

RESOLUTION NO. 2018-204

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15162, DECLARING ITS INTENT TO APPROVE A GENERAL PLAN AMENDMENT AND APPROVE A MAJOR DESIGN REVIEW WITH DESIGN EXCEPTION FOR DRIVEWAY DEPTH, VOLUNTARY MERGER OF CONTIGUOUS PARCELS, BOUNDARY LINE ADJUSTMENT (LOT LINE ADJUSTMENT), AND TREE REMOVAL SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL FOR THE PARK AT ELK GROVE PROJECT (EG-17-038)
ASSESSOR PARCEL NUMBERS 132-2150-014, -015, -016, -017 AND -029**

WHEREAS, the Development Services Department of the City of Elk Grove ("City") received an application on August 28, 2017, from RJ Development, LLC, ("Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Major Design Review with Design Exception for Driveway Depth, Voluntary Merger of Contiguous Parcels, Boundary Line Adjustment, and Tree Removal Permit for the proposed The Park at Elk Grove Project (EG-17-038) ("Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 132-2150-014, -015, -016, -017 and -029; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, Section 15162 (Subsequent EIRs and Negative Declarations) of State CEQA Guidelines states that no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new information of substantial importance has been identified by the lead agency (City); and

WHEREAS, the City has reviewed the Project and analyzed it based upon the provisions in Sections 15162 of the State CEQA Guidelines; and

WHEREAS, an EIR was certified by the City Council for the adoption of the Laguna Ridge Specific Plan (LRSP), which considered the future development of the Project site (State Clearinghouse No. 2000082139); and

WHEREAS, the proposed Project is consistent with the projects described in the previously certified EIR; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

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

WHEREAS, the Planning Commission held a duly-noticed public hearing on August 16, 2018, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0 (Commissioner Maita recused) to recommend approval of the Project to the City Council; and

WHEREAS, Section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development and another General Plan Amendment request that has been proposed, the City will consolidate General Plan Amendments as one amendment approval to be heard by the City Council under a separate item at the same September 12, 2018 meeting as this Project is being considered, should The Park at Elk Grove Project (EG-17-038) be approved prior to the consolidated amendment consideration; and

WHEREAS, the City Council held a duly-noticed public hearing 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, BE IT RESOLVED, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15162 based upon the following finding:

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 (Subsequent EIRs and Negative Declarations).

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

Consistent with State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), no further environmental analysis is required. State CEQA Guidelines Section 15162 specifies that when an Environmental Impact Report (EIR) has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant impacts due to a change in

the project or circumstances, or there is new information of substantial importance requiring a further EIR. In 2003, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the LRSP (SCH# 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans.

The proposed General Plan, LRSP, and zoning amendments for the senior housing and residential care facility for the elderly request would be less intense than the current commercial and office designation. The Project will have a proposed density of 19.6 units per acre and will be restricted to three stories in height consistent with the proposed HDR designation and RD-20 zone. The existing LRSP commercial/office land use designation envisions commercial and office uses and permits vertical mixed-use development that could reach six stories at similar HDR densities of 15-30 units per acre. While both the existing and proposed designations allow high density residential land use, the current LRSP land uses allow mixed-use high-density development that would be greater in scope than the maximum allowed under the proposed residential development. This reduction of allowed on-site intensity is highlighted by a reduction in the anticipated traffic trips, reduced parking demand, and reduced building size for the senior housing and elderly residential facility compared to what is allowed under the site's current commercial designation.

An arborist report and traffic analysis were performed in order to examine any potential peculiar effects of the Project consistent with CEQA Guidelines and the envisioned LRSP land use. The arborist report indicated most of the existing trees were in good condition; however, as shown on the Project plans, nine secure Valley Oak trees require removal due to their location within the proposed building and street layout. While eight of the trees are listed in fair condition, the ninth and largest tree was listed as dead. A condition of approval has been added to require mitigation of the removal of these trees prior to issuance of a grading permit and/or improvement plans. In regards to traffic, it is anticipated that development will result in approximately 58 trips at peak for full buildout of the site. These trips are within the range of trips anticipated for the street system under the LRSP and General Plan which anticipated a mix of commercial and high-density residential uses within the immediate area. The proposed Project and land use amendment would only allow for three-story development at a density of 15-25 units per acre, while the existing land use could allow six-story development with no maximum floor area ratio (FAR) to limit building coverage. In addition, the noise standards for residential uses would be lower than that of the existing commercial uses which typically have greater daytime and nighttime ambient levels. The 100-foot setback will minimize potential privacy and noise impacts from the three-story building and the single-story facility will be setback almost double the required setback. The single-story duplexes that abut the existing residential community will function similar to other single family homes as the rear yards will be separated by the existing 6-foot high masonry wall.

Based on the above analysis, staff believes the traffic impacts are consistent with those anticipated in the LRSP and General Plan EIR for impacts from uses

anticipated for the site. The site will maintain access to all roadways and utility tie-ins and the Project complies with all local requirements. The three-story building complies with all setback standards to ensure the building massing will not negatively impact the visual aesthetics or privacy of the adjacent single-family housing. The facility will also implement General Plan policies for providing senior housing and care for the elderly. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIR for the LRSP and the Project will be subject to the LRSP MMRP. The Project is being undertaken pursuant to and in conformity with the approved LRSP and General Plan EIRs. Analysis of the Project's land use plan and special studies did not indicate substantial changes to the adopted land plan, increase in development intensity, or additional impacts to existing environmental resources beyond those previously identified in the 2003 LRSP EIR. No new information of substantial importance has been identified and no changes to the EIR are necessary to support the Project.

Therefore, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum or other supplemental document to the EIR pursuant to State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration). The prior EIR is sufficient to support the proposed action and, therefore, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), no further environmental analysis is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby declares its intent to approve the General Plan Amendment for The Park at Elk Grove Project (EG-17-038), as described in Exhibit A and illustrated in Exhibit B, based upon the following finding:

General Plan Amendment

Finding #1: In the event that a General Plan amendment is requested by a private property owner, the applicant shall demonstrate to the City Council that there is a substantial benefit to be derived from the amendment.

Evidence #1: The proposed General Plan, LRSP, and zoning amendments for the proposed senior housing and residential care facility for the elderly would be less intense than the current commercial and office designation. The existing General Plan commercial designation allows the Auto Commercial (AC), Limited Commercial (LC), General Commercial (GC), or Shopping Center (SC) zones which can include daytime and nighttime uses that could exceed typical residential standards for hours of operation, noise, and lighting under the proposed designation. While care facilities are allowed with the issuance of a conditional use permit in the LC and GC, multi-family housing is only permitted in conjunction with a mixed-used project in the GC zone. The proposed HDR designation allows for densities of 15.1 to 30.0 units per acre and the Project proposes 19.6 units per acre. Large Residential Care facilities are considered a human services use and are not subject to the traditional density requirements. While both the existing and proposed designations allow high-density residential land use, the existing designations would allow mixed-use housing and

non-residential uses that could extend up to six stories in height while the proposed zone restricts development to three stories. The Institute of Transportation Engineers (ITE) manual indicates that anticipated traffic trips for the proposed senior residential uses are less than those anticipated with the LRSP and General Plan commercial uses for the site.

The General Plan Housing Element states that there are 6,418 seniors within the City over 65 years of age (2010 U.S. Census) and that as of 2013 the City only had enough licensed care facilities to accommodate 1,036 seniors with senior apartments accommodating an additional 710 senior units and rooms. This demonstrates a need for additional senior housing within the City. The benefit to be derived from the General Plan amendment is that it would further implement the policies of the community vision by providing senior housing and care. General Plan Policy H-7 specifically includes the continued support of housing opportunities for seniors. Further, the General Plan identifies senior households as a "Special Housing Needs" group primarily due to physical disabilities, income limitations, and healthcare costs. Since the project will provide approximately 151 units of senior housing and 71 beds for residential care services within the City, the Project is consistent with the City's General Plan and there will be a substantial benefit derived from this amendment.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Major Design Review with Design Exception for Driveway Depth, Voluntary Merger of Contiguous Parcels, Boundary Line Adjustment, and Tree Removal Permit for the proposed The Park at Elk Grove EG-17-038 ("Project"), as described in Exhibit A and illustrated in the Project Plan in Exhibit C and conditions of approval in Exhibit D based upon the following findings:

Design Review with Design Exception for Driveway Depth

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Elk Grove Design Guidelines adopted by the City.

Evidence #1: The proposed HDR designation allows for densities of 15.1 to 30.0 units per acre while as the Project proposes 19.6 units per acre (151 units total). The Project proposes construction of a three-story, 135 unit senior housing facility with eight associated single-story duplexes for senior housing (16 units total); a single-story 41,672 square-foot, 71-room large residential care facility for the elderly; and new site improvements, including paved parking areas, lighting, and landscaping. The senior housing and residential care facility for the elderly would allow the City to meet its General Plan policies to provide senior care and housing. The proposed three-story senior housing structure will have a pitched concrete tile roof measuring 33 feet to the eaves with tower elements reaching 42 to 46 feet in height. While these features slightly exceed the LRSP 40-foot height maximum, the provided planar breaks in the roofline help accentuate building entries and are allowed through Design Review approval which permits heights of up to 60 feet for

review. Staff supports the request to allow the six-foot increase in building height through design review. The current zone permits structures up to 90 feet in height.

The Applicant has requested a Design Exception to the 50-foot minimum driveway throat depth requirement per City of Elk Grove Standard Section 4-10.E for the three proposed driveways on Laguna Springs Drive. The southern two driveways will have a throat depth of 47 feet while the northern driveway will have a minimum throat depth of 38 feet. These reduced depths are a result of the required setbacks and sizes needed to maintain adequate planters, access, and parking. In order to maintain functionality, meet the required drive aisle and planter widths, comply with parking depth requirements, and provide minimum distance from the adjacent residences, the driveway depths required reduction from the engineering standards. Staff supports the exceptions since the circulation at the driveways will have sufficient depth to maintain unobstructed vehicular movements that will not negatively impact the adjacent roadway or cause on-site conflicts. The Skilled Nursing Facility (EG-16-015) approved immediately south of the Project was granted similar design issues as a result of having a narrow parcel and local development requirements.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site, and will enhance the character of the neighborhood and community.

Evidence #2: The proposed buildings have been designed with a Spanish-influenced desert-style architecture similar to the surrounding residential development. The main structure will be setback 100 feet plus from the existing single-family homes and the building's massing has been broken up with different materials and colors. The four-sided architecture of the main buildings will feature extended ground floor archways, clearly defined section breaks, stone elements for the three-story building, and color contrast consistent with the desert theme for a more human-scale facade. In addition, the facades will be treated with recessed lighting, glass doors and windows, stucco, wood trim, shutter features, and decorative metal accents and railings. The exterior colors are comprised of beige and off-white base colors accented by earth-tone brown and adobe-style colors. Landscape planters will also be added along the building's exterior to help break up the walls on all four sides of the building. Pedestrian paths and lighting will also be added for circulation through the site. The main entrance incorporates a roundabout feature and canopy above the main doors to define the entrance and provide shelter from the elements during patient drop off.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #2: The single and three-story buildings have been designed to fit with the site in size and scale of similar residential and nonresidential buildings in the area as

the proposed design includes many architectural elements consistent with the Elk Grove Design Guidelines. The three-story building will be setback 100 feet from the property line abutting the existing the single-family homes to minimize the visual impacts. The City's design standards encourage the use of varying roof lines, façade details, and use of a variety of building materials, articulation through plane breaks, and defined entrances and edges for the purpose of creating a visual interest. The desert-style theme will contain Spanish-style architectural elements consistent with the design guidelines and surrounding commercial and residential uses. The four-sided architecture of the three- and one-story buildings will feature extended ground floor archways, clearly defined section breaks, stone elements for the three-story building, and color contrast consistent with the desert theme for a more human-scale facade. In addition, the facades will be treated with recessed lighting, glass doors and windows, stucco, wood trim, shutter features, decorative metal accents and railings. The exterior colors are comprised of beige and off-white base colors accented by earth-tone brown and adobe-style colors. Landscape planters will also be added along the building's exterior to help break up the walls on all four sides of the building. Community spaces will also be included in the Project, consistent with the Elk Grove Design Guidelines for creating outdoor active areas.

The proposed three-story structure will have a pitched concrete tile roof measuring 33 feet to the eaves with tower elements reaching 42 to 46 feet in height. While these features slightly exceed the LRSP 40-foot height maximum, the provided planar breaks in the roofline help accentuate building entries and are allowed through Design Review approval which permits heights of up to 60 feet for review. Staff supports the request to allow the 6-foot increase in building height as the current zone allows the current zone permits structures up to 90 feet in height.

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

Evidence #3: The housing complex and care facility have been designed to integrate into the surrounding street system as the main entrance will be located along Laguna Springs Drive with secondary access from Civic Center Drive. The street side landscape planter widths comply with City standards and will be included along public right of ways. The Project will retain separated sidewalks and will include bike parking for residents and guests. Onsite amenities include detached pedestrian pathways which will include accent lighting, an outdoor courtyards for residents, community gardens, benches, and workout equipment, which will all be constructed consistent with the LRSP and City standards.

The Applicant has requested a Design Exception to the 50-foot minimum driveway throat depth requirement per City of Elk Grove Standard Section 4-10.E for the three proposed driveways on Laguna Springs Drive. The southern two driveways will have a throat depth of 47 feet while the northern driveway will have a minimum throat depth of 38 feet. These reduced depths are a result of the required setbacks and sizes needed to maintain adequate planters, access, and parking. In order to maintain functionality, meet the required drive aisle and planter widths, comply with parking depth requirements, and provide minimum distance from the adjacent

residences, the driveway depths required reduction from the engineering standards. Staff supports the exceptions since the circulation at the driveways will have sufficient depth to maintain unobstructed vehicular movements that will not negatively impact the adjacent roadway or cause on-site conflicts. The Skilled Nursing Facility (EG-16-015) approved immediately south of the Project was granted similar design issues as a result of having a narrow parcel and local development requirements.

Finding #5: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence #5: The Parcel Merger and Boundary Line Adjustment will result in one parcel for the development of a large residential care facility and a second parcel for the development of senior housing. These actions do not include a request for further subdivision of the subject site, nor do they modify the City's street network. Additionally, the Project proposes vehicular access via one driveway on Civic Center Drive and three driveways on Laguna Springs Drive, one of which will be shared with the approved skilled nursing facility to the south. The Project also proposes three pedestrian access points from adjacent streets which will establish a pedestrian-friendly environment.

Voluntary Merger of Contiguous Parcels

Finding #1: The resultant parcel will be consistent with the General Plan, applicable Specific Plan, or any Special Planning Area.

Evidence #1: The proposed merger will not result in any changes in land use. The exterior boundaries of the parcels merged will not change. The resultant parcel was determined to meet the development standards established in the Zoning Code.

Finding #2: The resultant parcel has adequate access and frontage to a public street.

Evidence #2: In accordance with development standards, the resultant parcel, after the merger, will have adequate access and frontage length adjacent to a public street accepted and maintained by the City of Elk Grove.

Finding #3: Any development of the resultant parcel will not adversely affect the public health, safety or welfare.

Evidence #3: The merger was evaluated by staff and the resultant parcel was determined to meet the development standards established in Zoning Code to ensure public health, safety and welfare.

Boundary Line Adjustment (Lot Line Adjustment)

Finding #1:

- A. The resultant parcels will have access to the public right-of-way.
- B. No additional parcels are being created.
- C. The Boundary Line Adjustment will not result in any changes in land-use density
- D. The parcels receiving the adjustment are in an area with a slope of less than 20%
- E. The resultant parcels will comply with the provisions established in the Elk Grove General Plan, and the Elk Grove Municipal Code (EGMC), Title 16 Building and Construction, Title 22 Land Development, and Title 23 Zoning.

Evidence #1: The resultant parcels will maintain access to the public right-of-way and will maintain density requirements for the new senior housing complex. No additional parcels will be created with the Boundary Line Adjustment. The proposed configuration and lot size for the resultant parcels will meet the development standards established in the Zoning Code. The resultant parcels will be consistent with the provisions within the General Plan and EGMC.

Tree Removal Permit

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

Evidence #1: Consistent with the tree removal plan included in Exhibit C, the Project proposes to remove a total of nine secured trees (Valley Oaks) on the Project site subject to the EGMC Chapter 19.12. An arborist report and grading plan indicated that eight of the on-site trees proposed for removal are in fair condition, while the ninth and largest tree is dead and will need removal. The removal of these trees is needed to accommodate site access, pedestrian path improvements, and building placement as the required setbacks, drive aisle and parking dimensions limit the location of where the site improvements can be made. A condition of approval has been placed on the Project requiring the Applicant to submit a final landscape and irrigation plan in addition to the necessary tree mitigation plan and/or payment of an in-lieu mitigation fee for the removal of the secured trees.

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

Evidence #2: The trees proposed for removal are located on-site and their removal will not impact the root systems of trees located on adjacent sites. All trees not included for removal with this permit will be subject to the protection guidelines as provided in the EGMC. The Project has been conditioned to provide proper mitigation for the removal of trees consistent with EGMC Chapter 19.12 that will result in the planting of equivalent trees on-site or payment of an in-lieu mitigation fee for the removal.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of September 2018.



STEVE LY, MAYOR of the
CITY OF ELK GROVE.

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
The Park at Elk Grove (EG-17-038)
Project Description

PROJECT DESCRIPTION

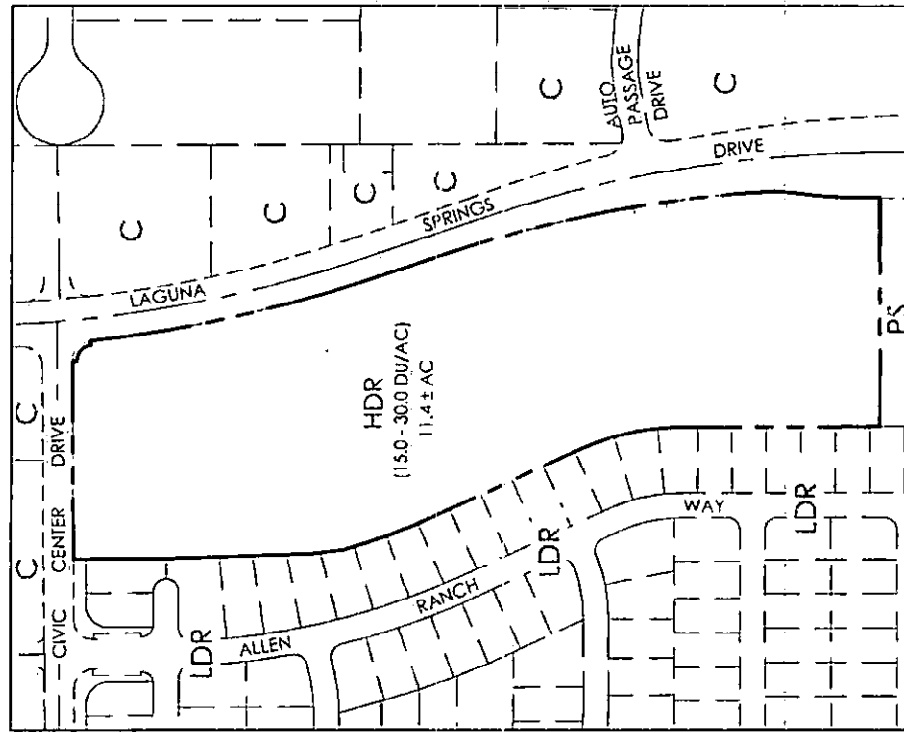
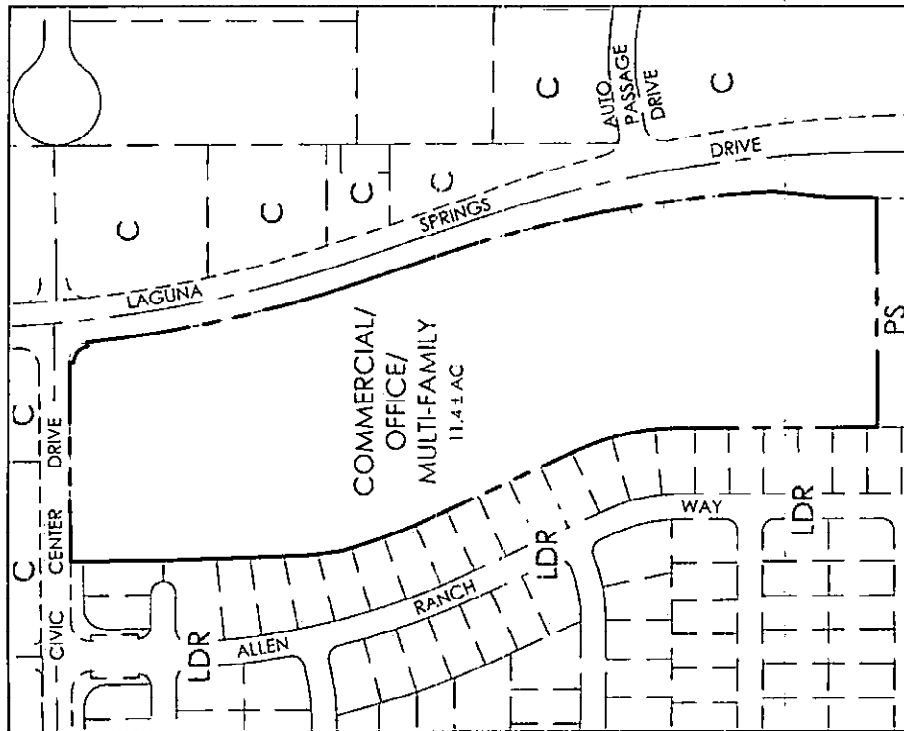
The Project consists of a request to construct new senior housing, a residential care facility for the elderly with memory care services, and on-site improvements on an undeveloped, 11.4-acre site located at the southwest corner of Laguna Springs Drive and Civic Center Drive within the Laguna Ridge Specific Plan Area.

The Project includes:

- **General Plan Amendment** to replace 11.4 acres of the C/O/MF (Commercial/Office/ Multi-Family) General Plan designation with HDR (High Density Residential) designation.
- **Specific Plan Amendment** to replace 11.4 acres of the BP (Business and Professional Office) Laguna Ridge Specific Plan (LRSP) designation with RD-20 (Multi-Family Residential). The proposal includes a text amendment to permit the following uses by-right within the LRSP RD-20 zone:
 - 1) Residential care facility for the elderly (large and small); and
 - 2) Dwelling, two-family (e.g., duplex), when in conjunction with another multi-family use.
- **Rezone** to replace 11.4 acres of the BP (Business and Professional Office) LRSP designation with RD-20 (High Density Residential).
- **Major Design Review with Design Exception for Driveway Depth** for the construction of 151 senior housing units including a three-story, 135-unit senior housing facility and eight associated single-story duplexes (16 units); a single-story 41,672 square-foot, 71-room large residential care facility for the elderly; and new site improvements including paved parking areas, lighting, and landscaping.
- **Voluntary Merger of Contiguous Parcels** to consolidate four parcels into one parcel.
- **Boundary Line Adjustment (Lot Line Adjustment)** to reconfigure boundary lines to create a new parcel to accommodate the new buildings.
- **Tree Removal Permit** due to on-site improvements for the removal of nine Valley Oak trees secured during the development of the Allen Ranch subdivision (EG-03-493).

EXHIBIT B

GENERAL PLAN AMENDMENT EXHIBIT THE PARK AT ELK GROVE CITY OF ELK GROVE, CALIFORNIA MARCH 5, 2018

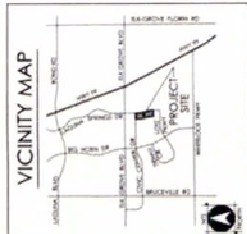
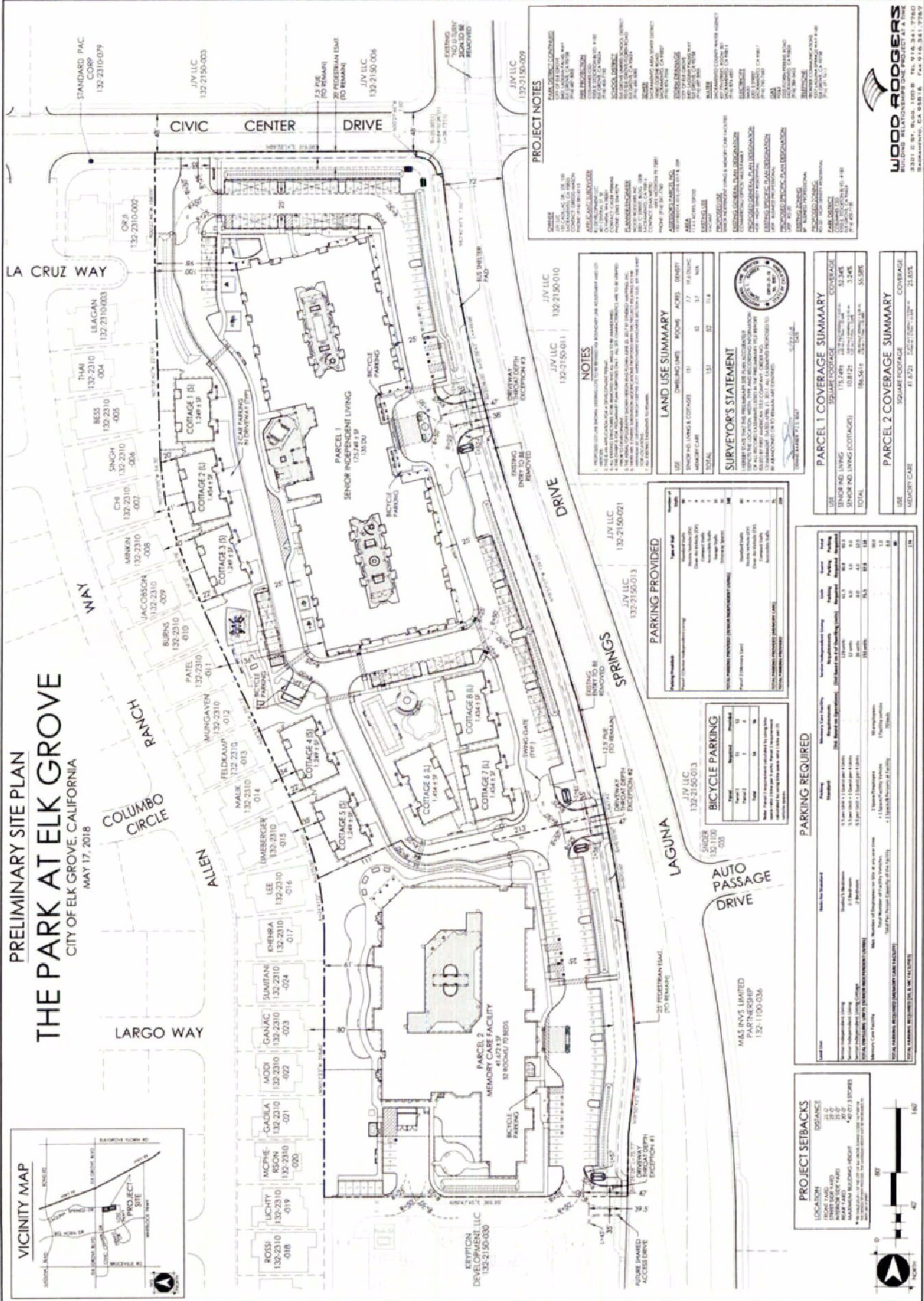


SUMMARY

GENERAL PLAN DESIGNATION	EXISTING	PROPOSED	DIFF.
COMMERCIAL/OFFICE/MULTI-FAMILY	11.4	0.0	-11.4
HDR (15.0-30.0 DU/AC)	0.0	11.4	11.4
TOTAL	11.4	11.4	0.0


WOOD ROGERS
 BUILDING RELATIONS: THE ONE PROJECT AT A TIME
 3301 C St. Bldg. 100-B
 Sacramento, CA 95816
 Tel: 916.341.7760
 Fax: 916.341.7767
 REGIONAL EXHIBIT - THE PARK AT ELK GROVE

EXHIBIT C



PROJECT SETBACKS

LOCATION	ELK GROVE
PROJECT NO.	21-000
PROJECT NAME	THE PARK AT ELK GROVE
DATE	MAY 17, 2018
SCALE	AS SHOWN
PROJECT SETBACKS	AS SHOWN

PARKING PROVIDED

Category	Count
Standard	100
Senior	10
Handicapped	5
Bicycle	10
Motorcycle	5
Other	0
TOTAL	130

PARKING REQUIRED

Category	Count
Standard	100
Senior	10
Handicapped	5
Bicycle	10
Motorcycle	5
Other	0
TOTAL	130

LAND USE SUMMARY

USE	CHANGING UNITS	ROOMS	ACRES	DENSITY
SENIOR HOUSING	100	100	1.0	100
OFFICE	100	100	1.0	100
TOTAL	200	200	2.0	100

NOTES

- ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
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PROJECT NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

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5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

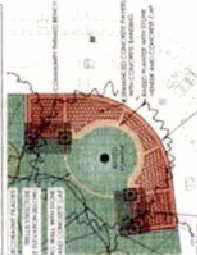
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.



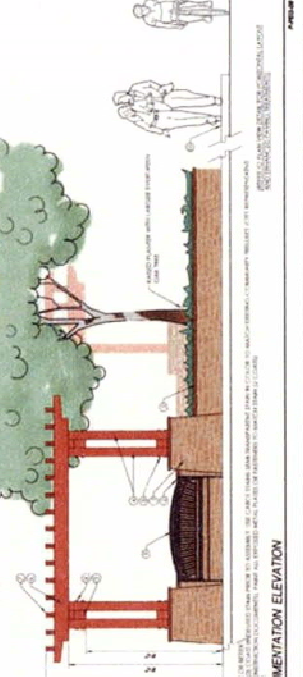
PRELIMINARY LANDSCAPE PLAN - EXHIBIT 1 OF 2
THE PARK AT ELK GROVE
 CITY OF ELK GROVE, CALIFORNIA
 MAY 17, 2018



PLANTING OF ENHANCED CORNER MONUMENTATION AT CIVIC CENTER DR. & LAGUNA SPRINGS DR. (SEE PLAN)

REFER TO EXHIBIT 2 OF 2 FOR LEGEND, SHADE CALCULATOR AND IMPORTANT TREE PLANTING SPECIFICATION NOTES

WOOD RODGERS
 LANDSCAPE ARCHITECTURE & PLANNING
 3301 G ST., SUITE 100-B, ELK GROVE, CA 95757
 TEL: 916.341.7768
 FAX: 916.341.7769



- LEGEND**
- 1. 12" DBH. SPANISH OAK (PLANTING IN 10' X 10' GRID)
 - 2. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 3. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 4. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 5. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 6. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 7. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 8. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 9. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
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 - 14. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 15. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 16. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 17. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 18. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 19. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)
 - 20. 12" DBH. REDWOOD (PLANTING IN 10' X 10' GRID)





PROJECT NO. 12527

OMEGA
DESIGN GROUP
MICHAEL P. WALHOVC, ARCHITECT
100 N. W. 10th St.
Miami, FL 33136
Tel: (305) 375-1100
Fax: (305) 375-1100

DATE: 08-27-15
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

LJB DESIGNS, LLC
111 MARKET ST. NE #100
DUBLIN, GA 31025
P: (770) 487-1955
F: (770) 487-1956
E: [Email]
LUB DESIGNER | COM.CASB@LUB.COM

THE PARK AT ELK GROVE
INDEPENDENT LIVING FACILITY

ELECTRICAL SITE PLAN - LIGHTING AND POWER
COTTAGES - LIGHTING AND POWER

Sheet No. **E1.0**

GENERAL SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE TRENCHING WITH ALL OTHER TRADES TO AVOID UNNECESSARY TRENCHING AND COORDINATE FINAL LOCATION OF LANDSCAPE LIGHTING WITH LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

SHEET KEYED NOTES:

1. FOR SERVICE ENTRANCE SECTION REFER TO ELECTRICAL RISER DIAGRAM.
2. MOUNT TO ELECTRICAL BOX WITH CENTER VERTICAL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. MOUNT TO ELECTRICAL RISER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ELEC. RIGID CONNECTIONS FOR POOL AND SPA EQUIPMENT PER NEC 480.
5. 100 A PANEL WITH W/WH. MOUNT ON THE GARAGE WALL. PROVIDE 110' SWATH CIRCUIT FOR 2 GARAGE OPENERS TO OPERATE IN CONJUNCTION WITH THE 100 AMPERES AND 110' SWATH LIGHTING CIRCUIT FOR 4 GARAGES.

STATISTICS

CONSTRUCTION	Area	Vol	Wt
CONCRETE	18.8K	15.5K	0.0K
STEEL	1.8K	2.0K	0.0K
WOOD	2.8K	2.0K	0.0K
GLASS	2.8K	2.0K	0.0K
METAL	2.8K	2.0K	0.0K

SCHEDULE

TYPE	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP	WATTAGE
A1	ARTICO	STREET LAMP	RESONANCE 15 LED POST TOP LED	150 LUMENS LED	70
A2	LITONAL	CHANGING	LED CANOPY (SILICONE LUMINANCE)	150 LUMENS LED	41
A3	CHIEF	PC	BLACK BOLLARD (PURE DIM LED)	150 LUMENS LED	28.37
A4	HALO	LUMINA	ARRAY CLEAR CYLINDRICAL GLASS REFRACTOR	CHAI LED ARRAY	132
A5	HALO	LUMINA	HALO DIM SURFACE LED DOWNLAMP	75 LUMENS LED	132
A6	HALO	LUMINA	LUMINA CROSS TOP 10' 3000K CCT	25 LUMENS LED	7



PERMIT SET
HULTZ + BHU
1111 Peachtree Dunwoody Dr., Suite 109, Atlanta, GA 30329
Phone: (770) 383-3257 Fax: (770) 383-3253
general@hultzbhu.com Job Number: 16234

ELECTRICAL SITE PLAN - LIGHTING AND POWER
SCALE: 1" = 40'-0"

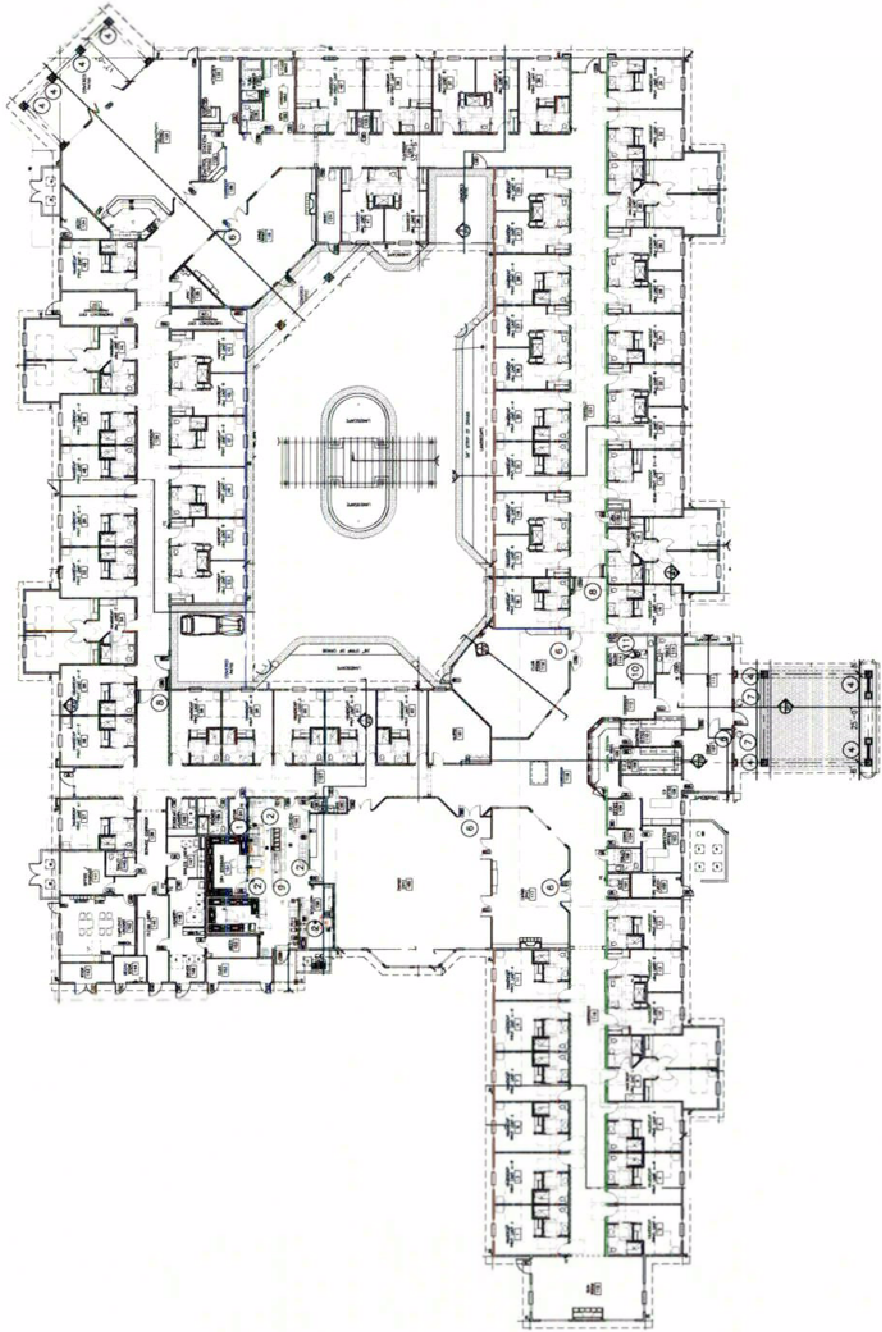
Sheet No. **A3.0**

Overall Floor
PLAN

LAGUNA SPRINGS
MEMORY CARE FACILITY
ELK GROVE, CA

LJB DESIGNS, LLC
111 MANLY ST NE D-10
DUBLIN, CA 94568
F (925) 837-1948
E (925) 837-1948
WWW.LJBDDESIGN.COM
COMPAS.NET

Omega
DESIGN GROUP
MICHAEL P. WAHOB, ARCHITECT
1575 BELL VALLEY ROAD
VICTORVILLE, CA 92395
TEL (760) 955-1795



OVERALL FLOOR PLAN
Scale: 1/16" = 1'-0"



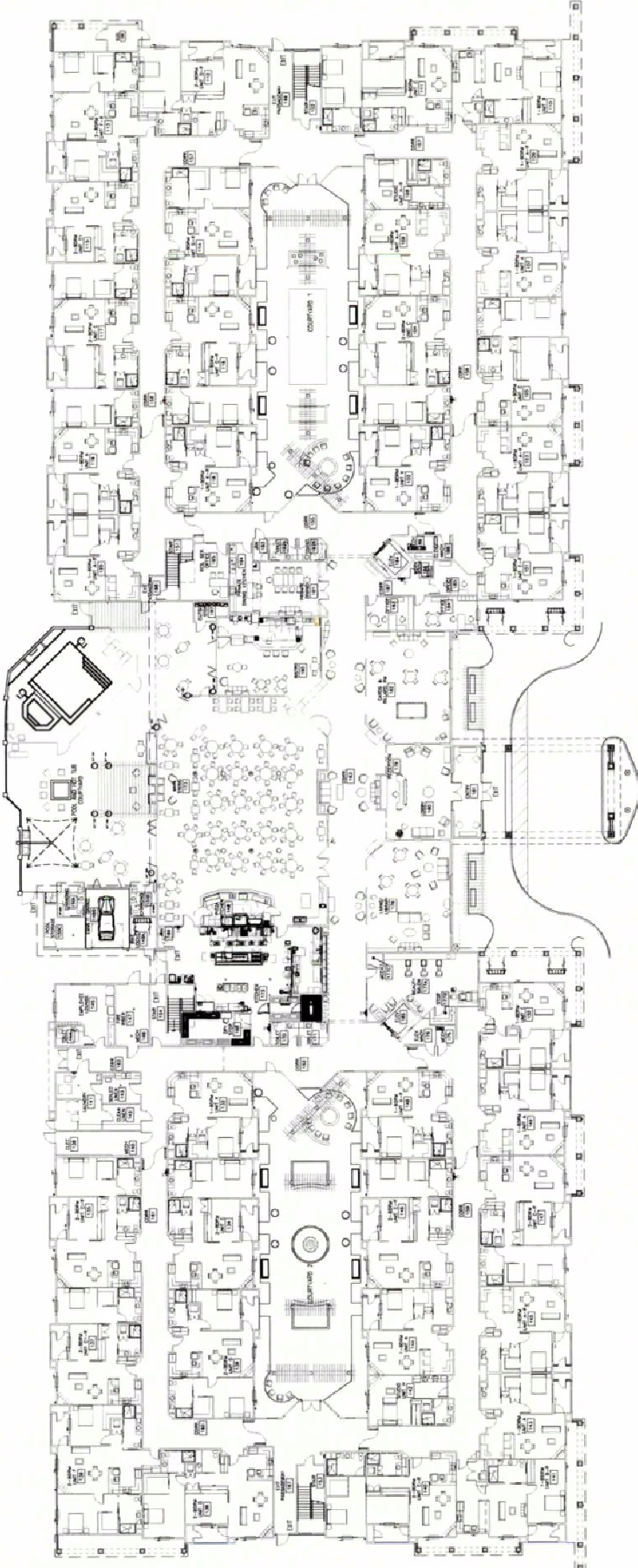


OMEGA
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LUBBERG DESIGN CONSULTANTS
1111 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
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FAX: (415) 774-1798

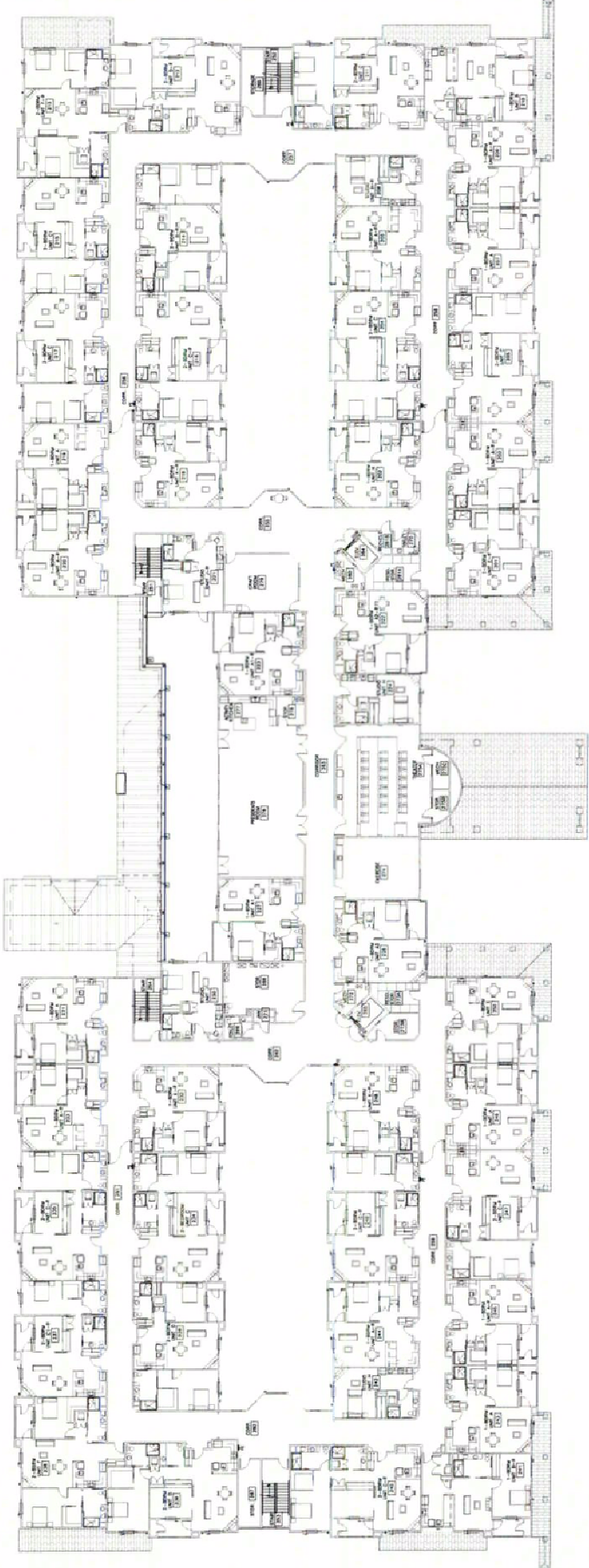
THE PARK AT LAGUNA SPRINGS
INDEPENDENT LIVING FACILITY
ELK GROVE, CA

Sheet No.
FIRST FLOOR
A2.10



FIRST FLOOR
SCALE 1/16" = 1'-0"





SECOND FLOOR
SCALE 1/16" = 1'-0"





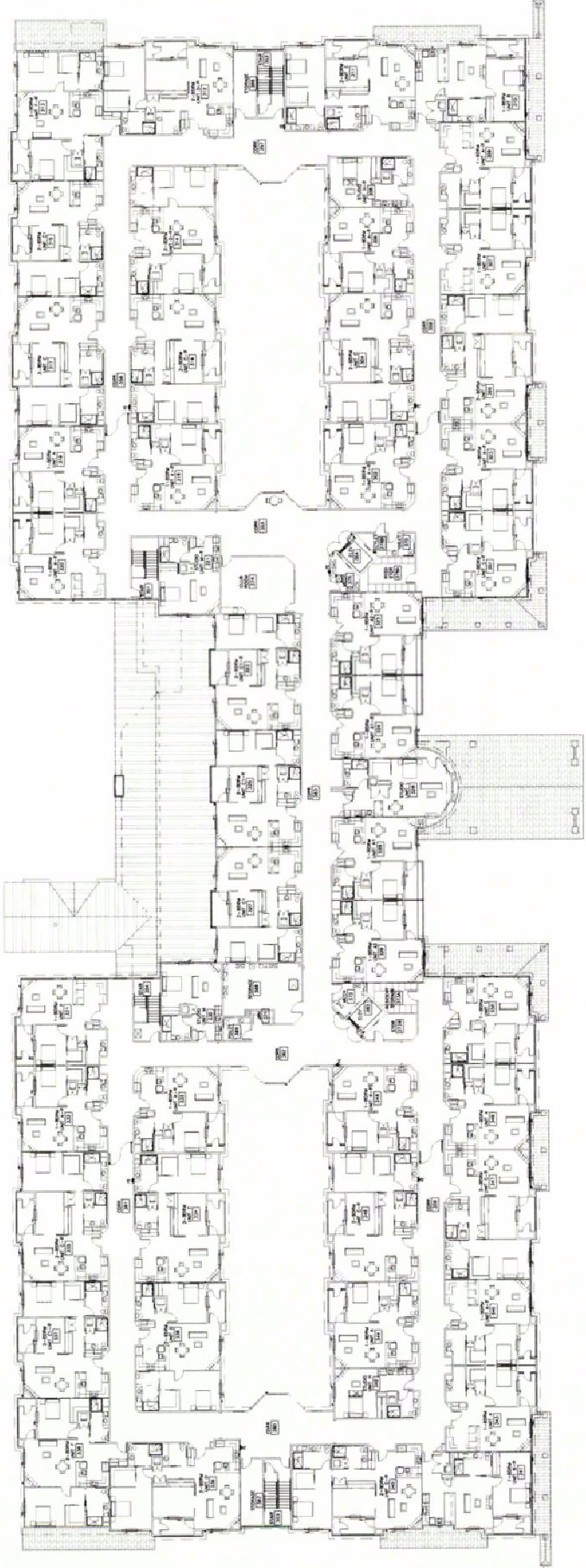
OMEGA
DESIGN GROUP
MICHAEL P. VAUCHOER - ARCHITECT
1111 MARKET STREET, SUITE 200
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FAX: (415) 433-7201

LIB DESIGNS, LLC
111 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94102
TEL: (415) 433-7200
FAX: (415) 433-7201
LIB DESIGNS, LLC
111 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94102
TEL: (415) 433-7200
FAX: (415) 433-7201

THE PARK AT LAGUNA SPRINGS
INDEPENDENT LIVING FACILITY
ELK GROVE, CA

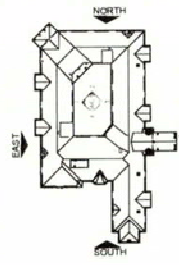
THIRD FLOOR
Drawing Title

Sheet No. **A2.30**



THIRD FLOOR
SCALE 1/16" = 1'-0"

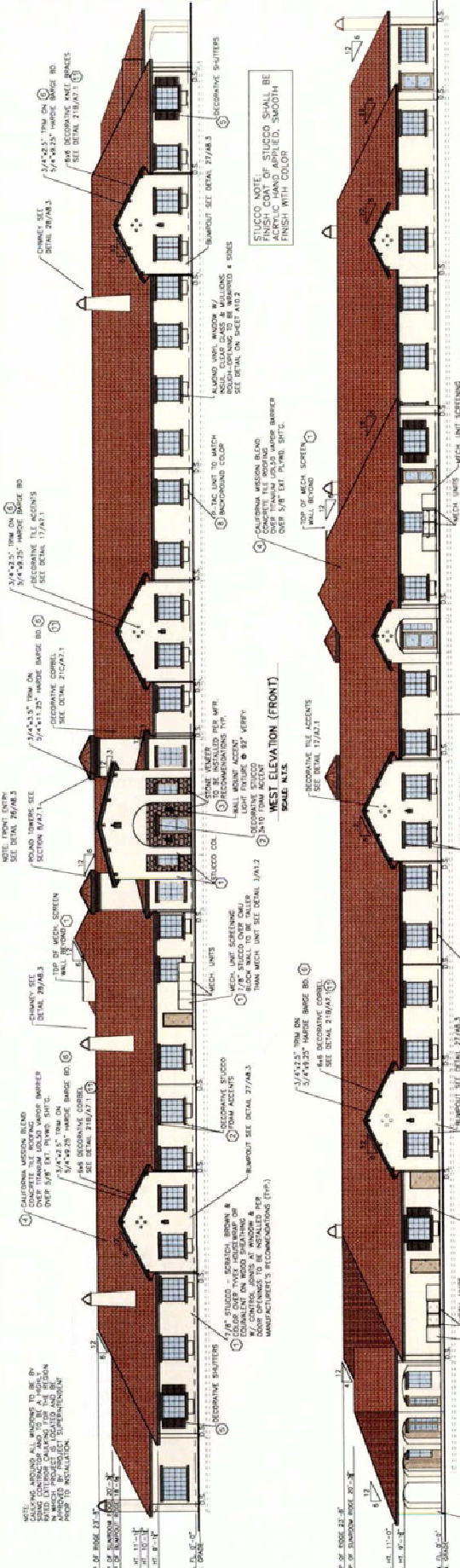




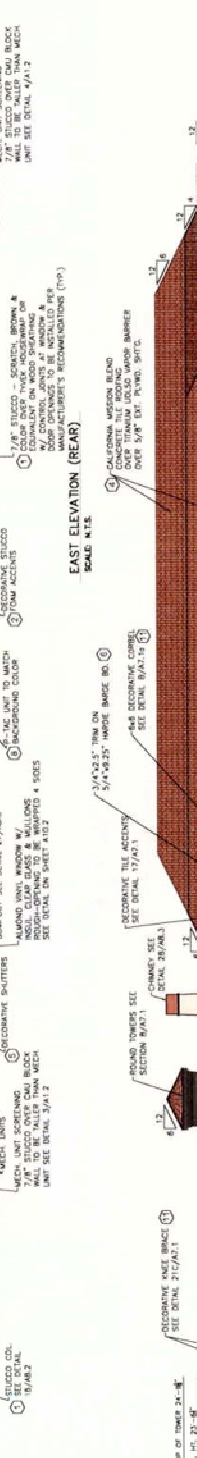
1 SITE LOCATION PLAN
SCALE: N.T.S.

TAG	ITEM	MFR	COLOR/MATERIAL
1	EXTERIOR FINISH	WATERBORNE	EXTERIOR FINISH
2	EXTERIOR LIGHTING	TRUSS	TRUSS
3	EXTERIOR WALLING	TRUSS	TRUSS
4	EXTERIOR WALLING	TRUSS	TRUSS
5	EXTERIOR WALLING	TRUSS	TRUSS
6	EXTERIOR WALLING	TRUSS	TRUSS
7	EXTERIOR WALLING	TRUSS	TRUSS
8	EXTERIOR WALLING	TRUSS	TRUSS
9	EXTERIOR WALLING	TRUSS	TRUSS
10	EXTERIOR WALLING	TRUSS	TRUSS
11	EXTERIOR WALLING	TRUSS	TRUSS
12	EXTERIOR WALLING	TRUSS	TRUSS
13	EXTERIOR WALLING	TRUSS	TRUSS
14	EXTERIOR WALLING	TRUSS	TRUSS
15	EXTERIOR WALLING	TRUSS	TRUSS
16	EXTERIOR WALLING	TRUSS	TRUSS
17	EXTERIOR WALLING	TRUSS	TRUSS
18	EXTERIOR WALLING	TRUSS	TRUSS
19	EXTERIOR WALLING	TRUSS	TRUSS
20	EXTERIOR WALLING	TRUSS	TRUSS

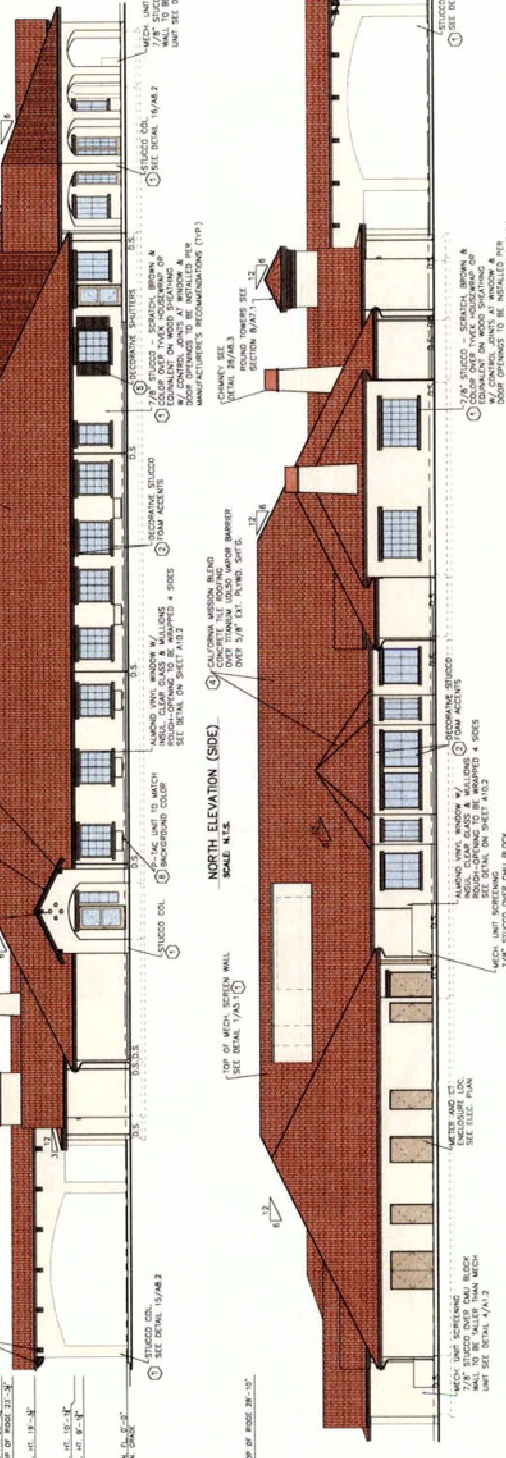
NOTES:
 1. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
 2. ALL WINDOW DETAILS SHIT: A102
 3. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
 4. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
 5. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
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 18. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
 19. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.
 20. ALL WINDOW DRILLS TO BE VERIFIED BY OWNER.



WEST ELEVATION (FRONT)
SCALE: N.T.S.



EAST ELEVATION (REAR)
SCALE: N.T.S.



NORTH ELEVATION (SIDE)
SCALE: N.T.S.

SOUTH ELEVATION (SIDE)
SCALE: N.T.S.

NOTE: CALIFORNIA WINDOW ALL WINDOWS TO BE BY CONCRETE TILE ROOFING SYSTEM. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS.

NOTE: CALIFORNIA WINDOW ALL WINDOWS TO BE BY CONCRETE TILE ROOFING SYSTEM. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS. CONCRETE TILE ROOFING SHALL BE INSTALLED OVER 5/8" EXT. POWER SHIT CO. 3/4"x2.5" TRIM ON 2"x4" BRACKETS.



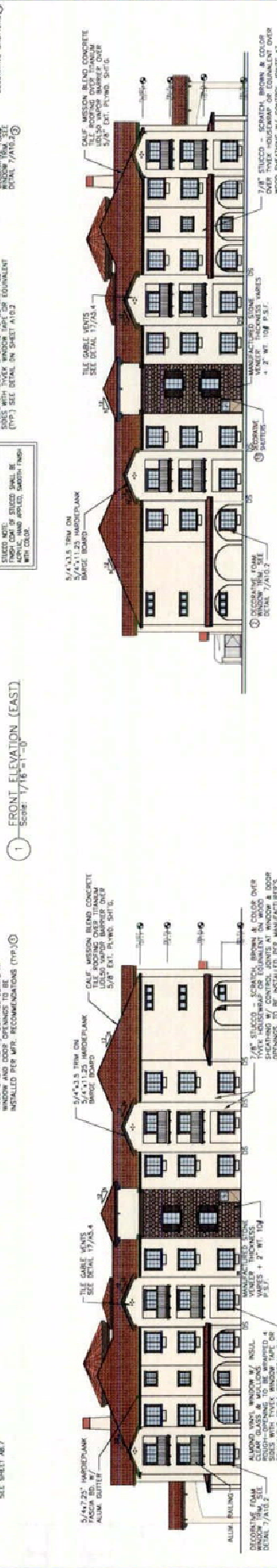
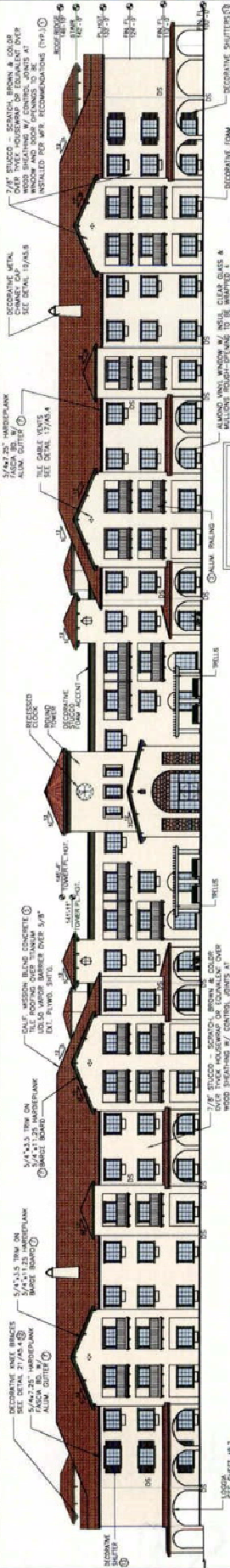
OMEGA
DESIGN GROUP
MICHAEL P. MUIHSO - ARCHITECT
ARCHITECT & INTERIOR DESIGNER
TEL: (708) 291-7788
FAX: (708) 291-7788

LJB DESIGNS, LLC
CREATED BY
DATE: 05-18-18
PROJECT NO.: 18-001
PROJECT NAME: THE PARK AT LAQUA SPRINGS
COMMENTS: SEE SHEET 101

THE PARK AT LAQUA SPRINGS FACILITY
ELK GROVE, CA

EXTERIOR ELEVATIONS
Drawing Title

Sheet No. A6.1



EXTERIOR FINISH SCHEDULE

TAGS	ITEM	MPF	COLOR/MATERIAL
1	SKETCH 1	-	SMOKE-GREY METAL
2	SKETCH 2	-	SMOKE-GREY METAL
3	ALUM FINISH	-	PAINTED BLACK
4	MPF STONE	ANTONIA CEM	ANTONIA CEM
5	ROOF TILE	WATKIN TILE	CALIFORNIA SPONGE BLEND CONCRETE TILE
6	SPONGE SIM	WATKIN TILE	CALIFORNIA SPONGE BLEND CONCRETE TILE
7	WIRE BRUSH	-	SMOKE-GREY METAL
8	WOOD GR. METAL	-	SMOKE-GREY METAL
9	WOOD GR. METAL	-	SMOKE-GREY METAL
10	P-AC DRILL	MMMA	PAINTED BRUSHED METAL
11	WOOD GR. METAL	-	SMOKE-GREY METAL
12	WOOD GR. METAL	-	SMOKE-GREY METAL
13	WOOD GR. METAL	-	SMOKE-GREY METAL
14	WOOD GR. METAL	-	SMOKE-GREY METAL

7/8" STUCCO - SCRATCH, BROWN & COLOR OVER 1/2" RIGID INSULATION OR EQUIVALENT IN WOOD SHAKING W/ CONTROL JOISTS AT WINDOW & DOOR SPACINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (17P) 101

5/8" x 1.5" TRIM ON 1/2" WOOD SHAKING W/ CONTROL JOISTS AT WINDOW & DOOR SPACINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (17P) 101

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5/8" x 1.5" TRIM ON 1/2" WOOD SHAKING W/ CONTROL JOISTS AT WINDOW & DOOR SPACINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (17P) 101

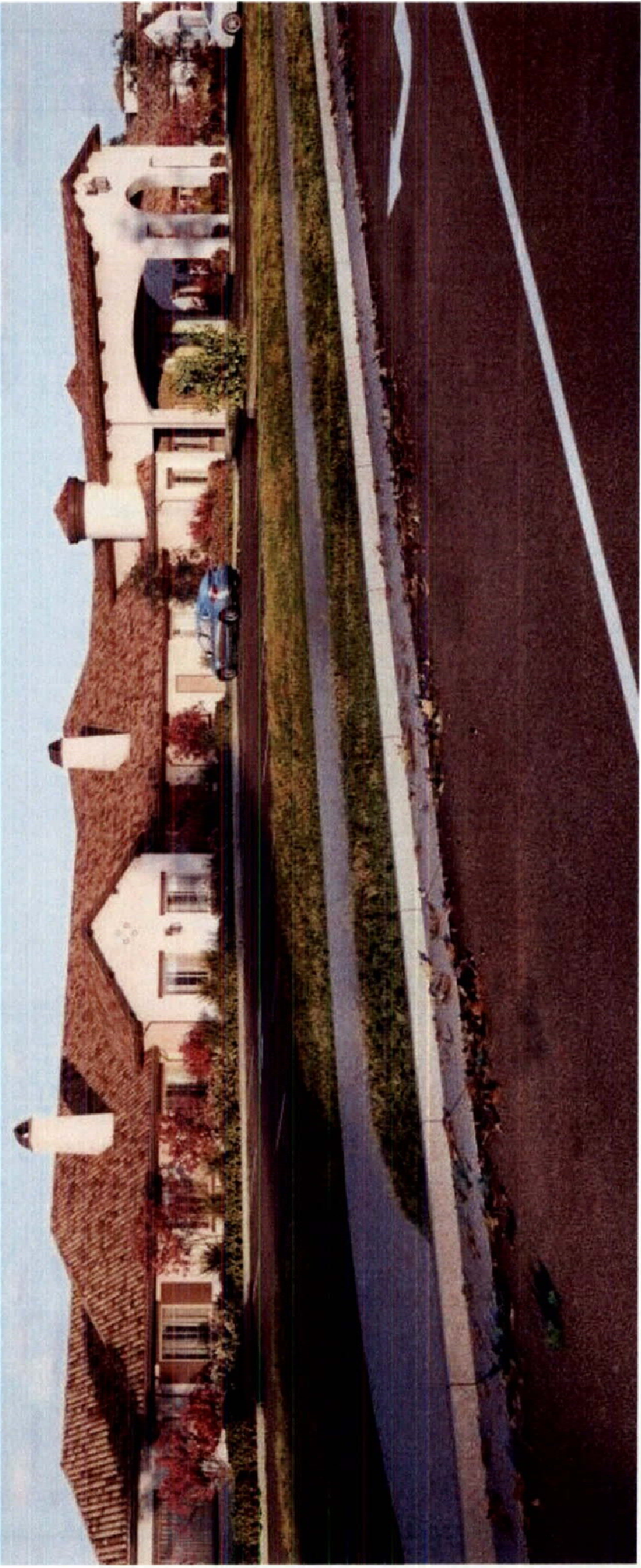
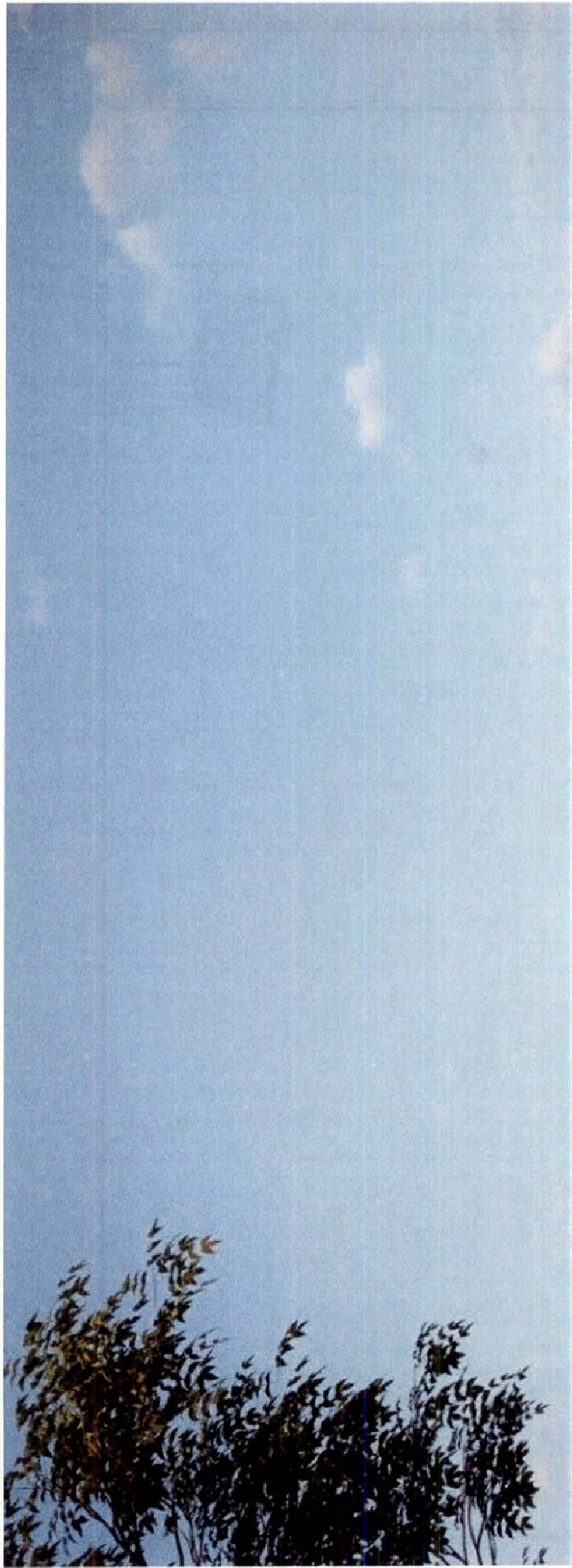
5/8" x 1.5" TRIM ON 1/2" WOOD SHAKING W/ CONTROL JOISTS AT WINDOW & DOOR SPACINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (17P) 101

5/8" x 1.5" TRIM ON 1/2" WOOD SHAKING W/ CONTROL JOISTS AT WINDOW & DOOR SPACINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (17P) 101







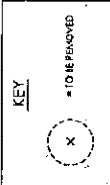
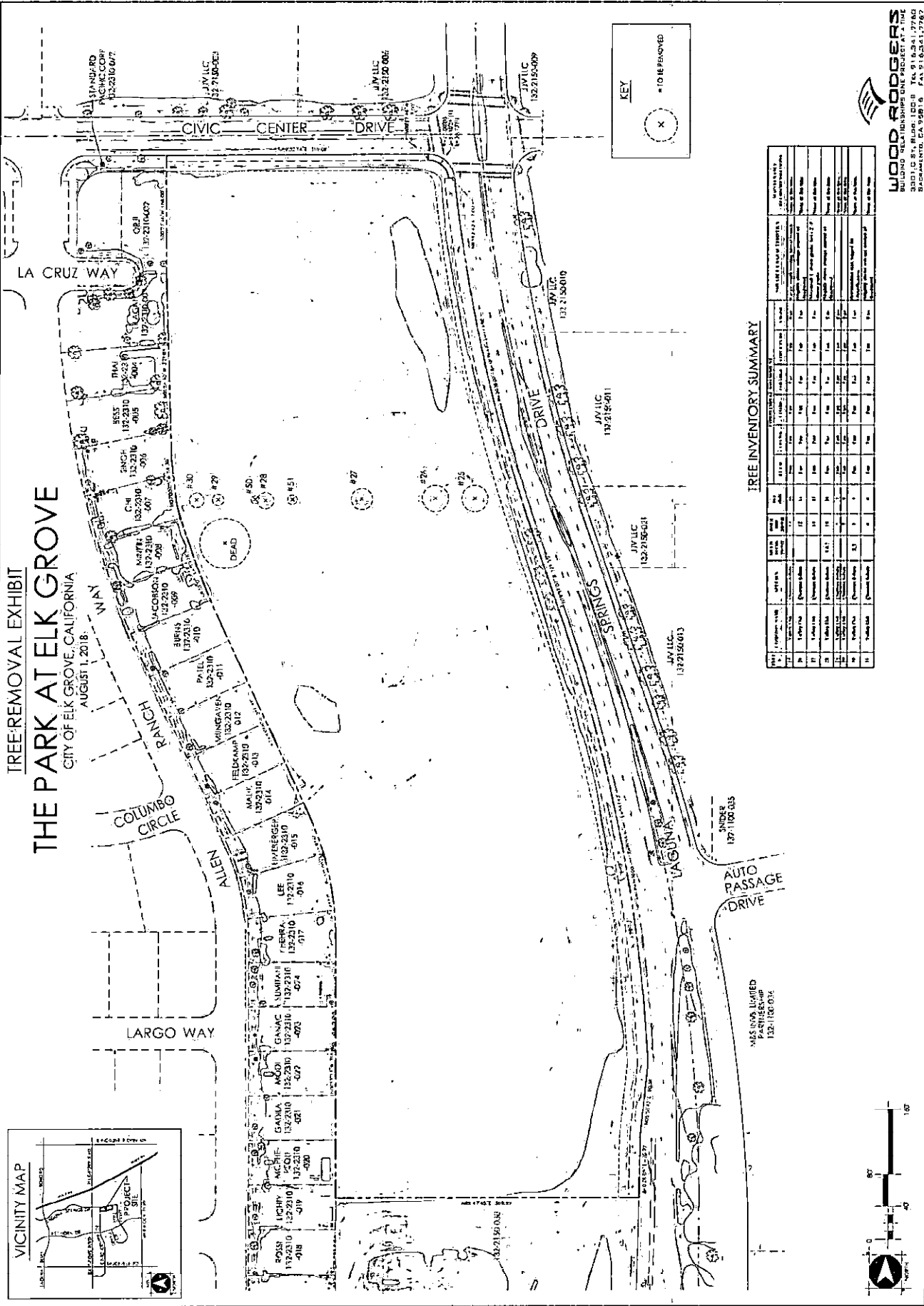
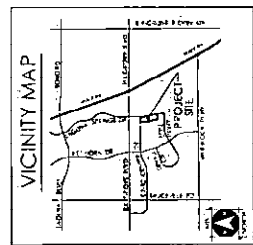


TREE-REMOVAL EXHIBIT

THE PARK AT ELK GROVE

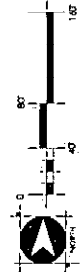
CITY OF ELK GROVE, CALIFORNIA

AUGUST 1, 2018



TREE INVENTORY SUMMARY

NO.	OWNER	TREE #	SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION	REMOVAL		REPLACEMENT	
							DATE	REASON	DATE	SPECIES
1	JAY LLC	137-2310-001
2	JAY LLC	137-2310-002
3	JAY LLC	137-2310-003
4	JAY LLC	137-2310-004
5	JAY LLC	137-2310-005
6	JAY LLC	137-2310-006
7	JAY LLC	137-2310-007
8	JAY LLC	137-2310-008
9	JAY LLC	137-2310-009
10	JAY LLC	137-2310-010
11	JAY LLC	137-2310-011
12	JAY LLC	137-2310-012
13	JAY LLC	137-2310-013
14	JAY LLC	137-2310-014
15	JAY LLC	137-2310-015
16	JAY LLC	137-2310-016
17	JAY LLC	137-2310-017
18	JAY LLC	137-2310-018
19	JAY LLC	137-2310-019
20	JAY LLC	137-2310-020
21	JAY LLC	137-2310-021
22	JAY LLC	137-2310-022
23	JAY LLC	137-2310-023
24	JAY LLC	137-2310-024
25	JAY LLC	137-2310-025
26	JAY LLC	137-2310-026
27	JAY LLC	137-2310-027
28	JAY LLC	137-2310-028
29	JAY LLC	137-2310-029
30	JAY LLC	137-2310-030
31	JAY LLC	137-2310-031
32	JAY LLC	137-2310-032
33	JAY LLC	137-2310-033
34	JAY LLC	137-2310-034
35	JAY LLC	137-2310-035
36	JAY LLC	137-2310-036
37	JAY LLC	137-2310-037
38	JAY LLC	137-2310-038
39	JAY LLC	137-2310-039
40	JAY LLC	137-2310-040
41	JAY LLC	137-2310-041
42	JAY LLC	137-2310-042
43	JAY LLC	137-2310-043
44	JAY LLC	137-2310-044
45	JAY LLC	137-2310-045
46	JAY LLC	137-2310-046
47	JAY LLC	137-2310-047
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49	JAY LLC	137-2310-049
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62	JAY LLC	137-2310-062
63	JAY LLC	137-2310-063
64	JAY LLC	137-2310-064
65	JAY LLC	137-2310-065
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67	JAY LLC	137-2310-067
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69	JAY LLC	137-2310-069
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71	JAY LLC	137-2310-071
72	JAY LLC	137-2310-072
73	JAY LLC	137-2310-073
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77	JAY LLC	137-2310-077
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79	JAY LLC	137-2310-079
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81	JAY LLC	137-2310-081
82	JAY LLC	137-2310-082
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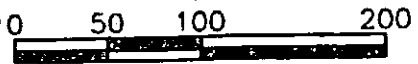
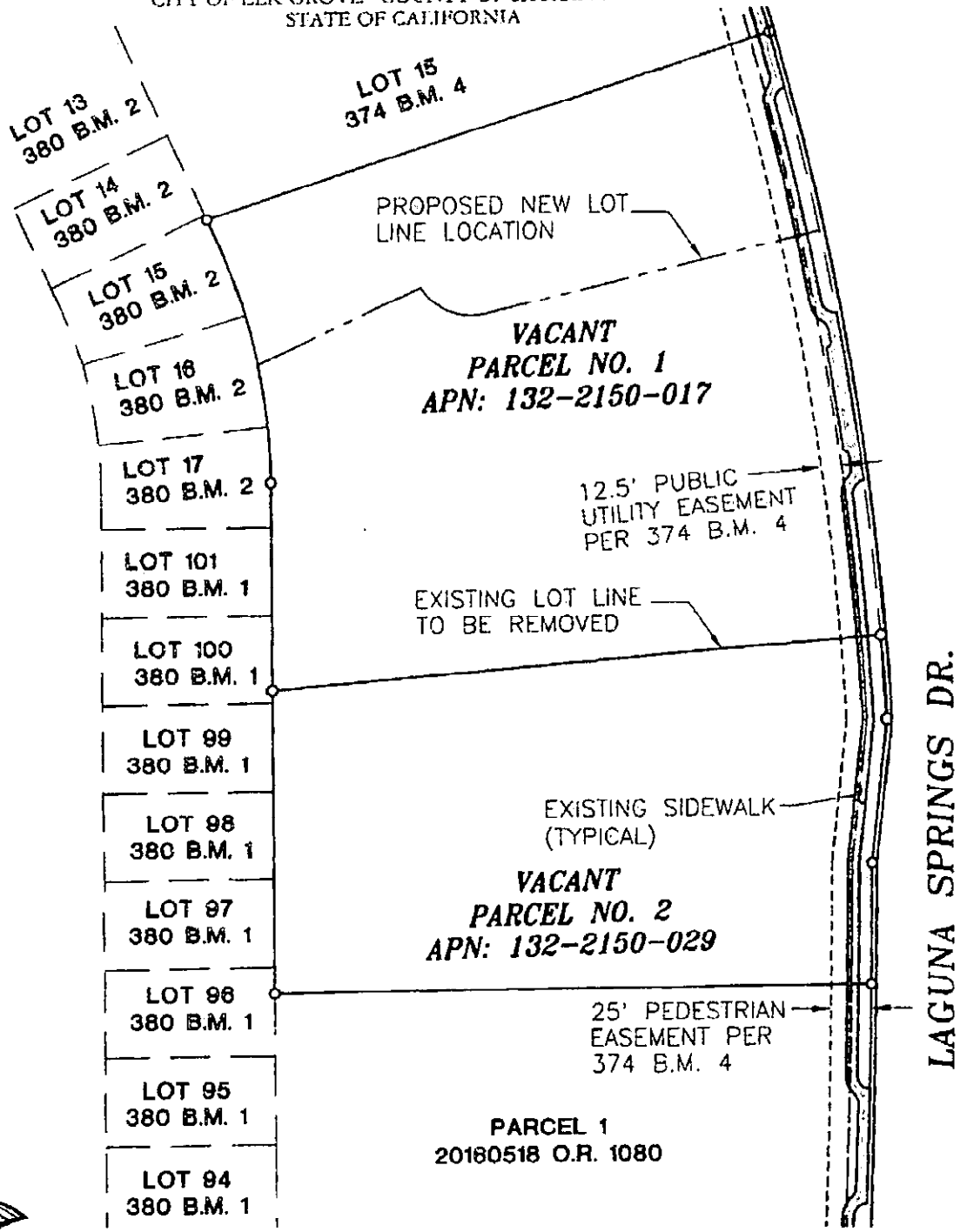


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 G ST., BLDG. 100-B TEL: 916.341.7740
 SACRAMENTO, CA 95818 FAX: 916.341.7767

THE PARK AT ELK GROVE - TREE REMOVAL EXHIBIT

LAGUNA SPRINGS DRIVE
BOUNDARY LINE ADJUSTMENT
SITE PLAN

APN: 132-2150-017 & 132-2150-029
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



SCALE: 1" = 100'



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 G ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

AUGUST 1, 2018 JOB 1081.189 SHEET 1 OF 1

EXHIBIT "A"
**DESCRIPTION OF
EXISTING LAND OF
JJV, LLC**

PARCEL 1:

Lot 16, as said Lot is shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

APN: 132-2150-017-0000

Containing 2.86 acres of land, more or less.

PARCEL 2:

All of the lands described in that certain Grant Deed recorded in Book 20160518, Page 1079, Official Records of Sacramento County.

APN: 132-2150-029-0000

Containing 1.75 acres of land, more or less.

END OF DESCRIPTION

August 1, 2018

Dennis L. Barber, P.L.S. 8067



PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT "B"
DESCRIPTION OF
TRANSFER AREA

TRANSFER AREA:

A portion of Lot 16, as said Lot is shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records, being more particularly described as follows:

BEGINNING at a point being the southwest corner of said Lot 16; thence from said **POINT OF BEGINNING**, along the westerly line of said Lot 16, North 00°12'23" West, a distance of 129.53 feet; thence continuing along said Westerly line, along a tangent curve concave to the west, having a radius of 375.00 feet, northerly 74.09 feet along said curve through a central angle of 11°19'12"; thence leaving said westerly line, the following three (3) arcs, courses and distances:

- 1) North 65°06'05" East, a distance of 111.20 feet;
- 2) from a radial line which bears South 58°04'07" West, along a non-tangent curve concave to the north, having a radius of 37.50 feet, easterly 46.78 feet along said curve through a central angle of 71°28'21";
- 3) North 76°35'46" East, a distance of 213.02 feet to the easterly line of said Lot 16;

Thence along said easterly line, from a radial line which bears North 78°00'50" East, along a non-tangent curve concave southwesterly, having a radius of 1970.00 feet, southerly 255.43 feet along said curve through a central angle of 07°25'44" to the southeast corner of said Lot 16; thence along the southerly line of said Lot 16, South 85°26'35" West, a distance of 378.49 feet to the **POINT OF BEGINNING**.

Containing 1.96 acres, more or less.

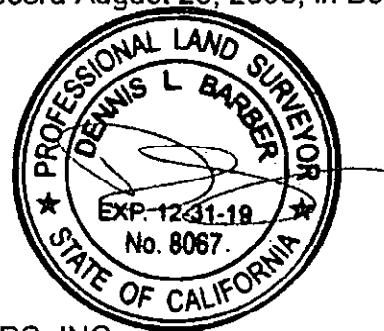
See Exhibit 'B-1', Plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is identical to said Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

END OF DESCRIPTION

August 1, 2018

Dennis L. Barber, P.L.S. 8067

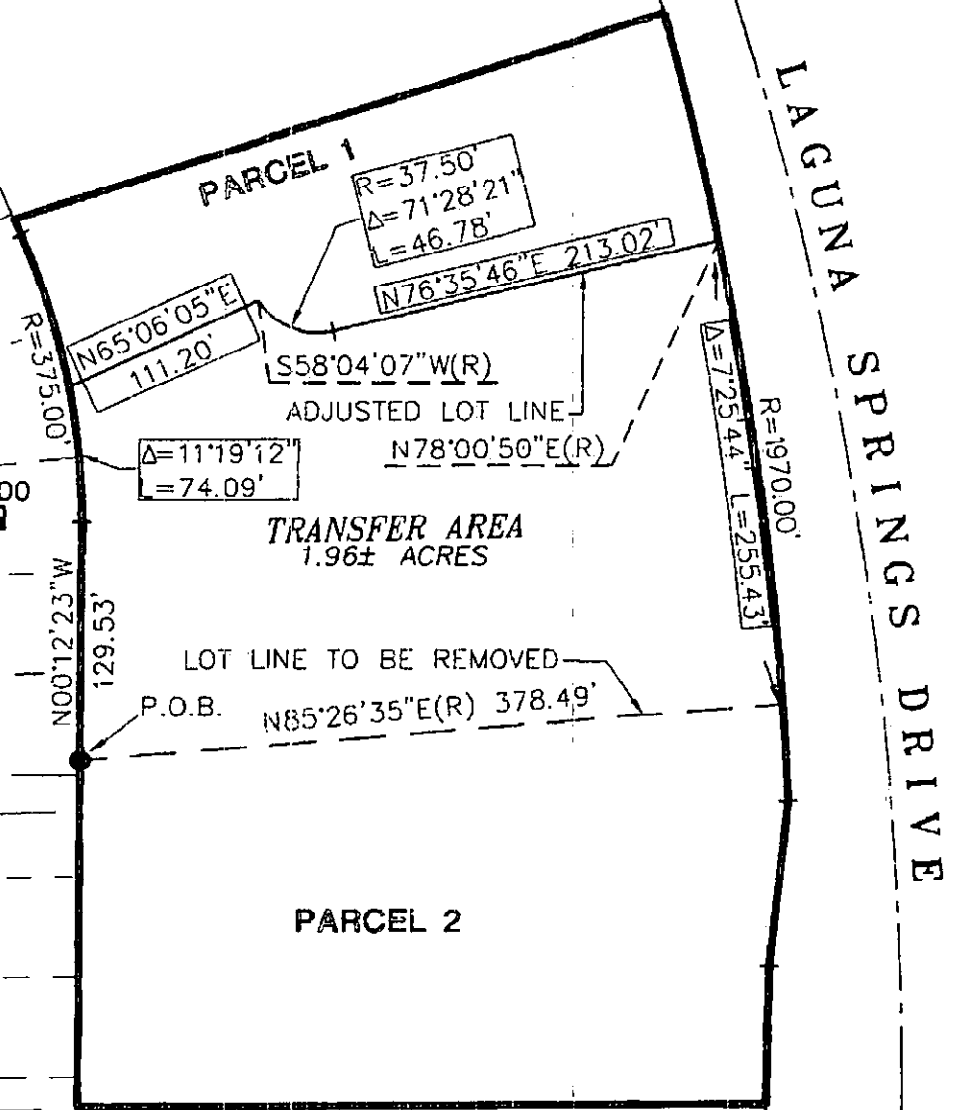
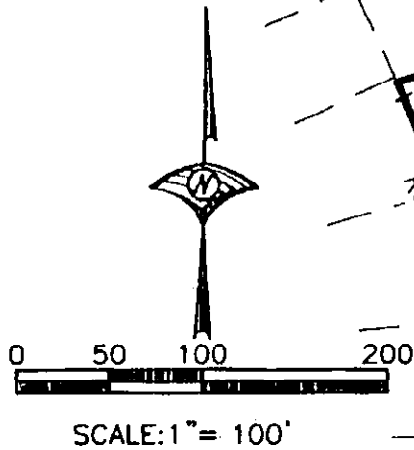


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT 'B-1'

PLAT TO ACCOMPANY
DESCRIPTION

LAGUNA SPRINGS DRIVE
BOUNDARY LINE ADJUSTMENT
TRANSFER AREA
A PORTION OF APN: 132-2150-017
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND:

- P.O.B. POINT OF BEGINNING
- EXISTING LOT LINE
- ADJUSTED LOT LINE
- LOT LINE TO BE REMOVED
- ADJACENT LOT LINE
- 50.00' EXISTING DIMENSION
- 50.00' ADJUSTED DIMENSION
- (R) RADIUS

SEE DESCRIPTION FOR COURSE INFORMATION

SUMMARY OF AREAS

LOT	EXISTING	TRANSFER	RESULTANT
PARCEL 1	2.86 AC±	1.96 AC±	0.90 AC±
PARCEL 2	1.75 AC±	1.96 AC±	3.71 AC±

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767
AUGUST 1, 2018 1081.189 SHEET 1 OF 1

EXHIBIT "C"
DESCRIPTION OF
RESULTANT PARCEL 1

RESULTANT PARCEL 1:

Lot 16, as said Lot is shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

EXCEPTING THEREFROM that portion of said Lot 16 described as follows:

BEGINNING at a point being the southwest corner of said Lot 16; thence from said **POINT OF BEGINNING**, along the westerly line of said Lot 16, North $00^{\circ}12'23''$ West, a distance of 129.53 feet; thence continuing along said Westerly line, along a tangent curve concave to the west, having a radius of 375.00 feet, northerly 74.09 feet along said curve through a central angle of $11^{\circ}19'12''$; thence leaving said westerly line, the following three (3) arcs, courses and distances:

- 1) North $65^{\circ}06'05''$ East, a distance of 111.20 feet;
- 2) from a radial line which bears South $58^{\circ}04'07''$ West, along a non-tangent curve concave to the north, having a radius of 37.50 feet, easterly 46.78 feet along said curve through a central angle of $71^{\circ}28'21''$;
- 3) North $76^{\circ}35'46''$ East, a distance of 213.02 feet to the easterly line of said Lot 16;

Thence along said easterly line, from a radial line which bears North $78^{\circ}00'50''$ East, along a non-tangent curve concave southwesterly, having a radius of 1970.00 feet, southerly 255.43 feet along said curve through a central angle of $07^{\circ}25'44''$ to the southeast corner of said Lot 16; thence along the southerly line of said Lot 16, South $85^{\circ}26'35''$ West, a distance of 378.49 feet to the **POINT OF BEGINNING**.

Containing 0.90 acres, more or less.

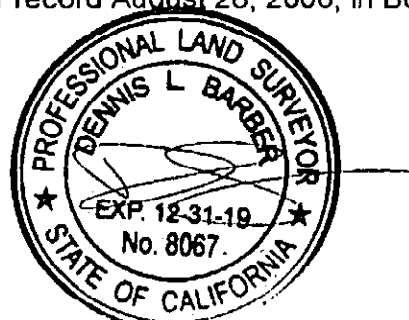
See Exhibit 'C-1', Plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is identical to said Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

END OF DESCRIPTION

August 1, 2018

Dennis L. Barber, P.L.S. 8067

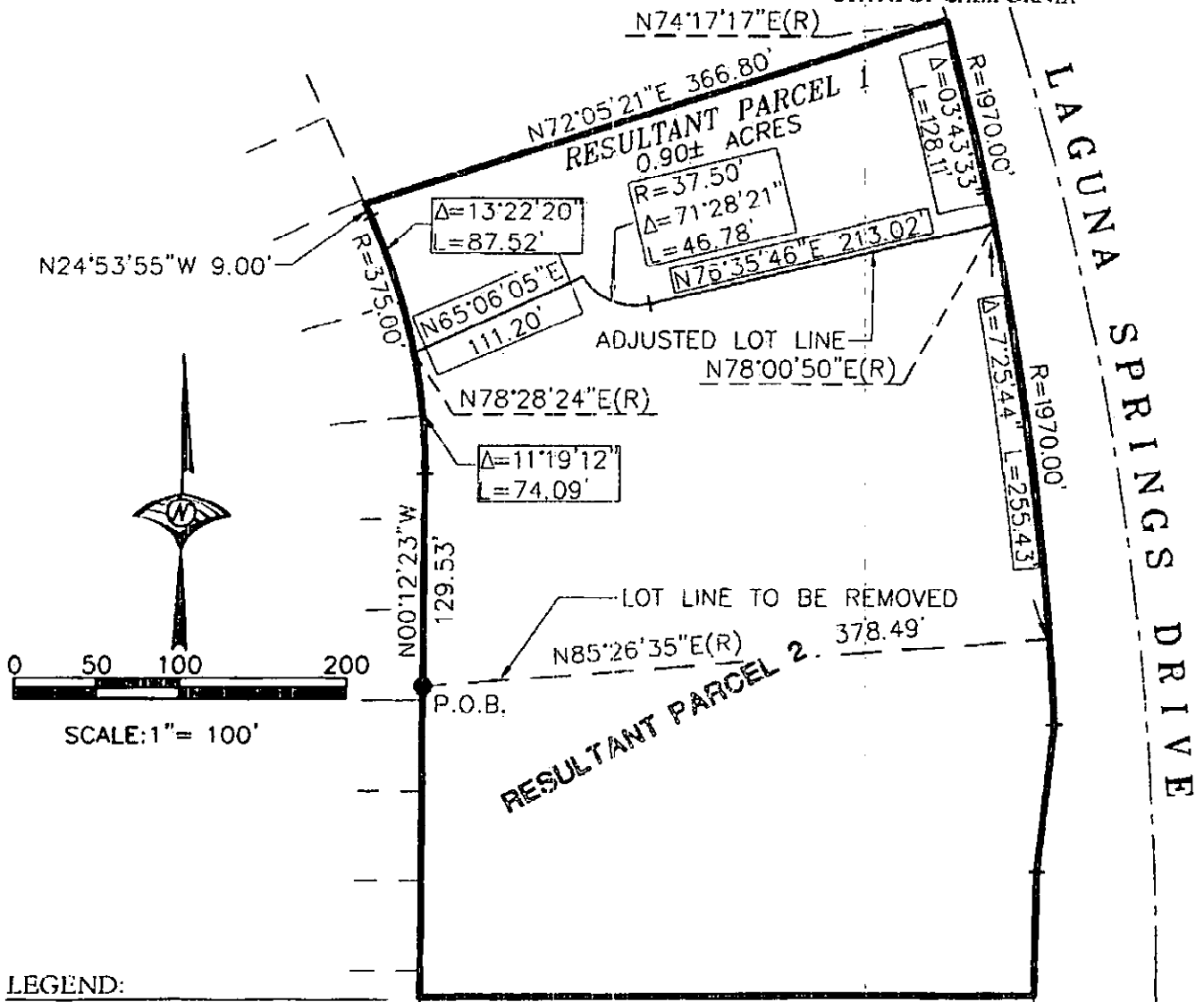


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT 'C-1'

PLAT TO ACCOMPANY
DESCRIPTION

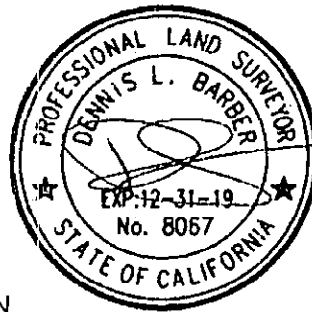
LAGUNA SPRINGS DRIVE
BOUNDARY LINE ADJUSTMENT
RESULTANT PARCEL 1
A PORTION OF APN: 132-2150-017
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND:

- P.O.B. POINT OF BEGINNING
- EXISTING LOT LINE
- ADJUSTED LOT LINE
- LOT LINE TO BE REMOVED
- ADJACENT LOT LINE
- 50.00' EXISTING DIMENSION
- 50.00' ADJUSTED DIMENSION
- (R) RADIUS

SEE DESCRIPTION FOR COURSE INFORMATION



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

SUMMARY OF AREAS			
LOT	EXISTING	TRANSFER	RESULTANT
RESULTANT PARCEL 1	2.86 AC±	1.96 AC±	0.90 AC±
RESULTANT PARCEL 2	1.75 AC±	1.96 AC±	3.71 AC±

EXHIBIT "C"
DESCRIPTION OF
RESULTANT PARCEL 2

RESULTANT PARCEL 2:

All of the lands described in that certain Grant Deed recorded in Book 20160518, Page 1079, Official Records of Sacramento County.

TOGETHER WITH that portion of Lot 16, as said Lot is shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records, being more particularly described as follows:

BEGINNING at a point being the southwest corner of said Lot 16; thence from said **POINT OF BEGINNING**, along the westerly line of said Lot 16, North $00^{\circ}12'23''$ West, a distance of 129.53 feet; thence continuing along said Westerly line, along a tangent curve concave to the west, having a radius of 375.00 feet, northerly 74.09 feet along said curve through a central angle of $11^{\circ}19'12''$; thence leaving said westerly line, the following three (3) arcs, courses and distances:

- 1) North $65^{\circ}06'05''$ East, a distance of 111.20 feet;
- 2) from a radial line which bears South $58^{\circ}04'07''$ West, along a non-tangent curve concave to the north, having a radius of 37.50 feet, easterly 46.78 feet along said curve through a central angle of $71^{\circ}28'21''$;
- 3) North $76^{\circ}35'46''$ East, a distance of 213.02 feet to the easterly line of said Lot 16;

Thence along said easterly line, from a radial line which bears North $78^{\circ}00'50''$ East, along a non-tangent curve concave southwesterly, having a radius of 1970.00 feet, southerly 255.43 feet along said curve through a central angle of $07^{\circ}25'44''$ to the southeast corner of said Lot 16; thence along the southerly line of said Lot 16, South $85^{\circ}26'35''$ West, a distance of 378.49 feet to the **POINT OF BEGINNING**.

Containing 3.71 acres, more or less.

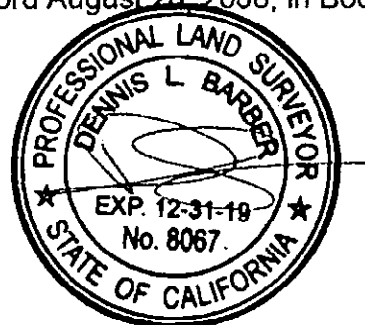
See Exhibit 'C-2', Plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is identical to said Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

END OF DESCRIPTION

August 1, 2018

Dennis L. Barber, P.L.S. 8067

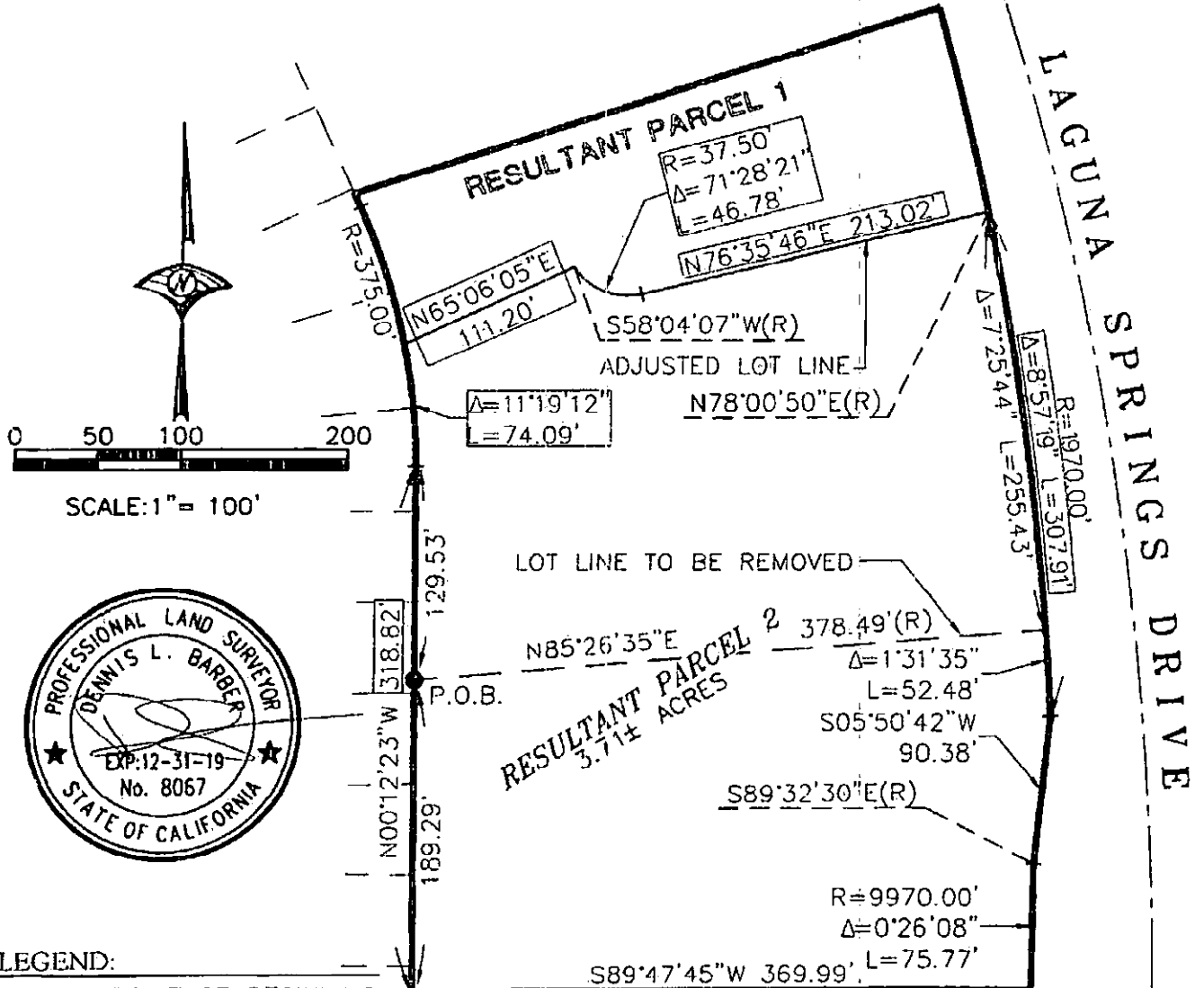


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT 'C-2'

PLAT TO ACCOMPANY
DESCRIPTION

LAGUNA SPRINGS DRIVE
BOUNDARY LINE ADJUSTMENT
RESULTANT PARCEL 2
A PORTION OF APN: 132-2150-017
& ALL OF APN: 132-2150-029
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - EXISTING LOT LINE
 - ADJUSTED LOT LINE
 - - - LOT LINE TO BE REMOVED
 - - - ADJACENT LOT LINE
 - 50.00' EXISTING DIMENSION
 - 50.00' ADJUSTED DIMENSION
 - (R) RADIUS

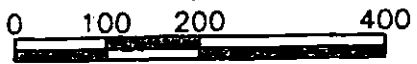
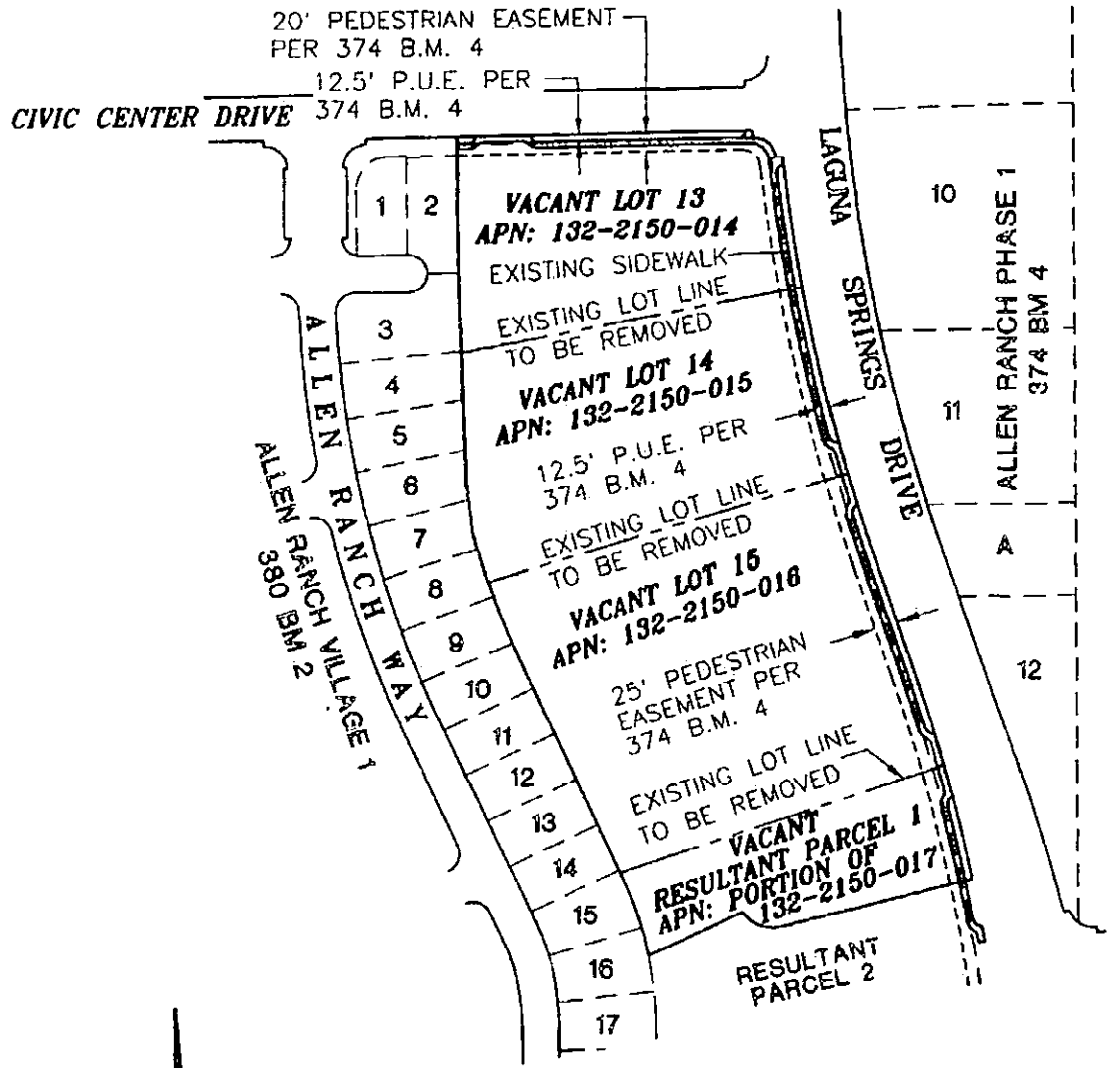
SEE DESCRIPTION FOR COURSE INFORMATION

SUMMARY OF AREAS

LOT	EXISTING	TRANSFER	RESULTANT
RESULTANT PARCEL 1	2.86 AC±	1.96 AC±	0.90 AC±
RESULTANT PARCEL 2	1.75 AC±	1.96 AC±	3.71 AC±

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C BT, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767
AUGUST 1, 2018 1081.189 SHEET 1 OF 1

LAGUNA SPRINGS DRIVE
 LOT MERGER
 SITE PLAN
 LOTS 13, 14 & 15 OF 374 B.M. 4 AND
 LANDS OF GRANT DEED _____ O.R. _____
 APN: 132-2150-014, 132-2150-015
 132-2150-016 & A PORTION OF 132-2150-017
 CITY OF ELK GROVE COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA



SCALE: 1" = 200'



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 O ST. BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

AUGUST 1, 2018 1081.189 SHEET 1 OF 1

EXHIBIT "A"

**DESCRIPTION OF
LOT MERGER
JJV, LLC**

Lots 13, 14 and 15 as said Lots are shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

TOGETHER WITH Resultant Parcel 1 as described in that certain Grant Deed recorded in Book _____, Page _____, Official Records of Sacramento County, being more particularly described as follows:

Lot 16, as said Lot is shown and so designated upon that certain Final Map of Subdivision No. 03-493.01, entitled "Allen Ranch Phase 1", filed for record August 28, 2008, in Book 374 of Maps, at Page 4, Sacramento County Records.

EXCEPTING THEREFROM the following described parcel of land:

BEGINNING at a point being the southwest corner of said Lot 16; thence from said **POINT OF BEGINNING**, along the westerly line of said Lot 16, North 00°12'23" West, a distance of 129.53 feet; thence continuing along said Westerly line, along a tangent curve concave to the west, having a radius of 375.00 feet, northerly 74.09 feet along said curve through a central angle of 11°19'12"; thence leaving said westerly line, the following three (3) arcs, courses and distances:

- 1) North 65°06'05" East, a distance of 111.20 feet;
- 2) from a radial line which bears South 58°04'07" West, along a non-tangent curve concave to the north, having a radius of 37.50 feet, easterly 46.78 feet along said curve through a central angle of 71°28'21";
- 3) North 76°35'46" East, a distance of 213.02 feet to the curved easterly line of said Lot 16;

Thence along said easterly line, from a radial line which bears North 78°00'50" East, along a non-tangent curve concave southwesterly, having a radius of 1970.00 feet, southerly 255.43 feet along said curve through a central angle of 07°25'44" to the southeast corner of said Lot 16; thence along the southerly line of said Lot 16, South 85°26'35" West, a distance of 378.49 feet to the **POINT OF BEGINNING**.

Containing 7.65 acres of land, more or less.

END OF DESCRIPTION

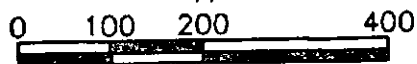
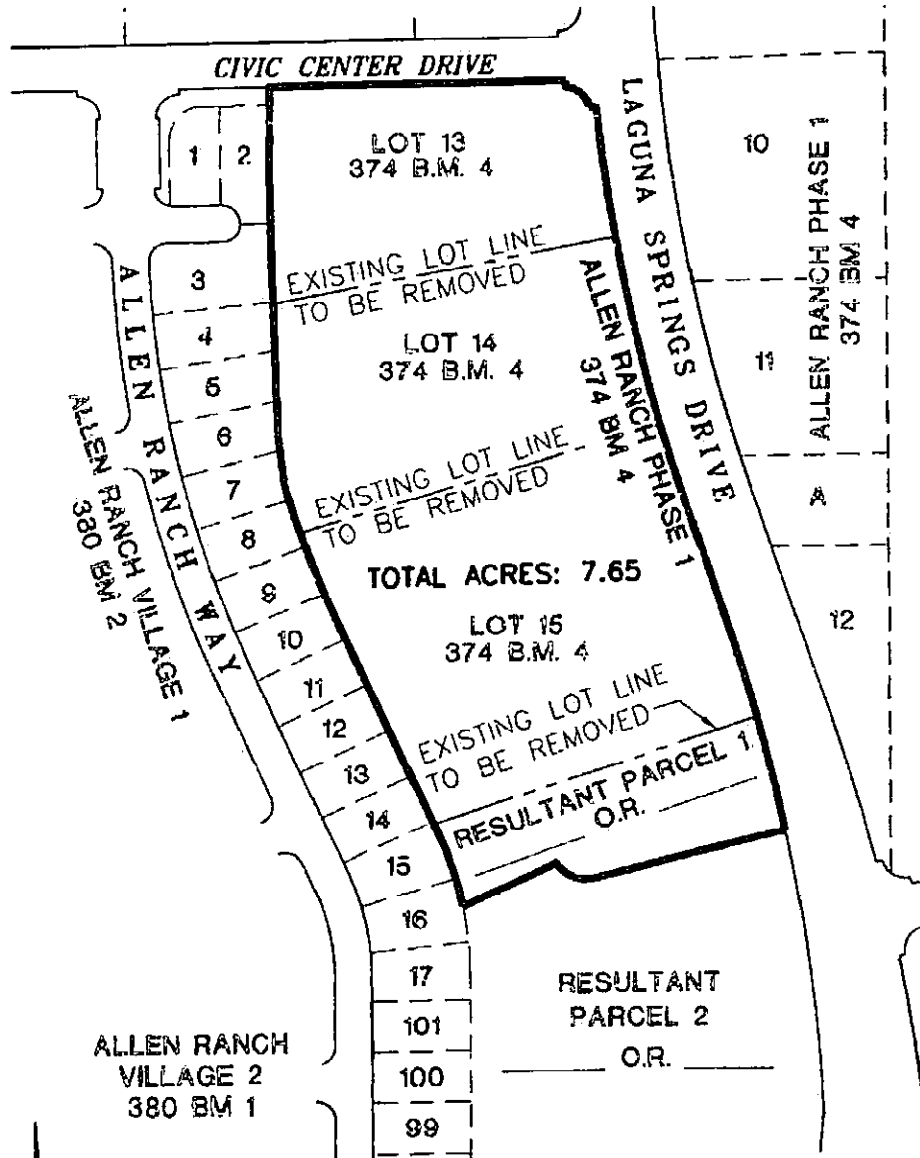
August 1, 2018

Dennis L. Barber, P.L.S. 8067

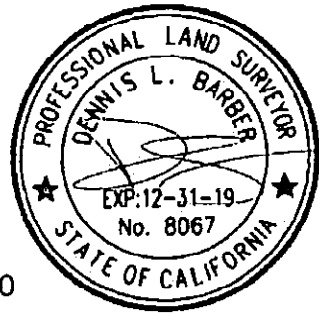


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

LAGUNA SPRINGS DRIVE
 LOT MERGER
 LOTS 13, 14 & 15 OF 374 B.M. 4 AND
 THE LANDS OF GRANT DEED _____ O.R. _____
 CITY OF ELK GROVE COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA



SCALE: 1" = 200'



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST. BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

Exhibit D
The Park at Elk Grove (EG-17-038)
Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	The Memory Care Component of the Project shall be licensed by the California Department of Social Services - Community Care Licensing Division as a Residential Care Facility for the Elderly, and shall be subject to the age restrictions provided for under California Code of Regulations Title 22, Division 6, Chapter 8, which limits the community to residents sixty years of age or older. The senior housing component (three-story building and duplexes) shall be age restricted to persons age fifty-five (55) or older and shall contain at least thirty-five (35) dwelling units that comply with the requirements of Section 51.3 of the California Civil Code. The approved conditions shall be recorded in reference and shown on the deed. Proof of the recordation shall be given to staff prior to issuance of a building permit for residential use.	On-Going	Planning	
3.	This action does not relieve the Applicant of the obligation to comply with all applicable federal, state and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
4.	<p>The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.</p>	On-Going	Planning	
5.	<p>As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.</p>	On-Going	Planning	
6.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Laguna Ridge Specific Plan (LRSP) • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
7.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Planning Engineering SCWA SASD SMUD PG&E	
8.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
9.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department Review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	
10.	<p>Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the development standards for signs in effect at the time of submittal in order to be approved.</p>	On-Going	Planning	
11.	<p>The trash enclosures shall be locked or behind locked areas when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
PRIOR TO IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
12.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Laguna Ridge Specific Plan. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.	Improvement Plans	Planning	
13.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans (to be included as notes on all project plans)	Planning	
14.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans (to be included as notes on all project plans)	Planning	
15.	The nine secured trees identified in the Exhibit B Tree Removal Plan, consistent with the Arborist Report dated August 21, 2017, are approved for removal. Such removal shall be mitigated pursuant to requested permit and EGMC Chapter 19.12.	Improvement Plans	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
16.	<p>A final landscape plan shall be required pursuant to Zoning Code Chapter 23.54 (Landscaping). Such plans shall be prepared by a landscape architect registered to practice in the State of California. Changes to approved landscaping or irrigation plans shall not be made without prior written approval of the Development Services Director. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.</p> <p>All pedestrian crossings shall be clearly marked with signage and (a) variety of paved material, colored/stamped asphalt, and/or (b) stripping, all at the discretion and approval of the Development Services Director.</p>	Improvement Plans	Planning Engineering	
17.	<p>The Applicant shall prepare and submit a drainage analysis to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.</p>	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
18.	<p>The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and the 2007 <i>Stormwater Quality Design Manual</i> for the Sacramento and South Placer Regions. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.</p>	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
19.	<p>The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.</p>	Improvement Plans	Engineering	
20.	<p>The Applicant shall obtain clearance letters from the applicable entities for any sign located within an easement or any Utility Easement(s).</p>	Improvement Plans	Engineering	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
21.	<p>The Applicant shall maintain parking lot illuminance consistent with Zoning Code standards and the best practices of the Crime Prevention through Environmental Design (CPTED) guidelines.</p>	Improvement Plans and/or Building Permit for Lighting	Police	
22.	<p>The Project shall be consistent with the Cosumnes Fire Department comment letter dated April 11, 2016 and shall include the following:</p> <ol style="list-style-type: none"> 1. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. 2. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. 3. The digital submittal shall only be AutoCAD Drawing Database DWG (Applies to AUTOCAD drawing file) any AutoCAD DWG version is accepted 4. The development is required to provide fire flow per California Fire Code, Appendix B. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. 	Improvement Plans and/or Building Permit for Lighting	CCSD-Fire	
23.	<p>The CCSD maintains the existing frontage landscape at this time on behalf of the City. Therefore, the CCSD shall need to review improvement plans for the Project. That review shall require the Applicant to perform the following:</p> <ul style="list-style-type: none"> • Pay Park and Recreation Plan Check Fees as required by the CCSD. • Submit landscape and civil improvement plans for frontage landscape to the CCSD for review and approval. • Construct & install landscaped corridors according to plans and specifications approved by the City and CCSD. 	Improvement Plans	Cosumnes Community Services District (CCSD)	
24.	<p>Any construction and/or modification to the public sewer system shall be required to the satisfaction of the Sacramento Area Sewer District (SASD). SASD Design Standards apply to any sewer construction and/or modification. Field modifications to new or existing precast manhole bases are not allowed.</p>	Improvement Plans	SASD	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
25.	SASD and Regional San shall require the payment of sewer impact fees in accordance with the District's Ordinance. Fees are to be paid prior to the issuance of building permits. The Applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information. This Project may be eligible for Age-Restricted Residential Development fees and rates if it meets the age-restriction requirements and qualifies for residential sewer rates.	Improvement Plans	SASD Regional San	
26.	The Applicant shall submit plans for SASD review for all buildings that require connection to the SASD's sewer system.	Improvement Plans	SASD	
27.	Sewer easements shall be required to service this Project. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and requires continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements.	Improvement Plans	SASD	
28.	Sacramento County Water Supply "Zone 40" will provide water for the Project site. The plans must be reviewed and approved prior to issuance of improvements plans and Final Map. The plans shall include the following items: <ul style="list-style-type: none"> • Destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction. 	Improvement Plans	SCWA	
29.	The Applicant shall submit plans for review to the Sacramento Municipal Utility District (SMUD) for any future utilities located on the Applicant's property.	Improvement Plans	SMUD	

PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL OR ISSUANCE

30.	The Applicant shall install "No U-turn" signs at the existing southbound left-turn pocket on Laguna Springs Drive at Auto Passage Drive to restrict such movements to the satisfaction of the City.	1st Building Permit	Engineering
31.	A Boundary Line Adjustment/Parcel Merger establishing the boundary shown on the site plan shall be recorded prior to 1 st Building Permit.	1st Building Permit	Engineering
32.	The Applicant shall record a reciprocal access between the parcels of this development including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of the City.	1st Building Permit	Engineering
33.	The Applicant shall record a reciprocal access agreement between the Project and APN 132-2150-030-0000 including but not limited to common area ownership, maintenance, and joint access to the satisfaction of the City.	1 st Building Permit	Engineering
34.	The Applicant shall design and install the landscape corridor adjacent to Civic Center Drive and Laguna Springs Drive along the Project's frontage to the satisfaction of the City.	1st Building Permit	Engineering
35.	The Applicant shall dedicate, design and construct a concrete bus pad with shelter on Laguna Springs Drive at the location shown on the plans in accordance with the City Improvement Standards and to the satisfaction of the City.	1 st Building Permit	Engineering Public Works
36.	The driveways on Laguna Springs Drive shall be limited to right-in/right-out turn movements only.	1st Building Permit	Engineering
37.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement regardless if it was caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering
38.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering
39.	Any on-site traffic calming devices and locations shall be approved by the City prior to installation, including, but not limited to, speed bumps.	Building Permit	Engineering

40.	<p>Prior to issuance of a building permit, the Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 5, to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</p>	Building Permit	Finance	
41.	<p>Prior to issuance of a building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#/ElkGrove15/ElkGrove1510.html #15.10</p>	Building Permit	Finance	

<p>42.</p> <p>The Elk Grove Building Department shall require the following items:</p> <ol style="list-style-type: none"> 1. All design plans, calculations and other required Project documents for the proposed Project shall be prepared by an Architect/Engineer licensed in the State of California and comply with design requirements of the presently governing 2016 California Building Code (CBC), 2016 California Mechanical Code, 2016 California Electrical Code (CEC), 2016 California Plumbing Code (CPC), 2016 California Energy Code, 2016 California Fire Code & 2016 California Green Building Standards Code. 2. Plans shall include a complete Code Analysis related to Occupancy Use & Classification, Occupancy Separations, Occupancy Load, Exiting & Exit Width, Plumbing Fixture Code Analysis and requirements. 3. All interior and exterior disabled access and site accessibility requirements shall only comply with the 2016 CBC, Chapters 11A and/or 11B; Divisions 1 through 10, where applicable. References to ADA or 2010 ADA Standards (ADAS) will not be accepted. <p>Separate permit application submittals shall be required for all additional on-site detached accessory structures.</p>	Building Permit	Building
<p>PRIOR TO FINAL INSPECTION OR OCCUPANCY</p>		
<p>43.</p> <p>The Applicant shall be responsible for construction/installation of landscape and irrigation improvements in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates. Installation shall be verified by a licensed landscape contractor with irrigation scheduling parameters used to set the controller, landscape and irrigation maintenance schedule, and an irrigation audit report. Any changes to approved landscaping or irrigation plans shall not be made without prior written approval of the Development Services Director. The City's Development Services Department will verify compliance through a certificate of completion in conjunction with the final permit process. A certificate of completion shall be obtained from the City and the Project applicant shall fill out the certificate to the satisfaction of the City upon completion of the landscape Project.</p>	Prior to Certificate of Occupancy	Engineering Planning

44.	<p>Prior to issuance of a building permit for the residential housing units (senior housing component), the subject parcel of the Project area shall annex into the Police Services Community Facilities District 2003-2 (CFD), to fund the Project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/.</p>	Building Permit	Finance
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**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-204**

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

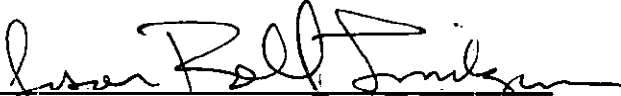
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 12, 2018 by the following vote:

AYES: COUNCILMEMBERS: Ly, Suen, Hume, Nguyen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Detrick



Jason Lindgren, City Clerk
City of Elk Grove, California