

RESOLUTION NO. 2021-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT TO STATE CEQA GUIDELINES SECTION 15183; AND APPROVING A CONDITIONAL USE PERMIT, MAJOR DESIGN REVIEW, AMENDMENT TO THE CITY'S BICYCLE, PEDESTRIAN, AND TRAILS PLAN, AND MINOR UNIFORM SIGN PROGRAM FOR THE TROJAN STORAGE II PROJECT ASSESSOR PARCEL NUMBER: 116-0012-065 PROJECT NO. PLNG20-018

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on June 10, 2020, from KoBre Holdings, LLC, (the "Applicant") requesting a Conditional Use Permit, Major Design Review, Amendment to the City's Bicycle, Trails, and Pedestrian Master Plan, and Minor Uniform Sign Program for the Trojan Storage II Project (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 116-0012-065; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the City of Elk Grove Planning Commission (the "Planning Commission") held a duly-noticed public hearing on April 1, 2021, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council of the City of Elk Grove held a duly-noticed public hearing on April 28, 2021, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary from the provisions of CEQA under State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report

(EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Employment Center use designation. New construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City’s Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

The Project complies with the City’s Climate Action Plan (CAP) for new, non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), and electric vehicle charging (TACM-9).

The Applicant has provided a Cultural Resources Analysis for the site (Peak & Associates, Inc.), which was peer reviewed by the City, and which concluded that it is unlikely that Native American inhabitants in the region lived in the immediate area. No cultural resources were identified within the Project area during two pedestrian field inspections. Additionally, the implementation of Condition of Approval #10 will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit, Major Design Review, Amendment to the City’s Bicycle, Pedestrian, and Trails Master Plan, and Minor Uniform Sign Project for the Trojan Storage II Project (PLNG20-018), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Conditional Use Permit

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

Evidence #1: The General Plan Employment Center (EC) land use designation is generally characterized by office uses and professional services or research and development facilities, which may include limited supporting and ancillary retail services. Limited light industrial spaces are allowed, generally as accessory uses. Employment Centers may be located near residential areas with good transportation access. The Project site's MP (Industrial-Office Park) zoning designation is considered an implementing zoning district of the EC land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), personal storage facilities are conditionally permitted uses in the MP zone. The proposed flex space is permitted by right in the MP zone. Additionally, the Project will result in a Floor Area Ratio (FAR) of 0.58 which is below the maximum Employment Center FAR of 2.0. As the proposed uses are allowed and conditionally-allowed uses with a development intensity below the maximum FAR, the proposed Project will be consistent with the General Plan. The proposed mixed-use facility would have minimal impacts on the surrounding neighborhood. The Project is compatible with the surrounding land uses, including future office uses to the east, future high-density development to the west, and single family residences to the south. As shown in Table 2 of the Project's staff report, the Project is consistent with all applicable provisions of Title 23.

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

Evidence #2: The proposed mixed-use facility would have minimal impacts on the surrounding neighborhood. Building B, which fronts on Big Horn Boulevard, is comprised of flex-warehouse spaces. To the pedestrians and drivers on Big Horn Boulevard, Building B will appear to be a unique office building. According to the Applicant, these flex-warehouse spaces will provide a unique and sought-after workspace to a vast array of tenants. Therefore, the Project is compatible with the surrounding land uses, including future office uses to the east, future high-density development to the west, and single family to the south. The Project is consistent with all applicable provisions of Title 23. Additionally, the proposed uses are consistent with the General Plan land use designation for the site of Employment Center. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the general welfare of the City.

Major Design Review

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

Evidence #1: The Project complies with the objectives of the General Plan and development standards of Title 23, Zoning, including setbacks, height limits, landscaping requirements, and bicycle parking requirements as detailed in the Project's staff report. The proposed buildings include both one-story and two-story elements as well as a number of parapets, varying rooflines, and clearly-defined section breaks with glass windows and doors along the exterior walls to make the buildings appear at a more human scale. Building facades will be treated with a variety of materials including split face concrete masonry unit (CMU) block walls in alternating colors, corrugated metal panels in gray and white, a "Trojan Red" cornice with blue accent, and blue roll up doors. The Project's colors and materials are complementary to the surrounding neighborhood character.

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 site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines for nonresidential development and it is concluded that the architecture and site planning meet all applicable design requirements. The Project proposal includes two new driveways: one on Bruceville Road and one on Lewis Stein Road. The Project will include 75 parking stalls, with landscaping along adjoining property lines including fast-growing, large shade trees and smaller accent trees, as well as shrubs and other ground cover, which will provide a buffer from adjacent properties. A stormwater bioswale will be located in the landscape corridor along Lewis Stein Road. The proposed buildings include both one-story and two-story elements as well as a number of parapets, varying rooflines, and clearly-defined section breaks with glass windows and doors along the exterior walls to make the buildings appear at a more human scale. Building facades will be treated with a variety of materials including split-face, concrete masonry unit (CMU) block walls in alternating colors, corrugated metal panels in gray and white, a "Trojan Red" cornice with blue accent, and blue roll up doors. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

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

Evidence #3: The proposed Project has been designed consistent with the requirements of the Elk Grove Design Guidelines for nonresidential development. The proposed buildings include both one-story and two-story elements as well as a number of parapets, varying rooflines, and clearly-defined section breaks with glass

windows and doors along the exterior walls to make the buildings appear at a more human scale. Building facades will be treated with a variety of materials including split-face, concrete masonry unit (CMU) block walls in alternating colors, corrugated metal panels in gray and white, a “Trojan Red” cornice with blue accent, and blue roll up doors. The Project’s colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines. The proposed uniform sign program establishes a clear design concept for the mixed-use Project.

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

Evidence #4: The Project site includes pedestrian access points from the adjacent streets for pedestrian circulation to and throughout the site. The Project proposed two new driveways: one on Bruceville Road and one on Lewis Stein Road. Vehicle entryways are clearly defined to avoid circulation conflict. The Project Applicant proposes to relocate the multi-purpose trail alignment from the middle of the site to the landscape corridor along Big Horn Boulevard. The proposed trail section includes a 10-foot paved trail with six feet of landscaping on the south side adjacent to the right of way and two feet of decomposed granite (DG) on both sides of the trail. An additional five feet of landscaping is proposed adjacent to the DG along the parking lot. The relocation of the trail to the Lewis Stein and Big Horn Boulevard frontages reduces environmental and biological impacts, reduces right-of-way acquisitions needed, coordinates better with future light rail plans, and provides safer crossing locations by eliminating mid-block crossings at both Bruceville Road and Lewis Stein Road. The Project will include 75 parking stalls as well as bicycle parking racks with landscaping along adjoining property lines.

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

Evidence #5: The Project is not a residential subdivision; therefore, this finding is not applicable.

Uniform Sign Program

Finding: The Uniform Sign Program is consistent with the development standards for a uniform sign program as established in EGMC Title 23.

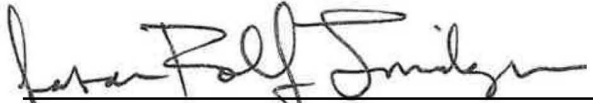
Evidence: The proposed Uniform Sign Program (USP) is consistent with the development standards in EGMC Chapter 23.62 as well as the objectives of the General Plan. As proposed, the USP serves to improve overall design quality and have a positive visual impact to the area.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of April 2021



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

**EXHIBIT A
TROJAN STORAGE II (PLNG20-018)
PROJECT DESCRIPTION**


PROJECT DESCRIPTION

The Project consists of a Conditional Use Permit and Major Design Review for an approximately 202,896 square foot mixed use facility that includes a personal storage facility and flex-warehouse spaces along with associated site improvements including parking and landscaping. The Project also includes a Minor Uniform Sign Program and an Amendment to the City's Bicycle, Trails, and Pedestrian Master Plan to relocate a multi-purpose trail to the landscape corridor.

The Project complies with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

**EXHIBIT B
TROJAN STORAGE II PROJECT (PLNG20-038)
PROJECT PLANS**

TROJAN SELF-STORAGE ELK GROVE, CA

PROJECT DATA		SHEET INDEX	VICINITY MAP	
SITE DATA: SITE ADDRESS: BIG HORN BLVD & LEWIS STEIN RD, ELK GROVE, CA, 95758 APN: 116-0012-065 ZONING: MP - Industrial Office Park & O - Open Space PROPOSED USE: SELF STORAGE FACILITY		OWNER / APPLICANT: TROJAN STORAGE ADDRESS: 1732 AVIATION BLVD, SUIT 217, GROVE, REDONDO BEACH, CA, 90278 CONTACT: BRETT HENRY TELEPHONE: 310.862.6437 EMAIL: bhenry@trojanstorage.com ARCHITECT: JORDAN ARCHITECTS, INC. ADDRESS: 131 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CA 92673 CONTACT: BRUCE JORDAN TELEPHONE: 949-388-8090 EMAIL: bjordan@jordanarchitects.com CIVIL ENGINEER: WOOD RODGERS ADDRESS: 231 VERNON STREET, ROSEVILLE, CA 95678 UNITED STATES OF AMERICA CONTACT: JASON REED, ASSOCIATE ENGINEER TELEPHONE: 916-341-7760 (WORK) 916-347-9020 (WORK-DIRECT LINE) 916-626-1810(MOBILE) EMAIL: JREED@WOODRODGERS.COM	A0 COVER SHEET A0.1 GENERAL NOTES A1 SITE PLAN A2 BIG HORN BLVD. ELEVATIONS A3 SE. & NW. ELEVATIONS A4 NE. ELEVATIONS A5 BLDG. 'A' FIRST FLOOR UNIT MIX PLAN A6 BLDG. 'B' & 'C' FIRST FLOOR UNIT MIX PLAN A7 BLDG. 'B' SECOND FLOOR UNIT MIX PLAN A8 OFFICE FLOOR PLAN A9 UPPER OFFICE FLOOR PLAN A10 BLDG. 'A' ROOF PLAN A11 BLDG. 'B' & 'C' ROOF PLAN A12 LIGHTING PLAN A13 WASTE MANAGEMENT DETAIL PLAN A14 EXTERIOR PHOTOMETRIC PLAN A15 PROPOSED FIXTURE CUT-SHEETS A16 MATERIAL BOARD A17 PRESENTATION RENDERING A18 PRESENTATION RENDERING A19 PRESENTATION RENDERING	

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

**BRETT HENRY
TROJAN STORAGE ELK GROVE
ELK GROVE, CA**

COVER LETTER

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JOB NUMBER: 20-107
SCALE: N.T.S
DATE: 11/24/2020



SHEET A0

1. DEVIATIONS FROM THE APPROVED PLANS WILL REQUIRE A REVISED PLAN TO BE SUBMITTED TO THE COSUMNES FIRE DEPARTMENT (CFD) FOR APPROVAL.
2. FIRE DEPARTMENT STAMPED APPROVED PLANS SHALL BE PRINTED IN LARGE FORMAT AND MADE AVAILABLE AT THE JOB SITE FOR FIRE INSPECTIONS.
3. A WRITTEN FIRE SAFETY DURING CONSTRUCTION OR DEMOLITION PLAN SHALL BE DEVELOPED, APPROVED, AND IMPLEMENTED PRIOR TO CONSTRUCTION AS REQUIRED BY THE FIRE DEPARTMENT. THE PLAN SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE (CFC).
4. SPECULATION BUILDINGS OR SPACES SHALL NOT BE APPROVED FOR OCCUPANCY. TENANT IMPROVEMENT PLANS OR OCCUPANCY PLANS ARE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. DEFERRED SUBMITTALS ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
 - FIRE SAFETY AND ACCESS PLAN FOR FIRE SAFETY UNDER CONSTRUCTION, AS REQUIRED
 - GATES/BARRIERS
 - FIRE SPRINKLER SYSTEM
 - FIRE ALARM SYSTEM
 - COMMERCIAL KITCHEN FIRE SUPPRESSION SYSTEM
 - CO2 SYSTEMS
 - EMERGENCY RESPONDER RADIO SYSTEM TEST REPORT
 - EMERGENCY RESPONDER RADIO SYSTEM ENHANCEMENT PLAN (FOR FAILED TESTS)
 - HIGH-PILED/RACK STORAGE WITH COMMODITY AND FIRE PROTECTION ANALYSIS
 - HAZARDOUS MATERIALS INVENTORY STATEMENT WITH FIRE PROTECTION ANALYSIS
 - ABOVEGROUND FLAMMABLE OR COMBUSTIBLE STORAGE TANKS
 - MEDICAL GAS SYSTEMS
 - SOLAR INSTALLATION PLANS
6. APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS SHALL BE PROVIDED. A TEST CONDUCTED BY A LICENSED CONTRACTOR SHALL BE PERFORMED AT BUILDING OR PROJECT COMPLETION TO DETERMINE IF THE PUBLIC SAFETY COMMUNICATION SYSTEM IS ADEQUATE FOR EMERGENCY RESPONDER RADIO COVERAGE. BUILDINGS THAT CANNOT SUPPORT THE REQUIRED LEVEL OF RADIO COVERAGE SHALL BE EQUIPPED WITH A RADIATING CABLE SYSTEM OR A DISTRIBUTED ANTENNA SYSTEM WITH FCC CERTIFIED SIGNAL BOOSTERS. PLANS AND PERMITS REQUIRED.
7. REQUIRED ROADWAYS, FIRE ACCESS LANES, STREET SIGNS, AND ADDRESSES SHALL BE INSTALLED AND CAPABLE OF SUPPORTING 80,000 POUNDS GROSS VEHICLE WEIGHT, IN ALL WEATHER CONDITIONS. PRIOR TO COMBUSTIBLE CONSTRUCTION OR ONSITE STORAGE OF COMBUSTIBLE MATERIALS, ALL-WEATHER IS DEFINED AS AT LEAST ONE LAYER OF ASPHALT OR CONCRETE THAT IS DESIGNED TO CARRY THE IMPOSED WEIGHT LOAD OF FIRE APPARATUS.
8. REQUIRED WATER MAINS AND FIRE HYDRANTS DESIGNATED FOR A PROJECT SHALL BE INSTALLED, TESTED, FLUSHED, INSPECTED, AND ABLE TO PROVIDE THE REQUIRED FIRE FLOW PRIOR TO COMBUSTIBLE CONSTRUCTION.
9. COMMERCIAL PROJECT BUILDINGS 3,600 SQUARE FEET OR GREATER SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM AND FIRE SPRINKLER MONITORING SYSTEM. FIRE SPRINKLER SYSTEMS FOR NEW BUILDINGS, BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY OR USE, AND SPECULATION BUILDINGS OR SPACES, SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CFC, NFPA 13 AND THE CFD FIRE SPRINKLER STANDARD.
10. COMMERCIAL PROJECTS THAT CONTAIN A FIRE SPRINKLER SYSTEM SHALL PROVIDE A DESIGNATED AND APPROVED FIRE CONTROL ROOM. FIRE CONTROL ROOMS SHALL PROVIDE EXTERIOR ACCESS AND BE LOCATED WITHIN THE BUILDING AT AN APPROVED LOCATION. FIRE CONTROL ROOMS SHALL CONTAIN THE FIRE SPRINKLER SYSTEM RISER(S), VALVES, APPROVED DOCUMENT BOX WITH SYSTEM DOCUMENTS, FIRE ALARM CONTROL PANEL, AND OTHER FIRE EQUIPMENT AS REQUIRED BY THE CFC, NFPA AND OR CFD FIRE CODE ORDINANCE AND DEPARTMENT STANDARDS. FIRE CONTROL ROOMS MAY BE SHARED WITH OTHER UTILITIES PROVIDED THERE IS ADEQUATE ROOM FOR OPERATIONS, REQUIRED CLEARANCES, AND MAINTENANCE NEEDS. FIRE CONTROL ROOMS SHALL HAVE A CEILING CONSTRUCTED OF SHEETROCK.
11. PERMANENTLY INSTALLED ARTIFICIAL ILLUMINATION AND EMERGENCY ILLUMINATION SHALL BE PROVIDED IN FIRE CONTROL ROOMS AND FIRE PUMP ROOMS/HOUSES.
12. FIRE CONTROL ROOMS SHALL BE LABELED WITH DURABLE WEATHERPROOF SIGNAGE INDICATING "FIRE CONTROL ROOM" IN 4-INCH LETTERS CONTRASTING IN COLOR TO THEIR BACKGROUND. FIRE PUMP ROOMS OR PUMP HOUSE SHALL BE LABELED "FIRE PUMP ROOM" DURABLE "NO STORAGE" SIGNS SHALL BE PERMANENTLY MOUNTED INSIDE FIRE CONTROL ROOMS AND PUMP ROOMS/HOUSES.
13. A KNOX BOX SHALL BE MOUNTED ADJACENT TO THE FIRE CONTROL ROOM/FIRE PUMP ROOM DOOR APPROXIMATELY SIX FEET ON CENTER ABOVE FINISHED GRADE. KEYS FOR INSERTION INTO THE KNOX BOX SHALL BE PROVIDED WITH AN IDENTIFICATION TAG.
14. BUILDING ADDRESS SHALL BE PROVIDED IN ACCORDANCE WITH THE COSUMNES FIRE DEPARTMENT (CFD) ADDRESSING STANDARD AND THE CFC. ALL EXTERIOR DOORS AND INDIVIDUAL INTERIOR SUITE DOORS SHALL BE LABELED WITH APPROVED SUITE NUMBERS.
15. FDC'S, PIV'S AND DOUBLE-DETECTOR CHECK VALVES (DDCV) SHALL BE PAINTED RED AND LABELED WITH THE BUILDING ADDRESS UTILIZING A WEATHERPROOF, PERMANENT METHOD. EXTERIOR VALVES SHALL BE SECURED WITH A BREAKAWAY PAD LOCK.
16. GATES OBSTRUCTING FIRE ACCESS ROUTES SHALL COMPLY WITH THE COSUMNES FIRE DEPARTMENT EMERGENCY ACCESS GATES AND BARRIERS STANDARD.
17. THE INSTALLATION OF TRAFFIC CALMING DEVICES IS SUBJECT TO THE STANDARDS OF THE CFD. ALL PROPOSED TRAFFIC-MITIGATION PLANS SHALL BE SUBMITTED TO CFD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
18. WHEN REQUIRED, "NO PARKING FIRE LANE" SIGNS AND/OR RED PAINTED CURBS SHALL BE INSTALLED PER CFD GUIDELINES AND THE CALIFORNIA FIRE CODE. ALL RAISED CURBS IN "NO PARKING FIRE LANE" AREAS SHALL BE PAINTED RED WITH APPROVED TRAFFIC GRADE PAINT. LETTERING SHALL BE WHITE STENCIL, 3 INCHES TALL WITH A 1/4 INCH STROKE. STENCILING SHALL BE LOCATED EVERY 25 FEET. SIGNS SHALL BE POSTED EVERY 50 FEET. FIRE LANES WILL BE ENFORCED DURING CONSTRUCTION.
19. CONSTRUCTION EQUIPMENT, INCLUDING PORTABLE RESTROOMS, BUILDING MATERIALS, WORKER VEHICLES, DELIVERY VEHICLES AND THE LIKE SHALL NOT OBSTRUCT FIRE HYDRANTS OR FIRE LANES AT ANY TIME.
20. VEHICLE BARRIERS SHALL BE INSTALLED FOR THE PROTECTION OF FIRE PROTECTION EQUIPMENT IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
21. LANDSCAPING SHALL PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE (WHEN FULLY GROWN) AROUND FIRE PROTECTION EQUIPMENT.
22. SOUND WALLS, MASONRY WALLS, OR FENCING SHALL NOT BE ERECTED WITHOUT FIRE DEPARTMENT APPROVAL AS SUCH WALLS AND FENCING CAN INTERFERE WITH FIRE DEPARTMENT ACCESS, AND FIRE HYDRANT REQUIREMENTS FOR THE PROPERTY.
23. PROJECTS ALONG WETLANDS, RIPARIAN CORRIDORS, AND OPEN SPACE THE FOLLOWING REQUIREMENTS APPLY:
 - a. PROVIDE NON-COMBUSTIBLE FENCING ALONG ALL DEVELOPED AREAS ADJACENT TO WETLANDS, RIPARIAN CORRIDORS, CREEKS OR OPEN SPACES.
 - b. PROVIDE FIRE DEPARTMENT ACCESS TO ALL WETLANDS, RIPARIAN CORRIDORS, CREEKS AND OPEN SPACES AT THE END OF CUL-DE-SACS OR OTHER APPROVED LOCATION VIA ROLLED CURBS.
 - c. GATES OR BOLLARDS LIMITING ACCESS SHALL BE EQUIPPED WITH AN APPROVED METHOD FOR RAPID ACCESS.
 - d. A TURNING RADIUS OF NOT LESS THAN 35 FEET INSIDE AND 45 FEET OUTSIDE IS REQUIRED.
 - e. BIKE LANES ADJACENT TO CREEKS SHALL BE PAVED A MINIMUM OF 10 FEET WIDE WITH 2 FEET OF ALL-WEATHER MATERIAL ON EACH SIDE.
 - f. FIRE ACCESS ROUTES, BIKE PATHS, AND BRIDGES SHALL BE CAPABLE OF SUPPORTING 35,000 POUNDS GROSS VEHICLE WEIGHT.
 - g. PROVIDE A LEAST TEN (10) FEET OF GREENBELT OR OTHER DEFENSIBLE SPACE BETWEEN NON-COMBUSTIBLE FENCES AND THE CREEK/WETLANDS AREA.



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BRETT HENRY

TROJAN STORAGE ELK GROVE

ELK GROVE, CA

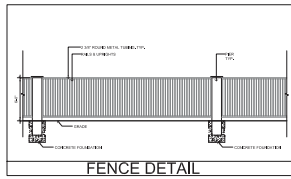
GENERAL NOTES

JOB NUMBER: 20-107
 SCALE: N.T.S.
 DATE: 11/24/2020



SHEET A0.1

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VACANT

FLOOD PLAIN AREA

BUILDING 'C'
22,913 S.F. 1-STORY

BUILDING B
STORAGE 1ST LEVEL ±58,409 SQ. FT.
STORAGE 2ND LEVEL ±82,064 SQ. FT.
STORAGE TOTAL ±140,473 SQ. FT.

BUILDING 'A'
14,000 S.F. 1-STORY

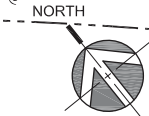
FLEX SPACE
23,110 S.F. 1-STORY

OFFICE
2,400 S.F.

BIKE TRAIL

21'-0" DEDICATION

25'-0" SETBACK REDUCTION



DEVIATIONS FROM CITY STANDARDS:
1. PROPOSE THROAT DEPTH OF 44'-4" IN LIEU OF THE 50'-2" CITY REQUIREMENT

FIRE NOTES:

- THERE SHALL BE NO OVERHEAD POWER OR UTILITY LINES ABOVE THE AERIAL FIRE APPARATUS ACCESS LANE OR ABOVE THE SPACE BETWEEN THE AERIAL APPARATUS ACCESS LANE AND THE BUILDING.
- FIRE LANE SHALL BE DELINEATED VIA PAINTED CURB OR GROUND STRIPING OUTLIVING THE LANE PER CALIFORNIA FIRE DEPARTMENT STANDARDS & SPECIFICATIONS.
- TRASH DUMPSTERS MAINTAINED INSIDE BUILDINGS SHALL COMPLY WITH CFC SECTION 304, COMBUSTIBLE WASTE MATERIAL.

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SITE DATA		
DESCRIPTION	REQUIRED	PROPOSED
ZONING DESIGNATION	MP - INDUSTRIAL OFFICE PARK & OPEN SPACE	LIGHT INDUSTRIAL
PRIMARY LAND USE	INDUSTIAL	SELF-STORAGE
FLOOR AREA RATIO (Commercial Projects Only)	2.0	N/A
BUILDING COVERAGE	N/A	N/A
MAXIMUM BUILDING HEIGHT	40'	N/A
SITE AREA	348,916 (8.01 ACRES)	
LANDSCAPE	52,337 S.F. (15%)	N/A
PARKING RATIO BICYCLE PARKING	STORAGE: 4 STORAGE TOTAL: 4 FLEX SPACE: OFFICE (11,815sf) = 4 PER 1,000 S.F. = 47 STALLS WAREHOUSE (11,815sf) = 1 PER 2K S.F. = 6 STALLS TOTAL REQUIRED: 57	75 BICYCLE = 4
PARKING STALL SIZES	STANDARD: 9' X 19' PARALLEL: 9' X 24'	STANDARD: 9' X 19' PARALLEL: 9' X 24'
MINIMUM SETBACKS	FRONT: 25 FT. INTERIOR SIDE: 10 FT. REAR: 10 FT.	FRONT: 25 FT. INTERIOR SIDE: 10 FT. REAR: 10 FT.

BUILDING AREA TABULATION (Square Feet)			
BUILDING	SELF-STORAGE	(INCLUDES SELF-STORAGE OFFICE)	GROSS BUILDING AREA
BUILDING A			
FIRST FLOOR	14,000	2,400	16,400
BUILDING B			
FIRST FLOOR	58,409		58,409
SECOND FLOOR	82,064		82,064
BUILDING C			
FIRST FLOOR	22,913		22,913
FLEX SPACE			
FIRST FLOOR	23,110		23,110
SELF STORAGE GROSS SQ. FT.			179,786
TOTAL	200,496	2,400	202,896
ESTIMATED NET RENTABLE @ 75%: ±150,000			
APPLICANT INFO			
TROJAN STORAGE			
BRETT HENRY / #310-863-8437			
BIG HORN BLVD. & LEWIS STEIN ROAD, ELK GROVE, CA			



BRETT HENRY
TROJAN STORAGE ELK GROVE
ELK GROVE, CA

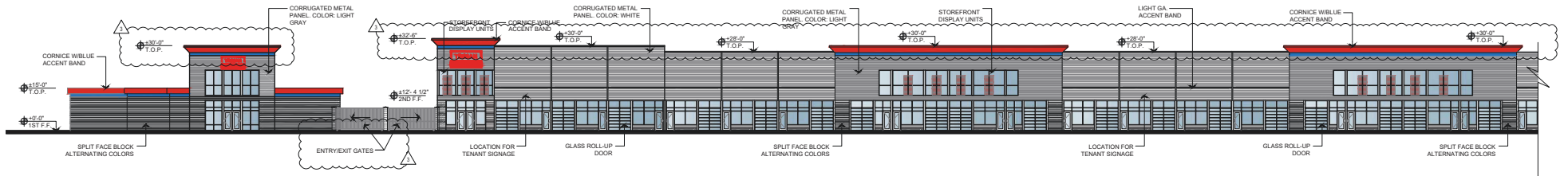
PRELIM. SITE PLAN

JOB NUMBER: 20-107
SCALE: 1"=30'-0"
DATE: 01/19/2021

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SHEET A1

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BIG HORN BLVD ELEVATION ①
1/16"=1'-0"



BIG HORN BLVD ELEVATION CONT. ②
1/16"=1'-0"

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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TROJAN STORAGE ELK GROVE
ELK GROVE, CA

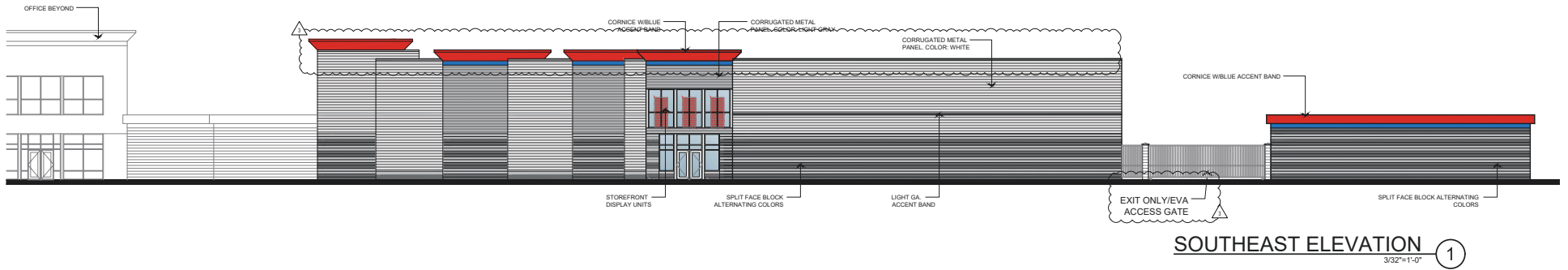
PRELIM. ELEVATION

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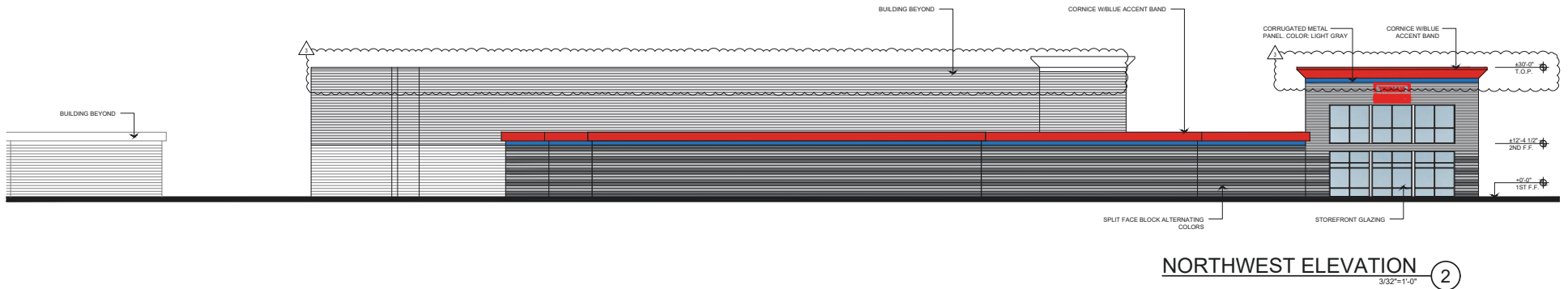
JOB NUMBER: 20-107
SCALE: 1/16"=1'0"
DATE: 11/24/2020



SHEET A2



SOUTHEAST ELEVATION ①
3/32"=1'-0"



NORTHWEST ELEVATION ②
3/32"=1'-0"

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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ELK GROVE, CA

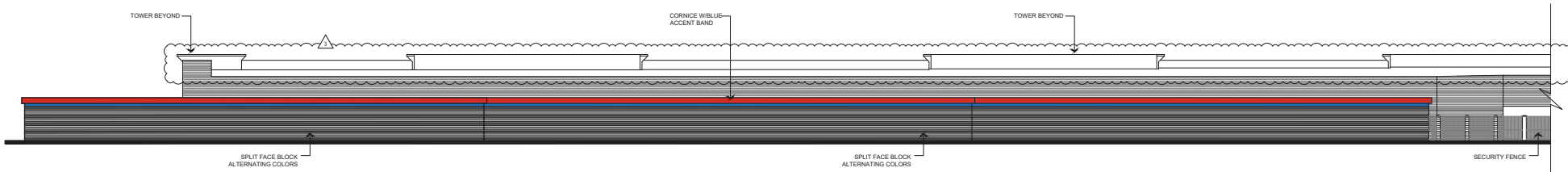
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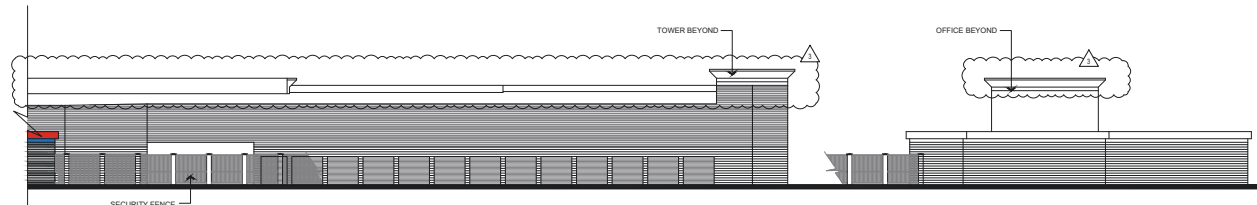
JOB NUMBER: 20-107
 SCALE: 1/16"=1'-0"
 DATE: 11/24/2020

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SHEET A3



NORTHEAST ELEVATION ①
1/16"=1'-0"



NORTHEAST ELEVATION CONT. ②
1/16"=1'-0"

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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TROJAN STORAGE ELK GROVE
 ELK GROVE, CA

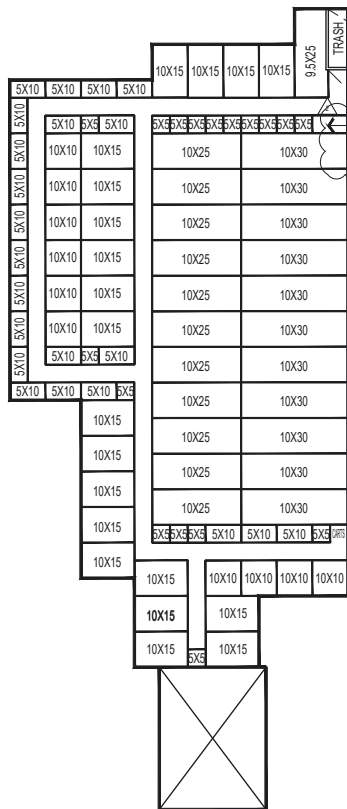
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JOB NUMBER: 20-107
 SCALE: 1/16"=1'0"
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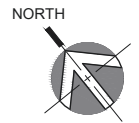
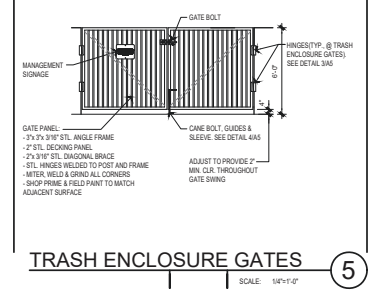
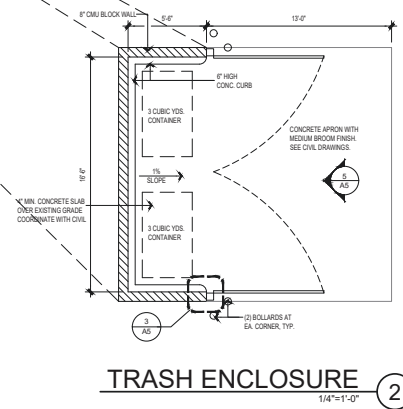
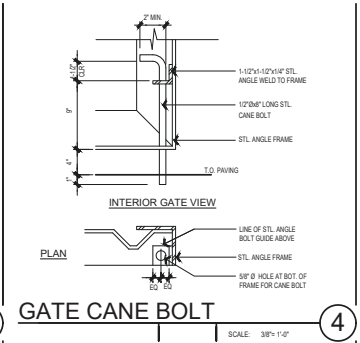
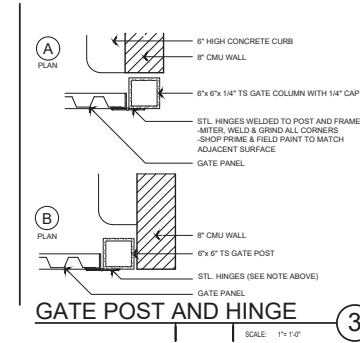
SHEET A4



BLDG. A - 1ST FLOOR ①
1/16"=1'-0"

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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TROJAN STORAGE ELK GROVE
 ELK GROVE, CA



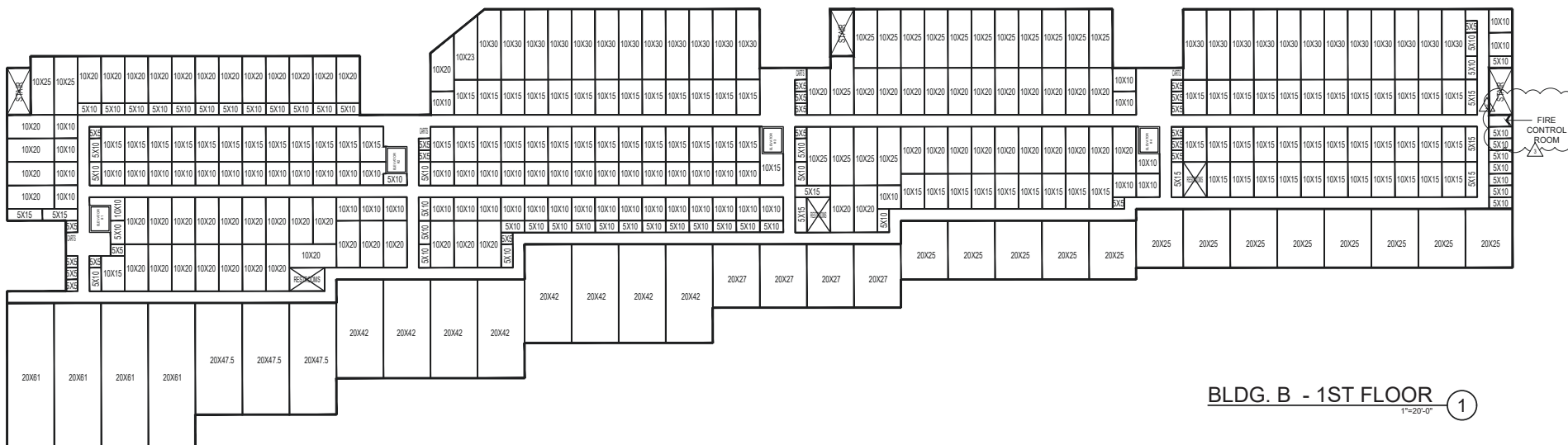
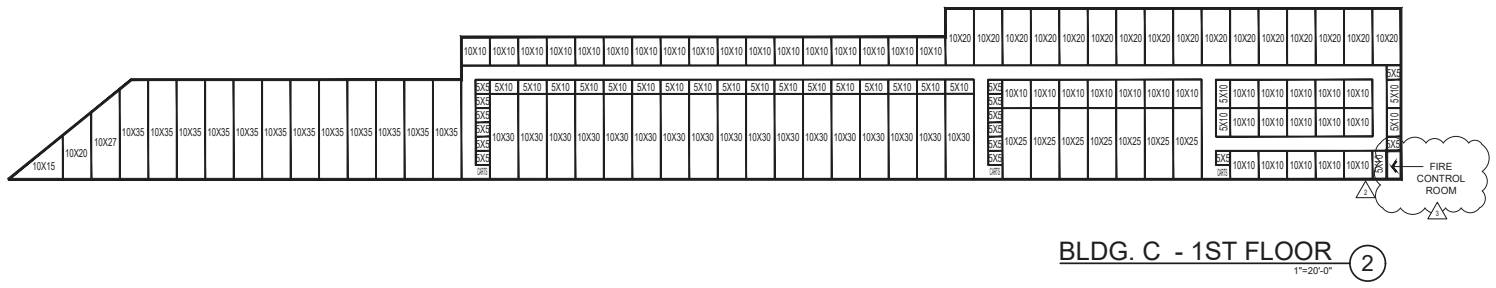
BLDG A. - UNIT MIX

JOB NUMBER: 20-107
 SCALE: 1/16"=1'-0"
 DATE: 11/24/2020

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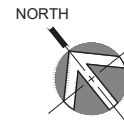
SHEET A5



REV.	DATE	COMMENT
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TROJAN STORAGE ELK GROVE
 ELK GROVE, CA

BLDG B. & BLDG C. - UNIT MIX

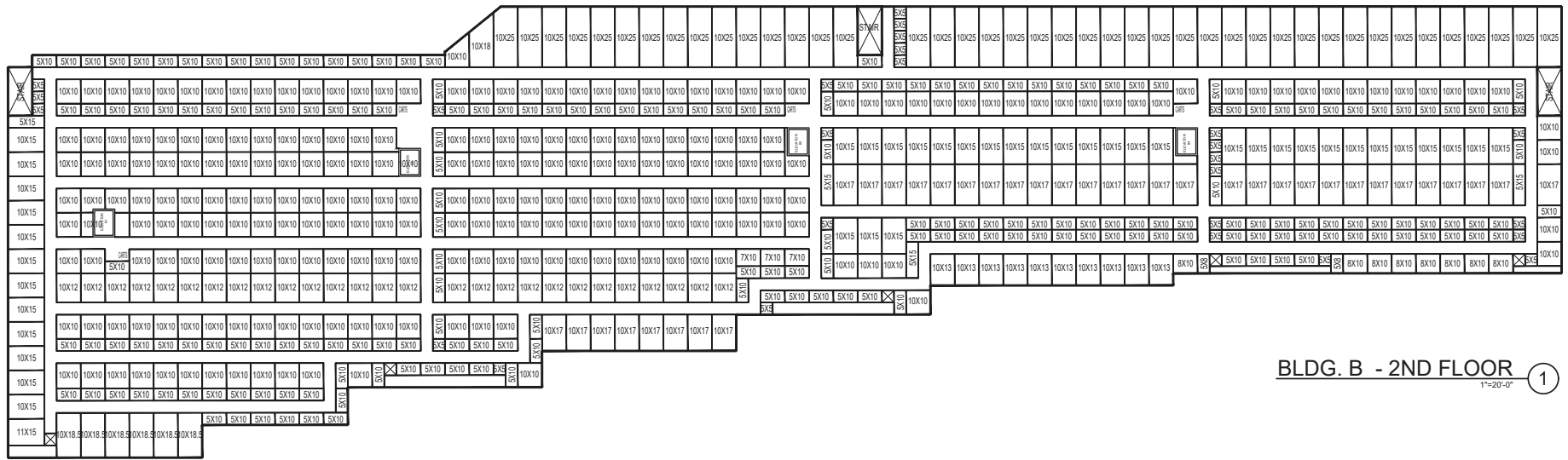


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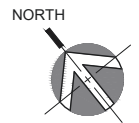
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 SCALE: 1"=20'-0"
 DATE: 11/24/2020

SHEET A6



BLDG. B - 2ND FLOOR ①
1"=20'-0"



REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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 ELK GROVE, CA

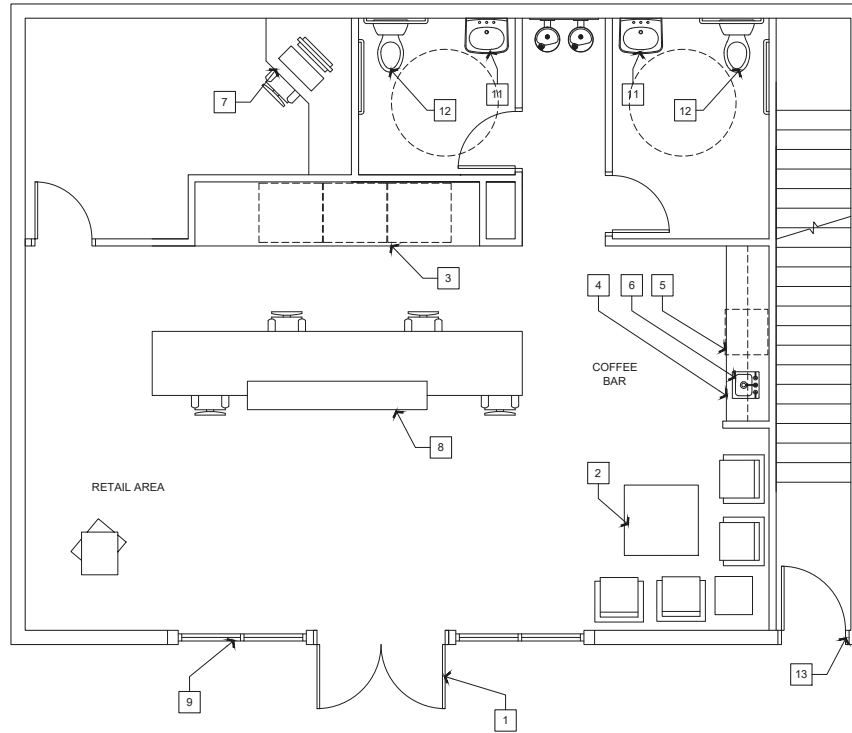
BLDG. B - 2ND FLR. UNIT MIX

JOB NUMBER: 20-107
 SCALE: 1/20"=1'-0"
 DATE: 11/24/2020

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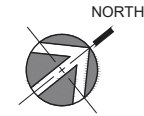
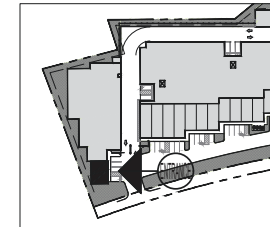
SHEET A7



KEY NOTES

- 1 OFFICE ENTRANCE.
- 2 SITTING AREA.
- 3 FILE CABINET COUNTER W/ WALL MOUNTED MONITORS.
- 4 COFFEE COUNTER AND UPPER CABINETS.
- 5 UNDER CABINET REFRIGERATOR.
- 6 SINK, TYP.
- 7 SECURITY OFFICE COUNTER.
- 8 SERVICE COUNTER, ACCESSIBLE.
- 9 STOREFRONT WINDOWS. SEE ELEVATIONS.
- 10 CONCRETE SIDEWALK. REFER TO SITE PLAN.
- 11 ACCESSIBLE RESTROOM SINK.
- 12 ACCESSIBLE RESTROOM TOILET & GRAB BARS.
- 13 APARTMENT ENTRANCE.

KEY PLAN



REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

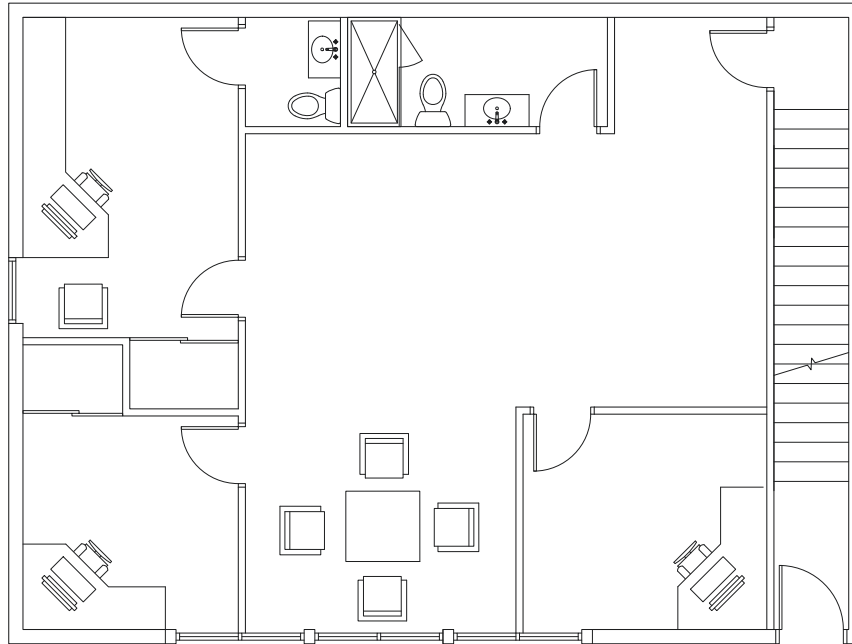
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 ELK GROVE, CA

OFFICE PLAN

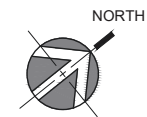
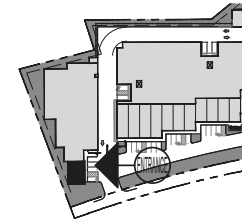
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JOB NUMBER: 20-107
 SCALE: 3/8" = 1'-0"
 DATE: 11/24/2020

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KEY PLAN



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△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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ELK GROVE, CA

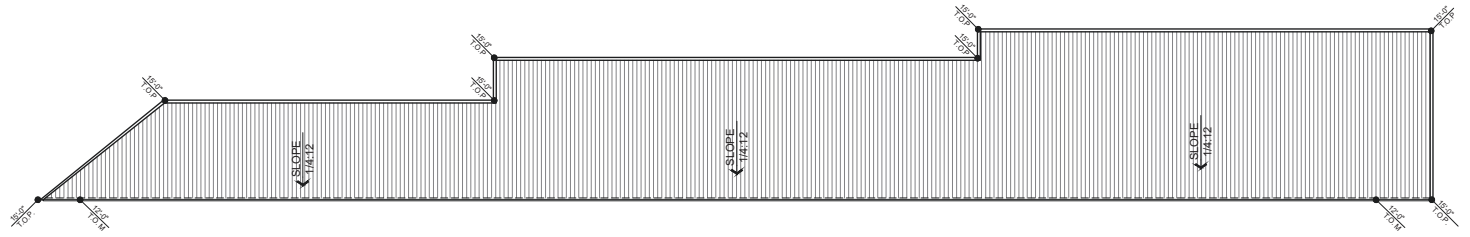
UPPER OFFICE PLAN

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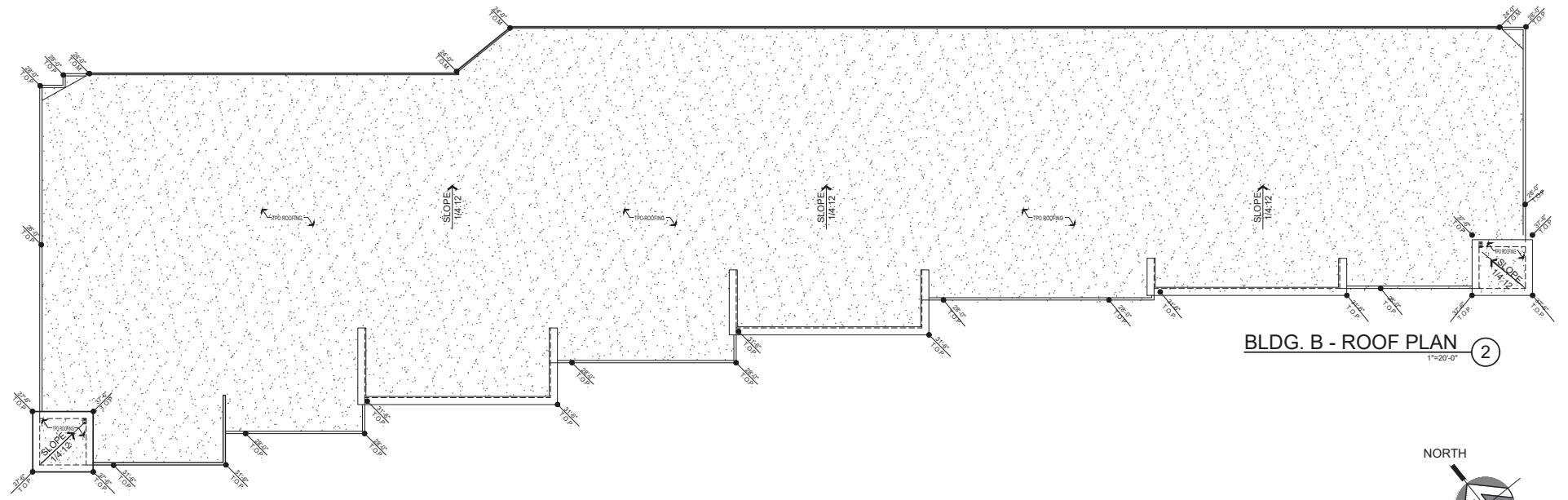
JOB NUMBER: 20-107
 SCALE: 3/8" = 1'-0"
 DATE: 11/24/2020

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SHEET A9



BLDG. C - ROOF PLAN ①
1"=20'-0"



BLDG. B - ROOF PLAN ②
1"=20'-0"

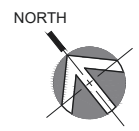
REV.	DATE	COMMENT
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△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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 ELK GROVE, CA

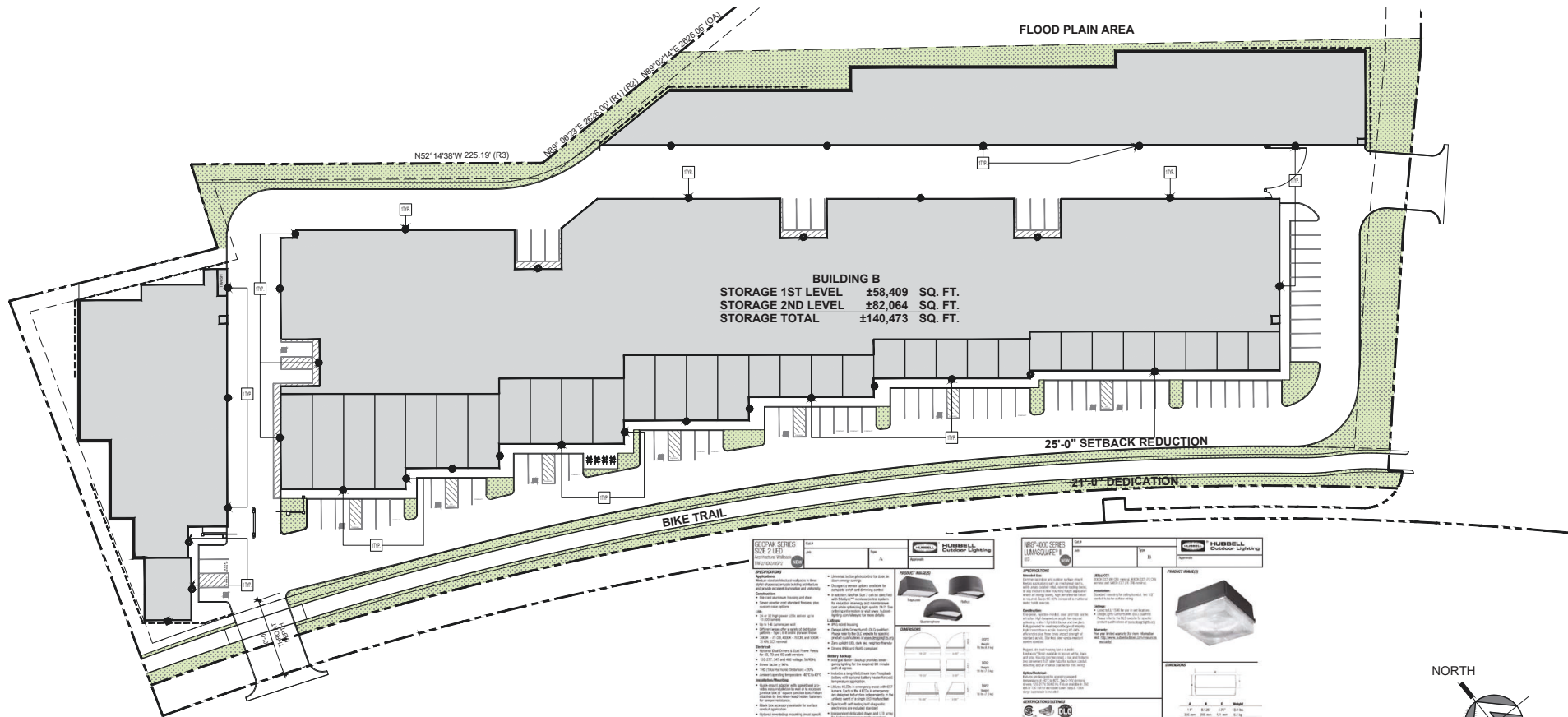
BLDG B & C. - ROOF PLAN

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GEOPAR SERIES SIZE 2 LED

HUBBELL Outdoor Lighting

PROPERTIES

- 2000K color temperature
- 100lm/W efficacy
- 5-year warranty

INSTALLATION

- Mounting height: 10-12 ft.
- Spacing: 30-40 ft.

REPLACEMENT PART

GEOPAR SERIES SIZE 2 LED

180°400 SERIES LUMINOUS™

HUBBELL Outdoor Lighting

PROPERTIES

- 400lm/W efficacy
- 5-year warranty

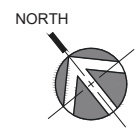
INSTALLATION

- Mounting height: 10-12 ft.
- Spacing: 30-40 ft.

REPLACEMENT PART

180°400 SERIES LUMINOUS™

1 PROPOSED EXTERIOR LIGHTING FIXTURES
SCALE: N.T.S.



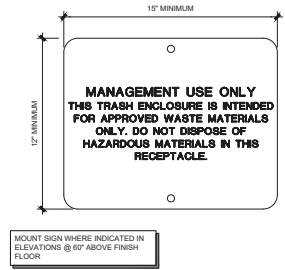
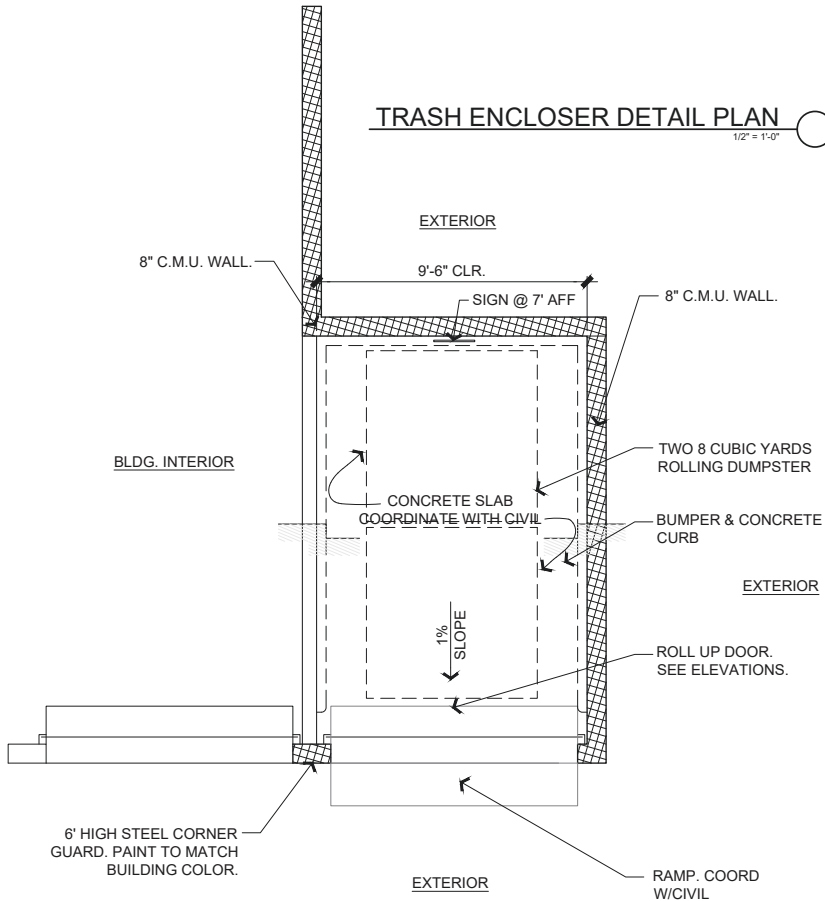
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ELK GROVE, CA

PRELIM. LIGHTING PLAN

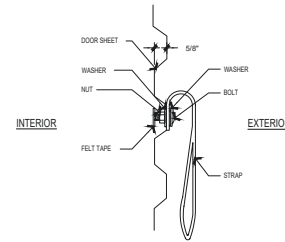
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JOB NUMBER: 20-107
SCALE: 1/16"=1'0"
DATE: 01/19/2021

TRASH ENCLOSER DETAIL PLAN
1/2" = 1'-0"

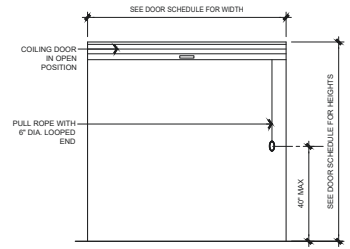


ACCESSIBLE HANDLE
1/2" = 1'-0"



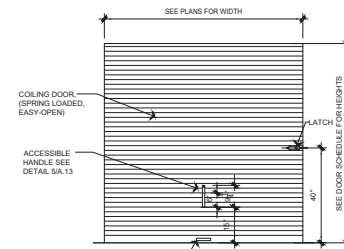
NOTES:
1. MOUNT STRAP TO HIGH RIB
2. BOLT NOT TO GO PAST BACKSIDE OF DOOR RIB AS SHOWN

ACCESSIBLE COILING DOOR (OPEN POSITION)
3" = 1'-0"



NOTE: EFFORT TO OPERATE THE OVERHEAD DOOR SHALL NOT EXCEED 5 LBS.

ACCESSIBLE COILING DOOR (CLOSED POSITION)
1/2" = 1'-0"



NOTE: EFFORT TO OPERATE THE OVERHEAD DOOR SHALL NOT EXCEED 5 LBS.

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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ELK GROVE, CA

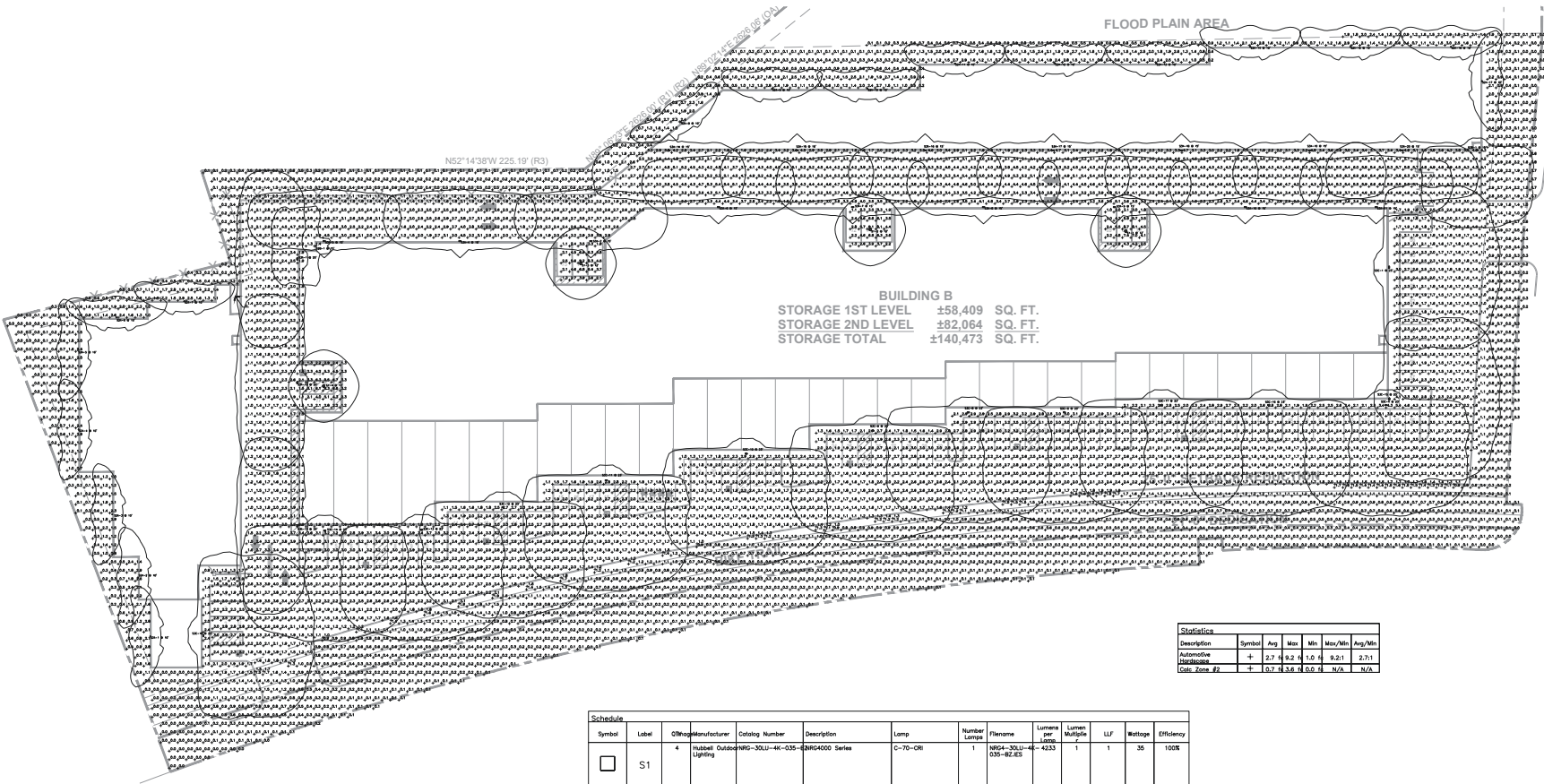
WASTE MANAGEMENT DETAIL PLAN

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JOB NUMBER: 20-107
SCALE: AS NOTED
DATE: 11/24/2020

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SHEET A13



BUILDING B
 STORAGE 1ST LEVEL ±58,409 SQ. FT.
 STORAGE 2ND LEVEL ±82,064 SQ. FT.
 STORAGE TOTAL ±140,473 SQ. FT.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Automotive Headlights		+ 2.7	4.2	1.0	4.2/1.0	2.7/1.0
Coll. Zone #2		+ 0.7	3.6	0.0	N/A	N/A

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fluorescence	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency
□	S1	4	HUBBELL OUTDOOR LIGHTING	TRP0-30L1-4K-035-8	TRP04000 Series	C-70-CRI	1	TRP04-30L1-4K-035-8	4333	1	1	35	100%
□	S2A	17	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-4K7-2	Geopak Size 1	C-70-CRI	1	TRP1-12L15-4K7-2	1577	1	1	13.9	100%
□	S2B	1	HUBBELL OUTDOOR LIGHTING	TRP1-12L20-4K7-3	Geopak Size 1	C-70-CRI	1	TRP1-12L20-4K7-3	2141	1	1	19.9	100%
□	S3A	19	HUBBELL OUTDOOR LIGHTING	TRP2-24L-50-4K7-3	Geopak Size 2	C-70-CRI	1	TRP2-24L-50-4K7-3	5816	1	1	48.6	100%
□	S3B	1	HUBBELL OUTDOOR LIGHTING	TRP2-24L-50-4K7-4	Geopak Size 2	C-70-CRI	1	TRP2-24L-50-4K7-4	5664	1	1	48.6	100%
□	S3C	14	HUBBELL OUTDOOR LIGHTING	TRP2-24L-90-4K7-4	Geopak Size 2	C-70-CRI	1	TRP2-24L-90-4K7-4	9659	1	1	86.63	100%

BRETT HENRY
TROJAN STORAGE ELK GROVE
 ELK GROVE, CA

EXTERIOR PHOTOMETRICS

JOB NUMBER: 20-107
 SCALE: 1/8" = 1'-0"
 DATE: 09/28/2020

ja
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 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A14

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NRG-4000 SERIES LUMASQUARE II LED

DATE: _____ LOCATION: _____
 TYPE: **S2X** PROJECT: _____
 CATALOG #:

GEOPAK Series 1
 SIZE 1 - TRIPROTECTOR

FEATURES

- Junction Series consists of three (3) pressed Geometric well-back shapes in four finish finishes
- "Normally On" emergency lighting for architectural applications
- 10 year warranty with 50,000 hours lifetime in AC and 60,000 hours in emergency mode
- Environmentally friendly, long-life lithium iron phosphate battery
- Standard Temperature Range: 0°C to 40°C, Optional Ambient: -30°C to 40°C
- Zero length distributions
- Wet Location Listed to UL504

CONSTRUCTION

- Housing is made from die cast aluminum with a integral backer for ease of installation and maintenance
- The LED layer and trim plate are made of stainless steel
- Five powder coat finished finishes, plus custom color options
- Wet Location Listed to UL504 and UL508 Standard

ELECTRICAL

- 120-277 operation, 50/60Hz
- 3-1/2"V emergency (when standard)
- 3-1/2"V emergency (when standard)
- Photocell and occupancy sensor options available for complete control and dimming control
- Integral Battery Backup provides emergency lighting for three (3) hours 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 627 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectrophotometric diagnostic electronics are included standard
- Independent dedicated driver and LED operation

WARRANTY

- 5 year limited warranty
- See UL Specifier Directory for additional information

INSTALLATION

- Universal plate for mounting to standard 3/2" and 4" square electrical boxes. All connectors are made from stainless steel at the rear of the unit
- Optional back box accessory available for surface contact application. See 888.com accessories

KEY DATA

Lumen Range	1475-2942
Wattage Range	13.5-26.2
Efficiency Range (lm/w)	105-116
Fixture Projected Life (Hours)	170-345K
Weight (lbs. @ 100)	0.5-1.5 (4.5-5.2)

REPLACEMENT PART

Calling Number	Description
800-528-0100	Replacement website URL

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GEOPAK Series 1
 SIZE 1 - TRIPROTECTOR

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GEOPAK SERIES SIZE 2 LED
 Architectural Wallpack
 NEW

DATE: _____ LOCATION: _____
 TYPE: **S2X** PROJECT: _____
 CATALOG #:

FEATURES

- Junction Series consists of three (3) pressed Geometric well-back shapes in four finish finishes
- "Normally On" emergency lighting for architectural applications
- 10 year warranty with 50,000 hours lifetime in AC and 60,000 hours in emergency mode
- Environmentally friendly, long-life lithium iron phosphate battery
- Standard Temperature Range: 0°C to 40°C, Optional Ambient: -30°C to 40°C
- Zero length distributions
- Wet Location Listed to UL504

CONSTRUCTION

- Housing is made from die cast aluminum with a integral backer for ease of installation and maintenance
- The LED layer and trim plate are made of stainless steel
- Five powder coat finished finishes, plus custom color options
- Wet Location Listed to UL504 and UL508 Standard

ELECTRICAL

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KEY DATA

Lumen Range	1475-2942
Wattage Range	13.5-26.2
Efficiency Range (lm/w)	105-116
Fixture Projected Life (Hours)	170-345K
Weight (lbs. @ 100)	0.5-1.5 (4.5-5.2)

REPLACEMENT PART

Calling Number	Description
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REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS

BRETT HENRY
 TROJAN STORAGE ELK GROVE
 ELK GROVE, CA

PROPOSED FIXTURE CUTSHEETS

JOB NUMBER: 20-107
 SCALE: N.T.S.
 DATE: 09/24/2020

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SHEET A15



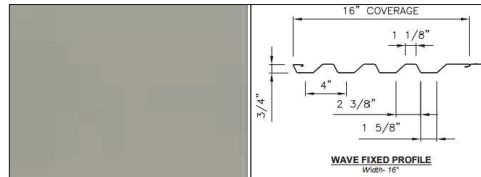
PAINTED FOAM CORNICE
"Trojan Red"



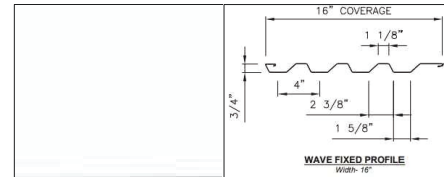
BASALITE CMU BLOCK
TEXTURE: SPLIT FACE
COLOR: 390



BASALITE CMU BLOCK
TEXTURE: SPLIT FACE
COLOR: 225



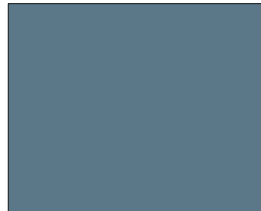
McElroy Metal -
Corrugated Metal Panel
"Ash Gray"



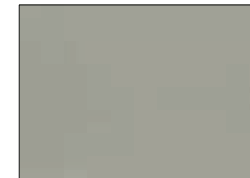
McElroy Metal -
Corrugated Metal Panel
"Bone White"



GLAZING
Oldcastle
Series 3000 Thermal MultiPlane



PRE-FINISHED EXTERIOR ROLL-UP
& SWING DOORS
Color: Janus International
"Polar Blue"



PRE-FINISHED
WROUGHT IRON FENCE
Color: Gray

REV.	DATE	COMMENT
△	09-23-20	PLANNING COMMENTS
△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

BRETT HENRY
TROJAN STORAGE ELK GROVE
ELK GROVE, CA

MATERIAL BOARD

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JOB NUMBER: 20-107
SCALE:
DATE: 11/24/2020



SHEET A16



REV.	DATE	COMMENT
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△	11-10-20	FIRE DEPT. COMMENTS
△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

BRETT HENRY
TROJAN STORAGE ELK GROVE
ELK GROVE, CA

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JOB NUMBER: 20-107
 SCALE: 1/16"=1'-0"
 DATE: 11/24/2020

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△	11-24-20	ENG. / FIRE. DEPT. COMMENTS

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ELK GROVE, CA

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TROJAN STORAGE ELK GROVE
ELK GROVE, CA

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JOB NUMBER: 20-107
 SCALE: 1/16"=1'-0"
 DATE: 11/24/2020

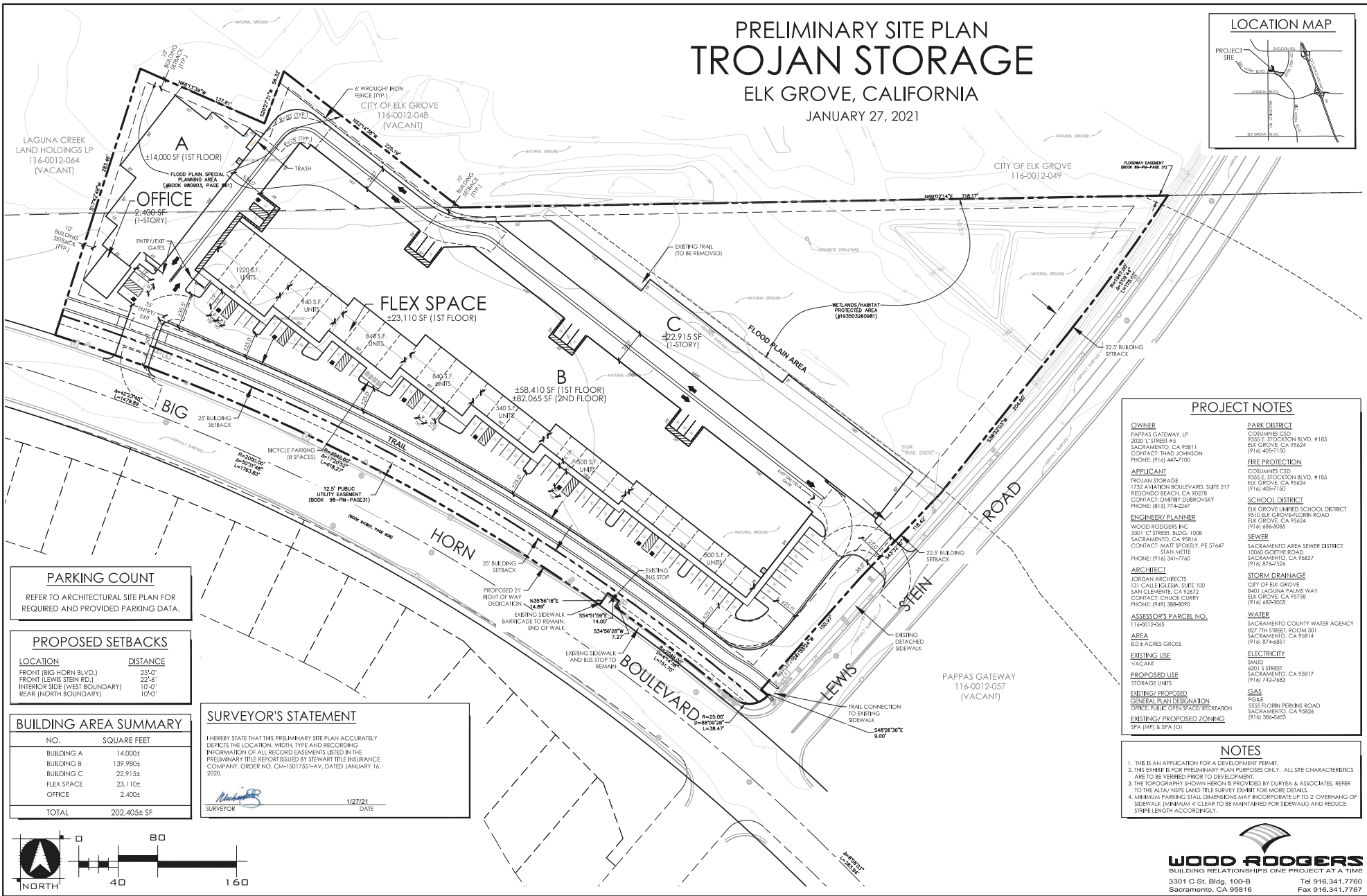
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 SAN CLEMENTE, CA 92672
 949.388.8090

PRELIMINARY SITE PLAN TROJAN STORAGE

ELK GROVE, CALIFORNIA

JANUARY 27, 2021

LOCATION MAP



PARKING COUNT
REFER TO ARCHITECTURAL SITE PLAN FOR REQUIRED AND PROVIDED PARKING DATA.

PROPOSED SETBACKS

LOCATION	DISTANCE
FRONT (BIG HORN BLVD.)	25'-0"
FRONT (LEWIS ST. RD.)	22'-0"
INTERIOR SIDE (WEST BOUNDARY)	10'-0"
REAR (NORTH BOUNDARY)	10'-0"

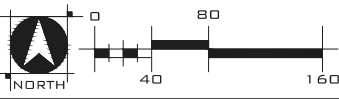
BUILDING AREA SUMMARY

NO.	SQUARE FEET
BUILDING A	14,000±
BUILDING B	139,980±
BUILDING C	22,915±
FLEX SPACE	23,110±
OFFICE	2,400±
TOTAL	202,405± SF

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE INSURANCE COMPANY, ORDER NO. CCA-1501755-14-V, DATED JANUARY 16, 2020.

Michael J. ...
SURVEYOR 1/27/21 DATE



PROJECT NOTES

OWNER PAPPAS GATEWAY, LP 2020 L STREET #3 SACRAMENTO, CA 95811 CONTACT: THAD JOHNSON PHONE: (916) 442-7100	PARK DISTRICT COSUMES CSD 7855 STOCKTON BLVD., #185 SACRAMENTO, CA 95824 (916) 405-7130
APPLICANT TROJAN STORAGE 1752 AVIATION BOULEVARD, SUITE 217 REDONDO BEACH, CA 90278 CONTACT: DMITRY DUBROVSKY PHONE: (813) 774-2247	FIRE PROTECTION COSUMES CSD 9335 E. STOCKTON BLVD., #185 ELK GROVE, CA 95824 (916) 405-7130
ENGINEER/PLANNER WOOD RODGERS INC. 3301 C STREET, BLDG. 100B SACRAMENTO, CA 95814 CONTACT: MATT SPOCKEY, PE 57647 STAN NETTE PHONE: (916) 341-7740	SCHOOL DISTRICT ELK GROVE UNIFIED SCHOOL DISTRICT 9510 ELK GROVE/VIOLINA ROAD ELK GROVE, CA 95824 (916) 664-5093
ARCHITECT JORDAN ARCHITECTS 131 CALLEGLESA, SUITE 100 SAN CLEMENTE, CA 92672 CONTACT: CHUCK CURRY PHONE: (949) 388-8090	SEWER SACRAMENTO AREA SEWER DISTRICT 10060 GOETHE ROAD SACRAMENTO, CA 95827 (916) 876-7526
ASSESSOR'S PARCEL NO. 116-0012-057	STORM DRAINAGE CITY OF ELK GROVE 8801 LAGUNA FALLS WAY ELK GROVE, CA 95738 (916) 687-0035
AREA 8.0 ± ACRES GROSS	WATER SACRAMENTO COUNTY WATER AGENCY 827 7TH STREET, ROOM 301 SACRAMENTO, CA 95814 (916) 874-6851
EXISTING USE VACANT	ELECTRICITY SMUD 4301 S STREET SACRAMENTO, CA 95817 (916) 742-7483
PROPOSED USE STORAGE UNITS	PROPOSED ZONING GAS PG&E 333 FLOREN PERVINS ROAD SACRAMENTO, CA 95824 (916) 388-5453
EXISTING/PROPOSED GENERAL PLAN DESIGNATION OFFICE, PUBLIC OPEN SPACE/RECREATION	EXISTING/PROPOSED ZONING SPA (MP) & SPA (D)

NOTES

1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
2. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
3. THE TOPOGRAPHY SHOWN HEREON IS PROVIDED BY CURTIS & ASSOCIATES. REFER TO THE ALTA AND NSP LAND TITLE SURVEY EXHIBIT FOR MORE DETAILS.
4. MINIMUM PARKING STALL DIMENSIONS MAY INCORPORATE UP TO 2' OVERHANG OF SIDEWALK UNLESS CLEARANCE IS MAINTAINED FOR SIDEWALK AND REDUCE STRIPE LENGTH ACCORDINGLY.

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

PRELIMINARY LANDSCAPE PLAN TROJAN STORAGE

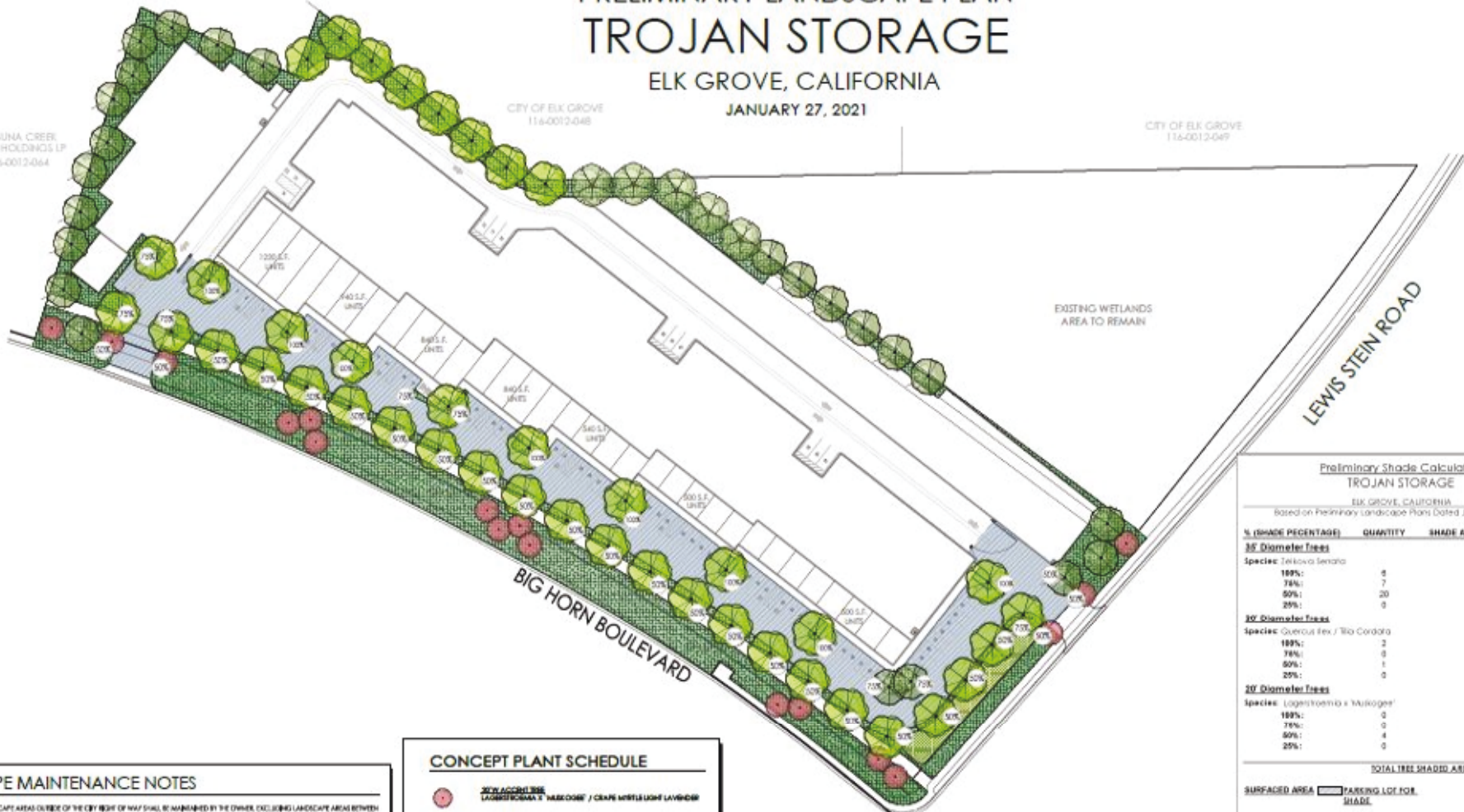
ELK GROVE, CALIFORNIA

JANUARY 27, 2021

LACUNA CREEK
LAND HOLDINGS LP
116-0012-064

CITY OF ELK GROVE
116-0012-048

CITY OF ELK GROVE
116-0012-047



LANDSCAPE MAINTENANCE NOTES

1. ALL PROPOSED TREE LANDSCAPE AREAS OUTSIDE OF THE CITY RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. EXISTING LANDSCAPE AREAS BETWEEN BACK OF CURB AND INCHES OF WALL ALONG BIG HORN BOULEVARD & LEWIS STEIN ROAD WHICH ARE CURRENTLY MAINTAINED BY THE CITY / CDD.

PLANTING NOTES

1. LANDSCAPE WILL BE PLANTED AND WATERED WITH PLANT MATERIAL.
2. ALL SHRUB AND GROUND COVER AREAS ARE TO RECEIVE A FLAYER OF BARK MULCH. MULCH TO BE MEDIUM BED WOOD-CHIP-SHAPED.
3. PROPOSED TREE LOCATIONS ARE BASED ON PROPOSED DRIVE AND IMPROVED LOCATIONS. TREE LOCATIONS SHOWN ARE INTENDED TO ESTIMATE THE MINIMUM TREE REQUIREMENTS TO MAINTAIN THE JOB-SPECIFIC COVERAGE PER CITY OF ELK GROVE LANDSCAPE COVERAGE. TREE LOCATIONS SHALL BE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT THE TREE QUANTITIES AROUND PARKING LOT PAVED AREAS SHALL REMAIN AS SHOWN.
4. TREE SYMBOLS ARE SHOWN AT APPROXIMATE SIZE OF THEIR MATURE TREE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH. THERE SHALL BE NO INTERFERENCE PLANTING WITHIN ANY TREE TRUNKS.

IRRIGATION NOTES

1. IRRIGATION SYSTEM WILL BE SUPPLIED BY POTABLE OR NONPOTABLE WATER AVAILABLE IN ADJACENT ROADWAYS.
2. IRRIGATION DESIGN FOR THE SITE WILL COMPLY WITH THE CITY OF ELK GROVE IRRIGATION LANDSCAPE ORDINANCE (MUD) REQUIREMENTS. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND COORDINATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLAN FOR REVIEW AND APPROVAL.
3. IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY A WEATHER-COMPENSATED SMART AUTOMATIC CONTROLLER (METER DATA ACQUISITION AND SMART-SENSITIVE SCHEDULING CAPABILITIES).
4. IRRIGATION DESIGN WILL BE HYBRID ZONING WHERE PLANTS ARE GROUPED ONTO SEPARATE ZONES ACCORDING TO SUN EXPOSURE AND WATER USE.
5. ALL TREES, SHRUBS & GROUNDCOVER TO BE IRRIGATED WITH FLOW RATE SPRAY NOZZLE TECHNOLOGY. POINT SOURCE IRRIGATION AND/OR Drip Systems.

CONCEPT PLANT SCHEDULE

- 30" W/ CANOPY TREE
LAGERSTROMIA X 'NABUCOD' / CRAPE MYRTLE LIGHT LAVENDER
- 30" W/ SHADE TREE
BETULA SEROTINA 'VILLAGE GREEN' / SHAWBEE BLUEBERRY
- 30" W/ SHADE TREE
QUERCUS LAEVIS / HOLLY OAK
TRIA CORDATA / LITSEUM UNDIUM
- 30" W/ CANOPY TREE
QUERCUS LAEVIS / VALLEY OAK
- SHRUBS & GROUNDCOVER AREAS
ARCTOSTAPHYLOS UVA-URSI / HOWARD MCMAHON
BACCHARIS PALLIDA 'TWIN PEAKS' / DWARF COYOTE BRUSH
CALLISTEMON CORDATUS 'LITTLE JOHN' / DWARF BUTTE BRUSH
LEUCOPHYLLON / SILY FLUR
LOXARHIZA LONGICORNIS 'SUNSHINE' / DWARF WAX BUSH
HARDY D. 'GREAT STRAWBERRY' / HAWKBIT BAMBOO
RHOPILOPS INDICA 'DANCE' / INDIAN HAWTHORN
- BUSHES ARE
MATURE PERSIMMON MIX / DELTA BLUE GRASS

LANDSCAPE AREA CALCULATIONS

TABLE 11
TOTAL AREA = 348,750 SF (8.01 ACRES)
TOTAL LANDSCAPE AREA = 64,307 SF (1.27 ACRES)
LANDSCAPE AREA COVERAGE = 18.15%
(64,307 / 348,750 = 0.183)

NOTE:
LANDSCAPE AREA COVERAGE PER CITY CODE TABLE 23.5.1.1

TREE SIZE CALCULATION

20% OF THE TOTAL TREE SHADING SHALL BE A MINIMUM COVERED SURFACE OF 20'
TOTAL TREE COUNT = 84
PROPOSED OF 80% 20% 1966 = 84
84% = 100%

Preliminary Shade Calculation

TROJAN STORAGE

ELK GROVE, CALIFORNIA
Based on Preliminary Landscape Plan Dated January 15, 2021

% SHADE PERCENTAGE	QUANTITY	SHADE AREA (SF)	AMOUNT (\$F)
35' Diameter Trees			
Species: <i>Teklaia Senaria</i>			
100%	5	952	5,772
75%	7	722	5,664
50%	20	481	3,850
25%	0	243	-
30' Diameter Trees			
Species: <i>Quercus laevis / Trio Cordata</i>			
100%	2	706	1,412
75%	0	530	-
50%	1	354	354
25%	0	177	-
20' Diameter Trees			
Species: <i>Lagerstromia x 'Nabucod'</i>			
100%	0	314	-
75%	0	230	-
50%	4	157	628
25%	0	79	-
TOTAL TREE SHADY AREA		22,848	
SURFACED AREA		41135	
SHADE			
TOTAL SURFACED AREA		41135	
SHADE AREA REQUIRED		26688	
TOTAL AUXILIARY SHADE		0	
TOTAL SHADE PROVIDED		22848	
TOTAL SHADE PERCENTAGE		55.52%	



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Sacramento, CA 95816
Tel 916.341.7780
Fax 916.341.7767

TROJAN STORAGE - PRELIMINARY LANDSCAPE PLAN



TROJAN STORAGE
BIG HORN BLVD & LEWIS STEIN RD
ELK GROVE, CA 95758

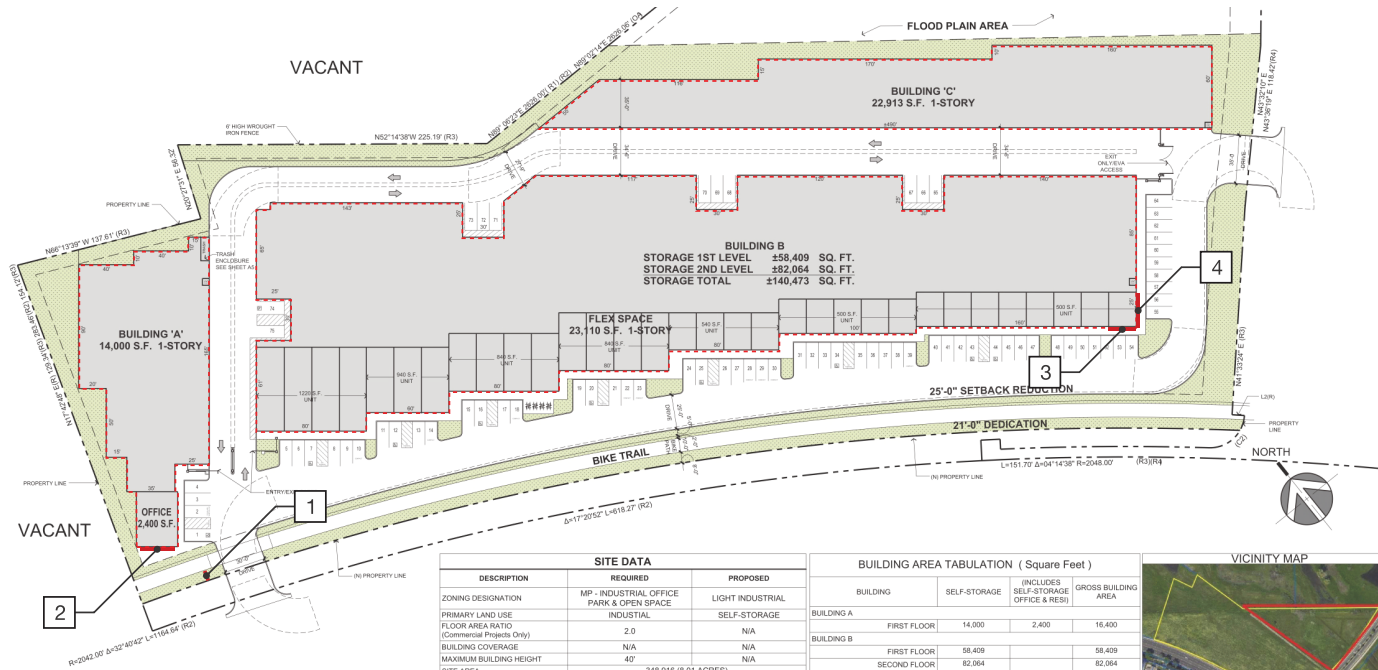
EXTERIOR SIGNAGE SUBMITTAL

PROJECT NUMBER: P34134
DATE CREATED: 12.02.2020

Dmitriy Dubrovsky

Dmitriy Dubrovsky

TROJAN STORAGE SIGN PLAN



LEGEND		QTY
1	FREESTANDING SIGN (LOCATION TBC)	1
2	BUILDING A SOUTH ELEVATION WALL SIGN	1
3	BUILDING B SOUTH ELEVATION WALL SIGN	1
4	BUILDING B EAST ELEVATION WALL SIGN	1

CITY CRITERIA:
 - ALLOWED ONE (1) BUILDING SIGN PER PUBLIC FRONTAGE, UP TO 1 SF PER LINEAR FOOT, NTE 150 SF
 - ALLOWED ONE (1) FREESTANDING SIGN, NTE 25 SF, HEIGHT NTE 10 FT, MUST BE SETBACK MINIMUM 10 FT FROM ROW

KEY

SIGN LOCATION ———

BUILDING OUTLINE - - - - -

DESCRIPTION	SITE DATA	
	REQUIRED	PROPOSED
ZONING DESIGNATION	MP - INDUSTRIAL OFFICE PARK & OPEN SPACE	LIGHT INDUSTRIAL
PRIMARY LAND USE	INDUSTRIAL	SELF-STORAGE
FLOOR AREA RATIO (Commercial Projects Only)	2.0	N/A
BUILDING COVERAGE	N/A	N/A
MAXIMUM BUILDING HEIGHT	40'	N/A
SITE AREA	348,916 (8.01 ACRES)	
LANDSCAPE	52,337 S.F. (15%)	N/A
PARKING RATIO	STORAGE: 4 RESIDENCE: 2	N/A
BICYCLE PARKING	FLEX SPACE: OFFICE (11,815sf) = 4 PER 1,000 S.F. = 47 STALLS WAREHOUSE (11,815sf) = 1 PER 2K S.F. = 6 STALLS TOTAL REQUIRED: 59	75 BICYCLE = 4
PARKING STALL SIZES	STANDARD: 9' X 19' PARALLEL: 9' X 24'	STANDARD: 9' X 19' PARALLEL: 9' X 24'
MINIMUM SETBACKS	FRONT: 25 FT. INTERIOR SIDE: 10 FT. REAR: 10 FT.	25 FT. 10 FT. 10 FT.

BUILDING	BUILDING AREA TABULATION (Square Feet)		
	SELF-STORAGE	(INCLUDES SELF-STORAGE OFFICE & RES)	GROSS BUILDING AREA
BUILDING A	FIRST FLOOR: 14,000	2,400	16,400
BUILDING B	FIRST FLOOR: 58,409		58,409
	SECOND FLOOR: 82,064		82,064
BUILDING C	FIRST FLOOR: 22,913		22,913
FLEX SPACE	FIRST FLOOR: 23,110		23,110
	SELF STORAGE GROSS SQ. FT.	200,496	179,786
TOTAL	200,496	2,400	202,896
ESTIMATED NET RENTABLE @ 75%: \$150,000			



REV	DATE	COMMENT
1	09-23-20	PLANNING COMMENTS

BRETT HENRY
TROJAN STORAGE ELK GROVE
 ELK GROVE, CA

PRELIM. SITE PLAN

10/20/2020 10:00 AM
 10/20/2020 10:00 AM
 10/20/2020 10:00 AM
 10/20/2020 10:00 AM

JOB NUMBER:
 SCALE:
 DATE:

DATE	REVISION

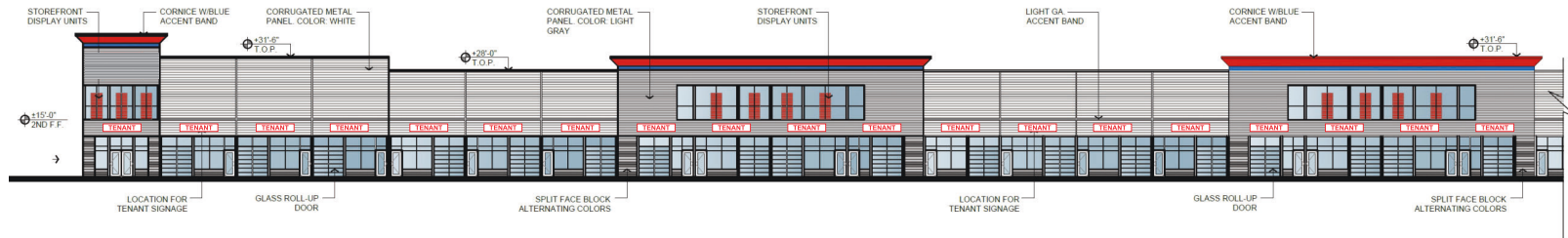
DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Michelle Locher	Trojan Storage	P34134
PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	2



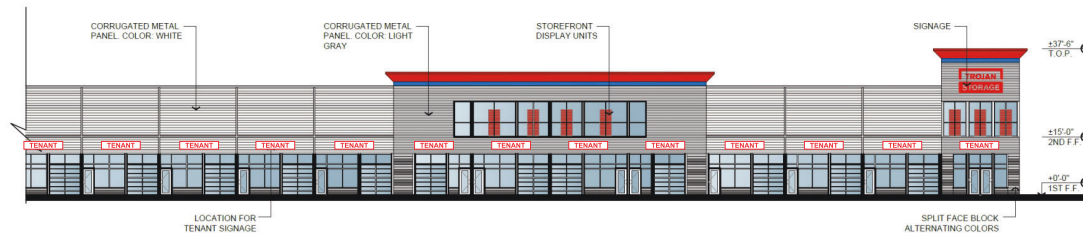
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Building B Tenant Sign Bands and SF Allowances

NOTE: EACH TENANT SPACE IS ALLOWED 20 SF OF SIGNAGE
(THE SIGN BAND SHOWN ON EACH SPACE REPRESENTS ROUGHLY 20 SF)



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



SOUTH ELEVATION CONTINUED
SCALE: 1/32" = 1'-0"



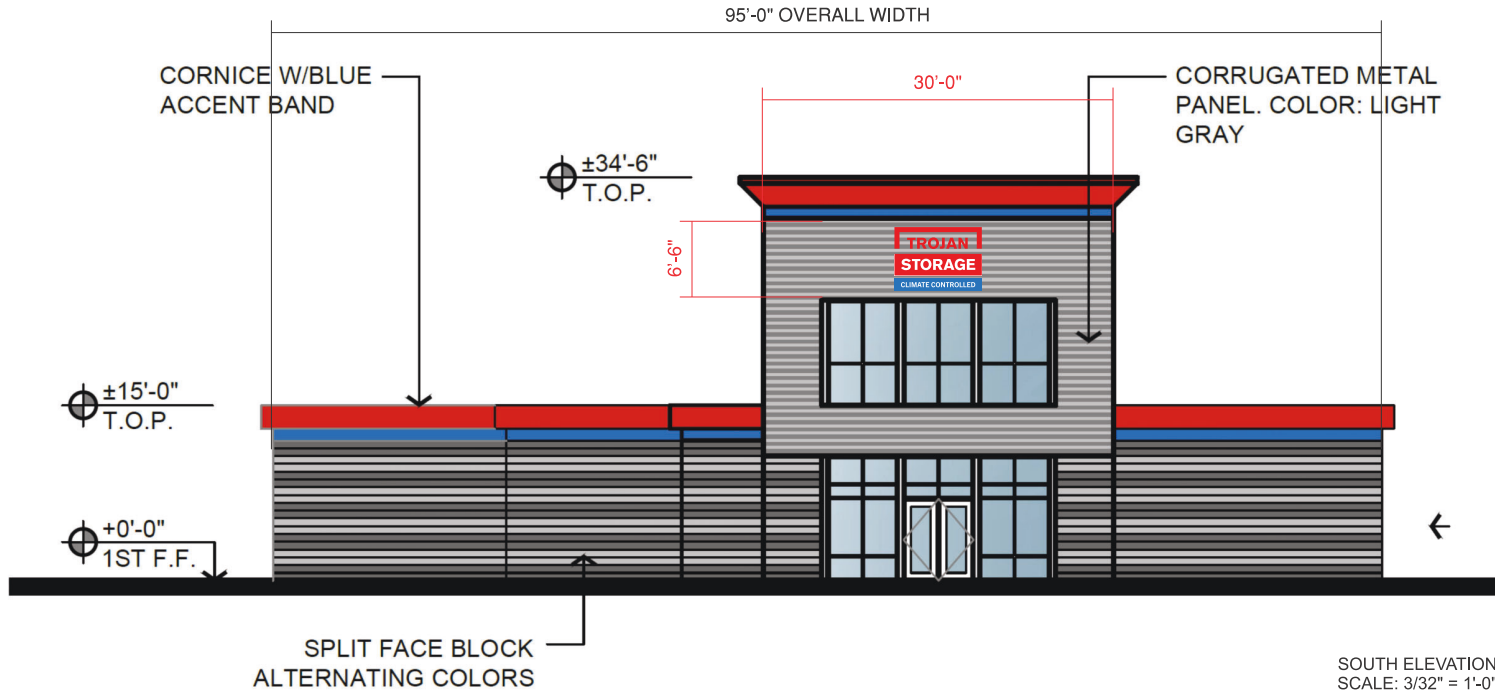
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Michelle Locher	Trojan Storage	P34134
PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	3

Building A South Elevation

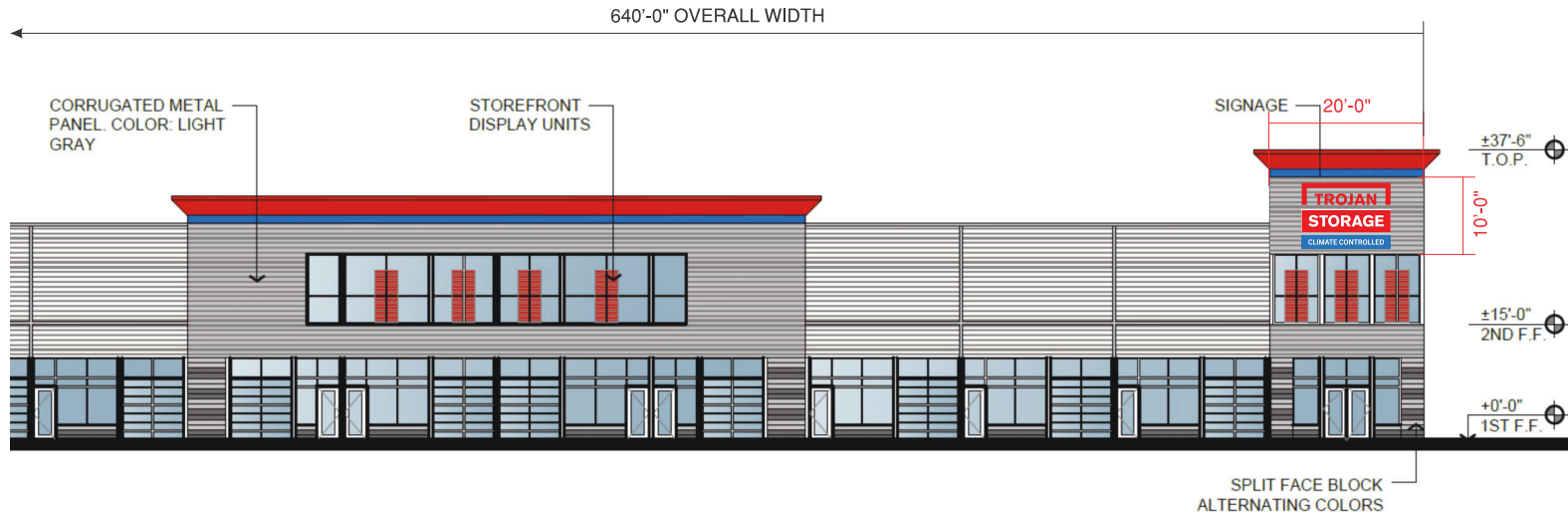


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PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	4

Building B South Elevation



SOUTH ELEVATION CONTINUED
SCALE: 1/16" = 1'-0"



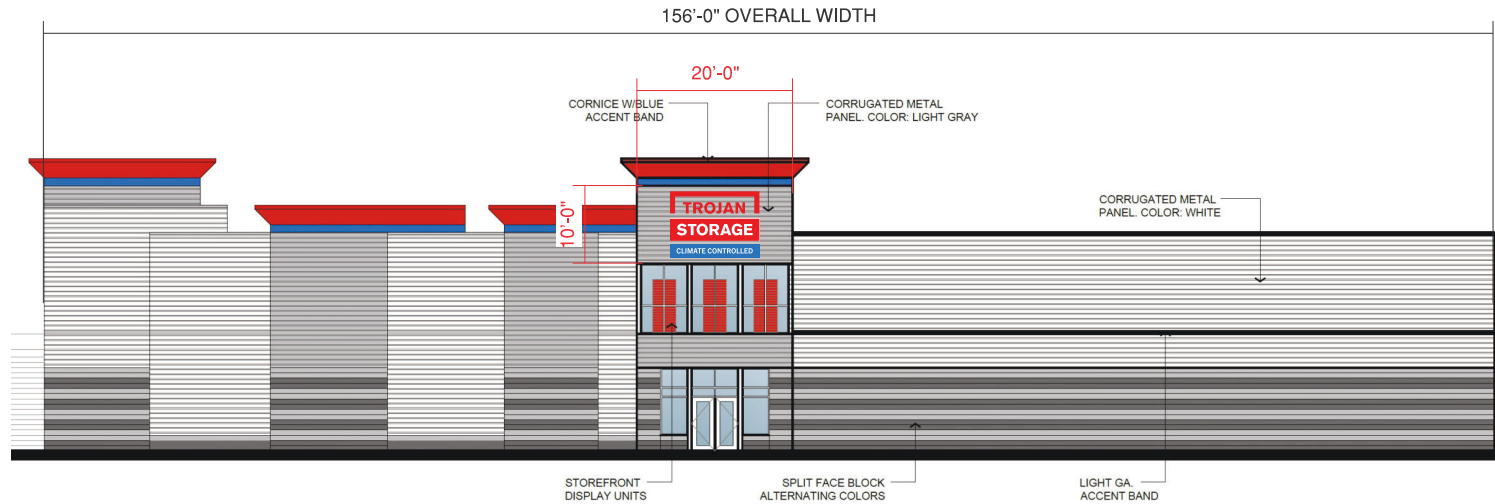
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Michelle Locher	Trojan Storage	P34134
PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	5

Building B East Elevation



EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

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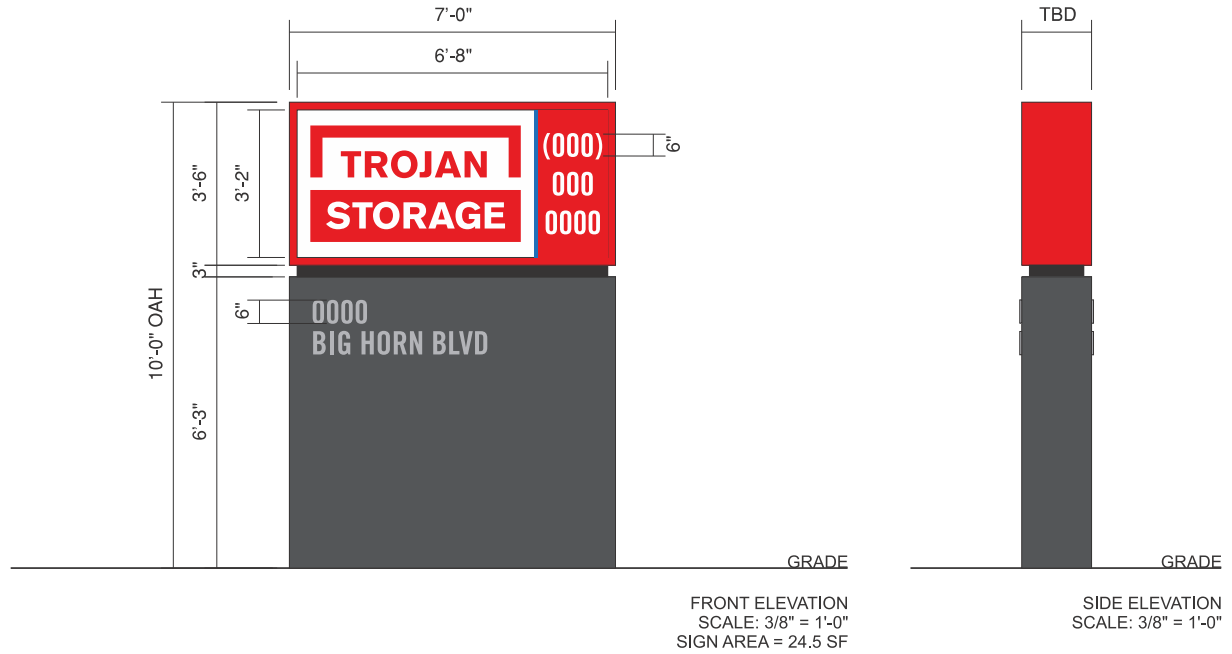
DATE	REVISION

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Michelle Locher	Trojan Storage	P34134
PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	6

SIGN 1: Freestanding Sign - Fabrication Detail

QTY - (1)

SCOPE OF WORK: Manufacture and install
SIGN SPECS: - Fabricated aluminum cabinet, painted red - Double sided - Polycarbonate face with vinyl graphics - Internally illuminated with white LEDs - Black reveal - Fabricated aluminum skirt, painted gray - 1/2 inch thick flat cut PVC address, painted gray, flush mounted to skirt - Foundation details to be determined by engineering
COLOR SPECS:  PMS 485 C  PMS 285 C  Exposed White Substrate  Dunn-Edwards Boat Anchor DE6377  Dunn-Edwards Ice Gray DEC7890  Black
CITY CRITERIA: - Allowed one (1) freestanding sign - NTE 25 SF - Height NTE 10 FT - Must be setback 10 FT from ROW minimum
ADDITIONAL NOTES: PHONE NUMBER AND ADDRESS TO BE PROVIDED CLIENT PRIOR TO PRODUCTION



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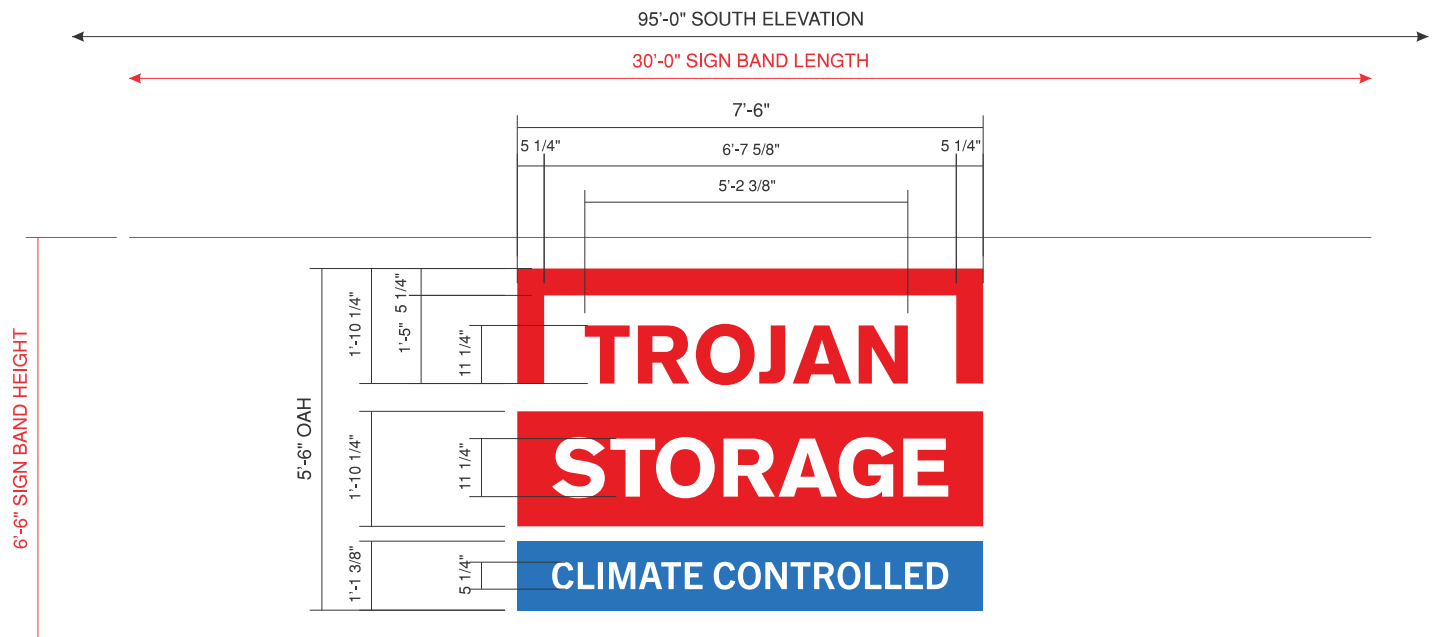
DATE	REVISION

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Michelle Locher	Trojan Storage	P34134
PROJECT MANAGER	PROJECT	DATE CREATED
Philip Swan	Exterior Signage	12.02.2020
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	7

SIGN 2: Building A South Elevation Wall Sign - Fabrication Detail

QTY - (1)

SCOPE OF WORK: Manufacture and install
SIGN SPECS: Bracket Capsule and Trojan Letters: 3 inch deep fabricated aluminum capsule and channel letters, polycarbonate faces with red vinyl, red trim, red returns, face lit with white LEDs, flush mounted Storage Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with red vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, red trim, red returns, face lit with white LEDs, flush mounted Climate Controlled Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with blue vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, blue trim, blue returns, face lit with white LEDs, flush mounted
COLOR SPECS: <div style="display: flex; gap: 5px;"> <div style="width: 15px; height: 15px; background-color: red; border: 1px solid black;"></div> PMS 485 C <div style="width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></div> PMS 285 C <div style="width: 15px; height: 15px; background-color: white; border: 1px solid black;"></div> Exposed White Substrate </div>
CITY CRITERIA: - Allowed one (1) wall sign per public frontage - Allowed 1 SF per linear foot - NTE 150 SF 95 x 1 = 95 SF
ADDITIONAL NOTES: DIMENSIONS TBC



SCALE: 1/2" = 1'-0"
SIGN AREA = 41.25 SF



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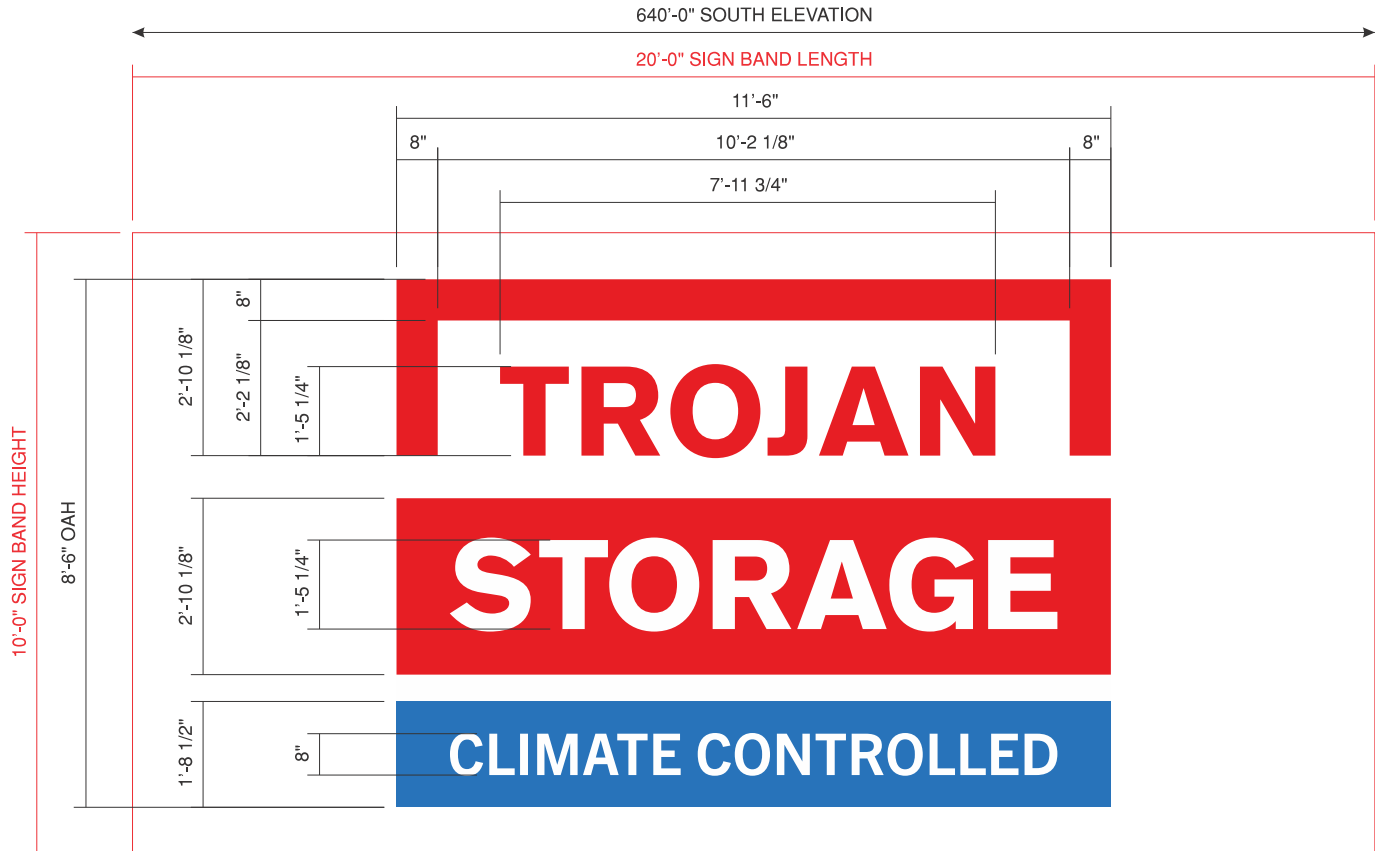
DATE	REVISION

DESIGNER Michelle Locher	PROSPECT/CLIENT Trojan Storage	PROJECT NUMBER P34134
PROJECT MANAGER Philip Swan	PROJECT Exterior Signage	DATE CREATED 12.02.2020
SALES REP Steve Weber	PROJECT LOCATION Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	PAGE 8

SIGN 3: Building B South Elevation Wall Sign - Fabrication Detail

QTY - (1)

SCOPE OF WORK: Manufacture and install
SIGN SPECS: Bracket Capsule and Trojan Letters: 3 inch deep fabricated aluminum capsule and channel letters, polycarbonate faces with red vinyl, red trim, red returns, face lit with white LEDs, flush mounted Storage Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with red vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, red trim, red returns, face lit with white LEDs, flush mounted Climate Controlled Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with blue vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, blue trim, blue returns, face lit with white LEDs, flush mounted
COLOR SPECS: <div style="display: flex; gap: 5px;"> <div style="width: 15px; height: 15px; background-color: red; border: 1px solid black;"></div> PMS 485 C <div style="width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></div> PMS 285 C <div style="width: 15px; height: 15px; background-color: white; border: 1px solid black; margin-left: 5px;"></div> Exposed White Substrate </div>
CITY CRITERIA: - Allowed one (1) wall sign per public frontage - Allowed 1 SF per linear foot - NTE 150 SF 640 x 1 = 640 SF > 150 SF
ADDITIONAL NOTES: DIMENSIONS TBC



SCALE: 1/2" = 1'-0"
SIGN AREA = 97.75 SF



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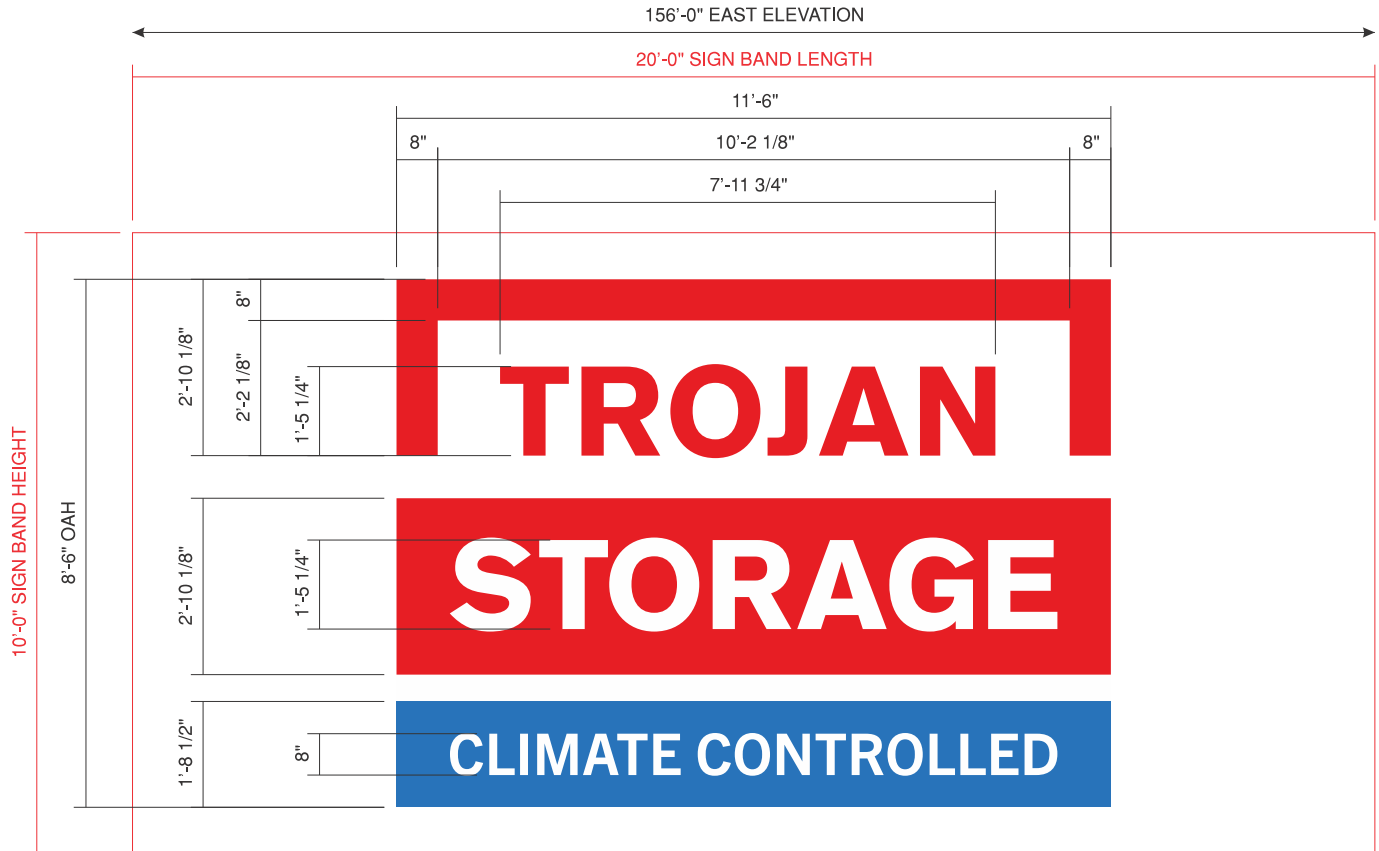
DATE	REVISION

DESIGNER Michelle Locher	PROSPECT/CLIENT Trojan Storage	PROJECT NUMBER P34134
PROJECT MANAGER Philip Swan	PROJECT Exterior Signage	DATE CREATED 12.02.2020
SALES REP Steve Weber	PROJECT LOCATION Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	PAGE 9

SIGN 4: Building B East Elevation Wall Sign - Fabrication Detail

QTY - (1)

SCOPE OF WORK: Manufacture and install
SIGN SPECS: Bracket Capsule and Trojan Letters: 3 inch deep fabricated aluminum capsule and channel letters, polycarbonate faces with red vinyl, red trim, red returns, face lit with white LEDs, flush mounted Storage Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with red vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, red trim, red returns, face lit with white LEDs, flush mounted Climate Controlled Capsule: 3 inch deep fabricated aluminum capsule, translucent white polycarbonate face with blue vinyl, letters to be reverse cut from vinyl to expose white polycarbonate, blue trim, blue returns, face lit with white LEDs, flush mounted
COLOR SPECS: <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> PMS 485 C </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 15px; height: 15px; background-color: blue; margin-right: 5px;"></div> PMS 285 C </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></div> Exposed White Substrate </div>
CITY CRITERIA: <ul style="list-style-type: none"> - Allowed one (1) wall sign per public frontage - Allowed 1 SF per linear foot - NTE 150 SF <p>156 x 1 = 156 SF > 150 SF</p>
ADDITIONAL NOTES: DIMENSIONS TBC



SCALE: 1/2" = 1'-0"
SIGN AREA = 97.75 SF



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DATE	REVISION

DESIGNER Michelle Locher	PROSPECT/CLIENT Trojan Storage	PROJECT NUMBER P34134
PROJECT MANAGER Philip Swan	PROJECT Exterior Signage	DATE CREATED 12.02.2020
SALES REP Steve Weber	PROJECT LOCATION Big Horn Blvd & Lewis Stein Rd Elk Grove, CA 95758	PAGE 10

**EXHIBIT C
TROJAN STORAGE II (PLNG20-018)
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 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>
5.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans. Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.	On-Going	Engineering SCWA SASD SMUD PG&E	
6.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Engineering CCSD SCWA SASD	
7.	Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <ul style="list-style-type: none"> • Grading Permit and Improvement 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	
8.	The trash enclosures shall be locked when not in use and well maintained at all times.	On-Going	Code Enforcement Planning	
9.	As to any fee, dedication, reservation, or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	
11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	
12.	<p>Water supply shall be provided by the Sacramento County Water Agency (SCWA).</p>	<p>On-Going</p>	<p>SCWA</p>	
13.	<p>In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.</p>	<p>On-Going</p>	<p>SMUD</p>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
15.	SMUD has existing underground 12kV facilities along Big Horn Boulevard and Lewis Stein Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
Prior To or In Conjunction with Improvement and/or Grading Plan Submittal or Approval				
16.	Construction measures for the Project and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to earth moving activities associated with construction. If any evidence of Swainson's hawk is found as a result of the pre-construction surveys, or if it is found that the subject site is suitable foraging habitat, the Applicant shall comply with the mitigation measures set forth in Elk Grove Municipal Code Chapter 16.130.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
17.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
18.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
19.	Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
20.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
21.	The driveway on Lewis Stein Road shall be limited to right-in/right-out turn movements only.	Improvement Plans	Engineering	
22.	<p>Prior to the approval of Improvement Plans or issuance of Building Permits, whichever comes first, the Applicant shall (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued or approval of the Improvement Plan shall be provided.</p> <p>It is the responsibility of the Applicant or their representative to contact the Cosumnes Fire Department at (916)405-7100 in order to initiate the Community Facilities District process.</p>	Improvement Plans or Building Permits, whichever occurs first	Cosumnes CSD Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	SASD requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line.	Improvement Plans	Sacramento Area Sewer District	
24.	To obtain sewer service, construction of SASD sewer infrastructure shall be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements shall be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	Sacramento Area Sewer District	
25.	All water lines shall be located within a public right-of-way or within easements dedicated to Sacramento County Water Agency (SCWA). Easements shall be reviewed and approved by SCWA.	Improvement Plans	SCWA	
26.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of the right-of-way. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at Applicant's expense.	Improvement Plans	SCWA	
27.	The Applicant shall destroy any 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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Improvement Plans	SMUD	
29.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Improvement Plans	SMUD	
30.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plans	SMUD	
31.	The fire lane for Building B shall also include the southside drive aisle. Revise fire lane shading to include this area and verify turning radii during Improvement Plan review.	Improvement Plans	CCSD Fire	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
32.	The Applicant shall dedicate to the City a 21-foot Irrevocable Offer of Dedication (IOD) for the future transportation corridor along Big Horn Boulevard as shown on the plans to the satisfaction of the City. Until formally accepted by the City, the responsibility for all taxes, maintenance and upkeep on the above parcels shall be the sole responsibility of the Applicant and any subsequent owners.	1st Building Permit	Engineering	
33.	The Applicant shall dedicate to the City a 25-foot Trail and Pedestrian Easement along Big Horn Boulevard as shown on the plans and to the satisfaction of the City.	1st Building Permit	Engineering	
34.	The Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	1st Building Permit	Engineering SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35.	The Applicant shall enter into a Covenant and Agreement with the City for the potential future access movement restriction at the driveway on Big Horn Blvd, along the Project's frontage.	1 st Building Permit	Engineering	
36.	<p>The Applicant shall design and install the trail along Big Horn Boulevard, adjacent to the Project in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan and Improvement Standards, to the satisfaction of the City.</p> <p>Costs associated with the installation of the trail along Big Horn Boulevard may be subject to reimbursement by the City as set forth in the Elk Grove Roadway Fee Program. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none"> 1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; and 2. Comply with all pre- and post-bidding procedures and prevailing wage laws as required by the City and State law. 	Building Permit	Engineering CSD Parks	
37.	The Applicant shall install appropriate trail crossing improvements at the intersection of Big Horn Boulevard and Lewis Stein Road in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan and to the satisfaction of the City. The design of the trail crossing shall be determined by the City, in its sole discretion, during the Improvement Plan review.	Building Permit	Engineering	
38.	The Applicant shall reconstruct all damaged public improvements along the Project's frontages, whether or not caused by construction-related activities in accordance with the City's Standards and to the satisfaction of the City. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City.	Building Permit	Engineering	
39.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
40.	<p>Prior to issuance of a building permit, the Project shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Building Permit	Finance	
41.	<p>Prior to issuance of a building permit, the Project 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	
42.	<p>Project shall comply with the Alternate Means and Methods (AMMR) proposal as modified and approved by Fire Marshal Lantz Rey on December 21, 2020.</p> <ul style="list-style-type: none"> • The approval requires a full four-hour wall with no openings, for the entire length of the rear wall, for buildings A and C. • The AMMR approval requires an upgraded fire sprinkler system to the next hazard classification from what is required by NFPA 13 and the California Fire code for Buildings A and C. 	Building Permit	Cosumnes CSD Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
43.	Developing this property 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.	Building Permit	Sacramento Area Sewer District	
44.	Separate public water shall be provided to each building	Building Permit	SCWA	
45.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Permit	SMUD	
46.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm	Building Permit	SMUD	
47.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
48.	The Applicant shall comply with the City's Climate Action Plan (CAP) as follows: <ul style="list-style-type: none"> • Comply with CALGreen Residential Tier 1 energy efficiency standards (BE-4); • Constructed to be Solar Ready (BE-7); • 25% of the off-road construction feet used during construction shall include Environmental Protection Agency certified off-road Tier 4 diesel engines (TACM-8); and • Install electric vehicle (EV) charging stations (5% of parking spaces provided for flex space and 3% for storage use) and "EV Ready" parking stalls (5% of parking spaces provided for flex space and 3% for storage use (TACM-9). 	Building Permit	Planning	
49.	The Applicant shall break up the design of the rear elevation of Building C and change the colors on the rear of the building to blend in with the surrounding area to the satisfaction of the Development Services Director.	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-112

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 April 28, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California