM4.8-2 (b) from the Lent Ranch Marketplace Final EIR</p>			
MM22	<p>If the existing stand of elderberry must be removed, prior to approval of grading permits, the project applicant shall undertake consultation with the USFWS pursuant to Section 10(a) of the Federal Endangered Species Act for an incidental take permit for removing the existing elderberry stand. Under this permit, the USFWS may allow transplantation of all elderberry plants with a stem diameter of one inch or greater while monitored by a qualified biologist and using USFWS-approved timing and procedures to reduce loss of plants or beetles. Prior to transplantation, a site shall be selected in consultation with the USFWS for protection in perpetuity and based on connectivity to other suitable beetle habitat areas.</p> <p>Additional elderberry plants shall be planted in the mitigation area at ratios of 2:1 to 5:1, depending on the quality of the beetle habitat being removed. For plants with stem diameters one inch or greater with no emergence holes, the ratio is 2:1. If beetles are present as evidenced by emergence holes in 50 percent or less of the shrubs one inch or more in diameter, the ratio is 3:1. If emergence holes are present in over 50 percent of the shrubs one inch or more in diameter, then the ratio of</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM23	<p>replacement shrubs is 5:1. Because the number of the shrubs to be planted is dependent on the presence or absence of beetle exit holes, the stems larger than 1 inch in diameter would need to be reexamined prior to removal. This condition of approval implements Mitigation Measure #MM4.8-3 from the Lent Ranch Marketplace Final EIR</p> <p>To protect the Giant garter snake, the following measures shall be taken at the appropriate point in the development process:</p> <p>a) Prior to grading or other site preparation activities, the applicant shall install temporary fabric fencing, a minimum of 3 feet in height, along the western edge of the property to prevent giant garter snakes from entering construction areas. The fencing will need to be regularly inspected and maintained. Exclusion fencing must remain in place and be maintained for the duration of the construction activities in order to prevent snakes from entering construction areas.</p> <p>b) Construction activities, particularly within the western portion of the site, should be conducted as much as is feasible within the active period of the snake (generally from May 1 to October 1). Direct impacts are lessened during this time because snakes are actively moving and avoiding danger. More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct effects, especially during excavation.</p> <p>c) Any dewatered habitat must remain dry for at least 15 consecutive days after April 15 and prior to excavating or filling of the dewatered habitat.</p> <p>d) Construction personnel shall participate in a the U.S. Fish and Wildlife Service (USFWS)-approved worker</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>environmental awareness program. Under this program, workers shall be informed about the presence of giant garter snakes and habitat associated with the species and that unlawful take of the animal or destruction of its habitat is a violation of the Act. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction personnel about: (1) the life history of the giant garter snake; (2) the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas, such as rice fields, to the giant garter snake; and (3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the Sacramento U.S. Fish and Wildlife Office.</p> <p>e) Within 24-hours prior to commencement of construction activities, the site shall be inspected by a qualified biologist who is approved by the USFWS Sacramento Fish and Wildlife Office. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist needs to be available thereafter; if a snake is encountered during construction activities, the monitoring biologist shall have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed. Giant garter snakes encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to Section 10(a) 1(A) of the Act. The biologist shall be required to report any incidental take to the</p>			

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM24	<p>Service immediately by telephone at (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a lapse in construction activity of two weeks or greater has occurred.</p> <p>f) Prior to approval of grading permits, the project applicant shall undertake consultation with the USFWS and CDFG to determine the need for federal and state incidental take permits for giant garter snakes on the project site.</p> <p><i>This condition of approval implements Mitigation Measures #MM4.8-4(a-f) from the Lent Ranch Marketplace Final EIR</i></p> <p>Valley oaks that meet the criteria contained in the City's Tree Preservation Ordinance will be avoided by construction and protected during all construction activity, if feasible. To protect oak trees, the following measures will be implemented:</p> <p>a) Before initiating any construction activity near the protected oak trees, install chain-link fencing or a similar protective barrier at least one foot outside the dripline of each tree or as far as possible from the tree trunk where the existing road is within the tree dripline. The barrier fencing will remain in place for the duration of construction activity.</p> <p>b) Any required pruning of oak trees shall be conducted before construction activity begins. Oak trees that require pruning of branches larger than two inches in diameter shall be pruned by a certified arborist. No pruning of the six-foot-diameter tree will be permitted.</p> <p>c) No signs, ropes, cables (except cables that may</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	<p>be installed by a certified arborist or other professional tree expert), or other items shall be attached to the oak trees.</p> <p>d) No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the driplines of oak trees.</p> <p>e) No grading shall be allowed within the driplines of oak trees, except where paved roadway already exists. Removal of pavement within the driplines of oak trees shall be conducted in the presence of a certified arborist to ensure that damage and stress to any oak tree is minimized.</p> <p>f) Conduct any work necessary within the dripline by hand.</p> <p>g) Paving within the driplines of oak trees shall be stringently minimized. When paving is absolutely necessary, porous material shall be used or a piped aeration system shall be installed under the supervision of a certified arborist.</p> <p>h) Landscaping beneath oak trees may include non-plant materials such as boulders, cobbles, and wood chips. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p> <p>i) No sprinkler system shall be installed in such a manner that it irrigates within the driplines of oak</p>			

#	Condition	Applicability	Status	Proposed Action Relative to SPA
	trees.			
MM25	<p>This condition of approval implements Mitigation Measures #MM4.8-6(a) from the Lent Ranch Marketplace Final EIR</p> <p>All lighting along the perimeter of the site shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the surrounding area. This condition of approval implements Mitigation Measure #MM4.8-7 from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
MM26	<p>In the event artifacts or unusual amounts of stone, bone, or shell are uncovered during excavation and grading operations, all construction activity shall cease until a qualified archeologist can be consulted to determine the extent and importance of the find and recommend appropriate mitigation. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archeologist.</p>	MMRP	Continuous	No Change
MM27	<p>If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods. This condition of approval implements Mitigation Measure #MM4.10-1(a and b) from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change
	<p>Taller growing trees and/or shrubs shall be planted along the borders of the project site where the project will interface with planned development in the Southpointe project and existing agricultural uses. The use of this material will screen the project from these uses and minimize the potential for light and glare impacts. This condition of approval implements Mitigation Measure #MM4.11-(a) from the Lent Ranch Marketplace Final EIR</p>	MMRP	Continuous	No Change

#	Condition	Applicability	Status	Proposed Action Relative to SPA
MM28	All parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light "spillage" and glare. To the extent feasible, lighting shall not exceed an illumination of a one foot-candle standard. This condition of approval implements Mitigation Measure #MM4.11-(b) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change
MM29	Non-glare glass shall be used in all commercial buildings to minimize and reduce impacts from glare. Office buildings, shall be oriented so that the reflection of sunlight is minimized. This condition of approval implements Mitigation Measure #MM4.11-(c) from the Lent Ranch Marketplace Final EIR	MMRP	Continuous	No Change

##

CERTIFICATION
ELK GROVE CITY COUNCIL ORDINANCE NO. 28-2014

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 ordinance, published and posted in compliance with State law, was duly introduced on October 8, 2014 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 22, 2014 by the following vote:


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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Hume*

A summary of the ordinance was published pursuant to GC 36933(c) (1).


Jason Lindgren, City Clerk
City of Elk Grove, California