

RESOLUTION NO. 2021-226

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ELK GROVE DECLARING ITS INTENT TO ADOPT AN
AMENDMENT TO THE GENERAL PLAN AND APPROVING A MAJOR DESIGN
REVIEW AND SPECIAL PARKING PERMIT FOR THE LAGUNA MAIN STREET
APARTMENTS PROJECT (PLNG19-047)
ASSESSOR PARCEL NUMBERS 119-1110-009, 119-1110-010, 119-1110-013,
AND 119-1110-014**

WHEREAS the Development Services Department of the City of Elk Grove (the “City”) received an application on October 31, 2019, from KF Properties, Inc. (the “Applicant”) requesting a Major Design Review and Special Parking Permit for the Laguna Main Street Apartments Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 119-1110-009, 119-1110-010, 119-1110-013, AND 119-1110-014; and

WHEREAS, on August 11, 2021, the City Council adopted Resolution No. 2021-225, adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Laguna Main Street Apartments Project (PLNG19-047); and

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

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

WHEREAS, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be heard by the City Council at the August 11, 2021 hearing date under a separate item; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 11, 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 and at the meeting, and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on August 11, 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 and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby 1) declares its intent to adopt an amendment to the General Plan, and 2) approves a Major Design Review and Special Parking Permit, as described in Exhibit A and illustrated in Exhibits B, and C, and subject to the conditions set forth in Exhibit D, each of which is attached hereto and incorporated herein by these references, and based upon the following findings:

General Plan Amendment

Finding: There is there is a substantial benefit to be derived from the amendment.

Evidence: The Project proposes that the General Plan land use designation for the Project site be changed from Community Commercial (CC) to Residential Mixed Use (RMU). Residential Mixed uses are generally characterized by pedestrian oriented development, including integrated public plazas, with vertical mixes of uses that feature ground-floor activity spaces, live-work units, or retail or office uses and allow residential uses above. Single-use buildings may also be appropriate. The predominant use is intended to be residential uses supported by commercial or office uses. Residential Mixed Use areas are generally located along transit corridors with access from at least one major roadway. Secondary access may be allowed from minor or local roadways. These areas may also serve as buffers between commercial or employment land uses and residential areas. The proposed Project is consistent with the following General Plan Policies:

Policy LU-2-1: Promote a greater concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations.

Policy LU-2-4: Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

Therefore, there is substantial benefit to be derived from the amendment.

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 requires approval of a Major Design Review for a 148-unit multi-family development with six, three-story multi-family residential apartment buildings and two clubhouses as well as a swimming pool and spa, outdoor eating and meeting areas, covered parking and tuck-under garages, landscape areas, and associated improvements. The Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. The proposed Project is consistent with the following General Plan Policies:

Policy LU-2-1: Promote a greater concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations.

Policy LU-2-4: Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

Additionally, the Project complies with the development standards of Title 23, Zoning, including setbacks, height limits, landscaping requirements, and bicycle parking requirements as detailed in Table 4 of the Project's staff report. The architecture is a modern Italian style, with stucco exterior walls and concrete flat roof tiles. The Project design includes a variety of building materials, including brick texture and color, metal awning detailing, recessed gable end detailing, metal roofing as well as the tile accent pattern at stair entry portals flanked with modern exterior lighting. Materials, detailing, and colors are carried over to all building facades. The modern exterior color and material palette distinguishes this Project from the traditional Spanish colors of the recently approved nearby Toscano Apartments Project. 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 Project incorporates common open space areas and amenities. 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 multi-family development, and it is concluded that the architecture and site planning meet all applicable design requirements. The proposed buildings are located along the street, with the proposed parking located in the interior of the site. The architecture is a modern Italian style, with stucco exterior walls and concrete flat roof tiles. The Project design includes a variety of building materials, including brick texture and color, metal awning detailing, recessed gable end detailing, metal roofing as well as the tile accent pattern at stair entry portals flanked with modern exterior lighting. Materials, detailing, and colors are carried over to all building facades. The modern exterior color and material palette distinguishes this Project from the traditional Spanish colors of the recently approved nearby Toscano Apartments Project. 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 multi-family development. The architecture is a modern Italian style, with stucco exterior walls and concrete flat roof tiles. The Project design includes a variety of building materials, including brick texture and color, metal awning detailing, recessed gable end detailing, metal roofing as well as the tile accent pattern at stair entry portals flanked with modern exterior lighting. Materials, detailing, and colors are carried over to all building facades. The modern exterior color and material palette distinguishes this Project from the traditional Spanish colors of the recently approved nearby Toscano Apartments Project. 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 #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 two complexes will be separated by Laguna Main Street. Bicycle racks are distributed throughout the Project site. Additionally, vehicle entryways are clearly defined to avoid circulation conflicts.

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.

Special Parking Permit

Finding #1: A reduction is justified based on characteristics of the uses, hourly parking demand studies published by the Urban Land Institute, or other appropriate information demonstrating that sufficient parking capacity will exist to accommodate uses as determined by the approving authority.

Evidence #1: The proposed reduction from parking requirements from 293 to 250 parking stalls improves the overall Project design by allowing for increased density, landscaping, and amenities on the site that would otherwise be used for parking. The request is justified due to the number of available on-street parking spaces in the immediate vicinity of the Project site. Approval of the Special Parking Permit provides an incentive for the production of high-density housing in the City.

Finding #2: For any other circumstance where the applicant wishes to request a special parking permit, such permit may be granted where the approving authority finds that:

- a. The intent of the parking regulations, in compliance with all other applicable provisions of this title, is met; and
- b. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

Evidence #2: The purpose of the parking regulations of EGMC Title 23 is to provide for safe, attractive, and convenient off-street parking and loading and to ensure that parking areas are compatible with surrounding land uses. The request is justified due to the number of available on-street parking spaces in the immediate vicinity of the Project site. Approval of the Special Parking Permit provides an incentive for the production of high-density housing in the City. Therefore, the intent of the EGMC parking regulations is met and there is sufficient parking to serve the intended and potential future uses of the Project site.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of August 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
Laguna Main Street Apartments (PLNG19-047)
Project Description

PROJECT DESCRIPTION

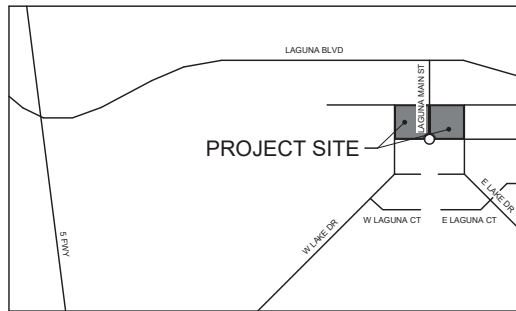
The Project consists of a General Plan Amendment from Community Commercial (CC) to Residential Mixed Use (RMU), a Rezone from Limited Commercial (LC) to RMU, a Major Design Review for a 148-unit apartment complex, and a Special Parking Permit for a reduction in the number of required parking spaces. The Project proposal includes six, three-story multi-family residential apartment buildings and two clubhouses as well as a swimming pool and spa, outdoor eating and meeting areas, covered parking and tuck-under garages, landscape areas, and associated improvements.

The Project shall comply with the City's Climate Action Plan (CAP) for new multi-family development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

EXHIBIT C



VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:

KF PROPERTIES
 9105 LAGUNA MAIN STREET, #130, ELK GROVE, CA 95758
 CONTACT: ERICH KOPPLE
 916.691.0781
 EKOPPLE@HOTMAIL.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
 2484 NATOMAS PARK DRIVE, SUITE 100
 SACRAMENTO, CA 95833
 CONTACT: CHRIS KELLY
 916.443.0335
 OKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
 2484 NATOMAS PARK DRIVE, SUITE 100
 SACRAMENTO, CA 95833
 CONTACT: MICHAEL MILLETT
 916.443.0335
 MMILLETT@LPAS.COM

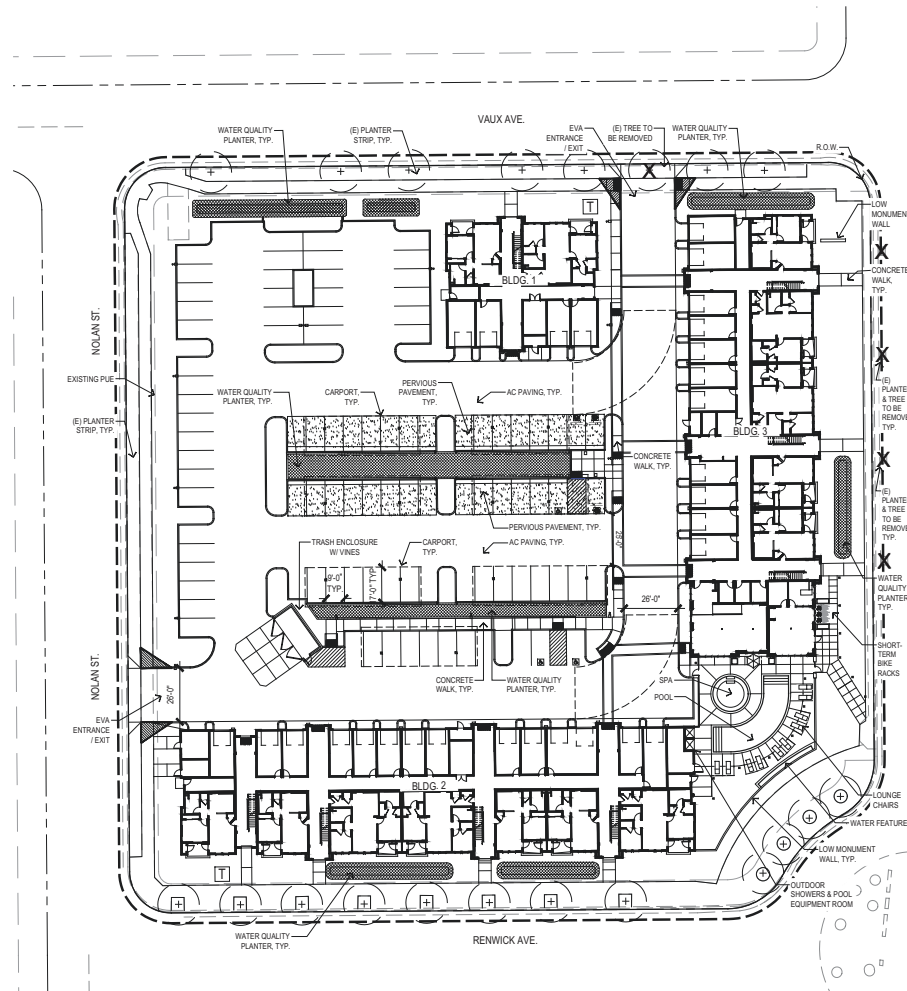
CIVIL ENGINEER:

PEABODY ENGINEERING
 1700 ALHAMBRA BLVD, SUITE 102
 SACRAMENTO, CA 958165
 CONTACT: ROSS PEABODY
 916.731.8088
 RPEABODY@PEABODYENG.COM






SHEET INDEX:

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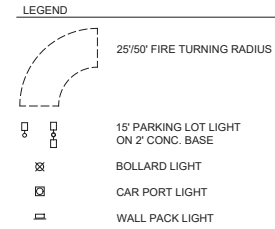
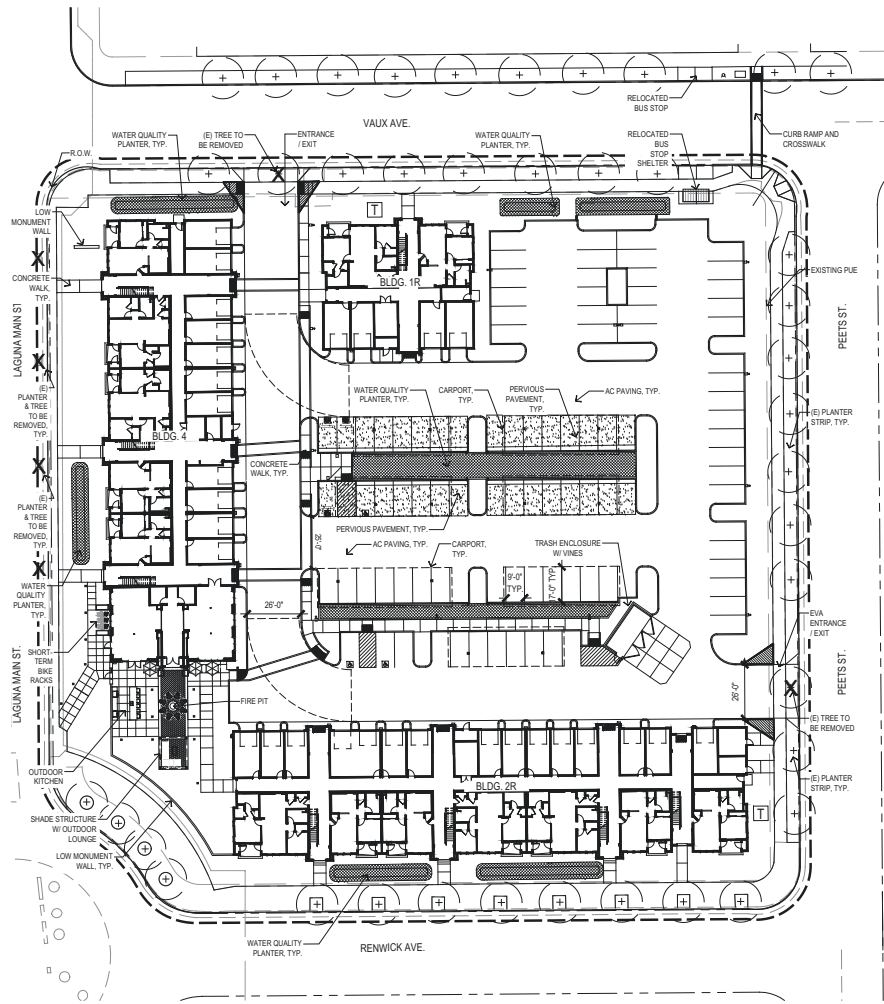




LEGEND

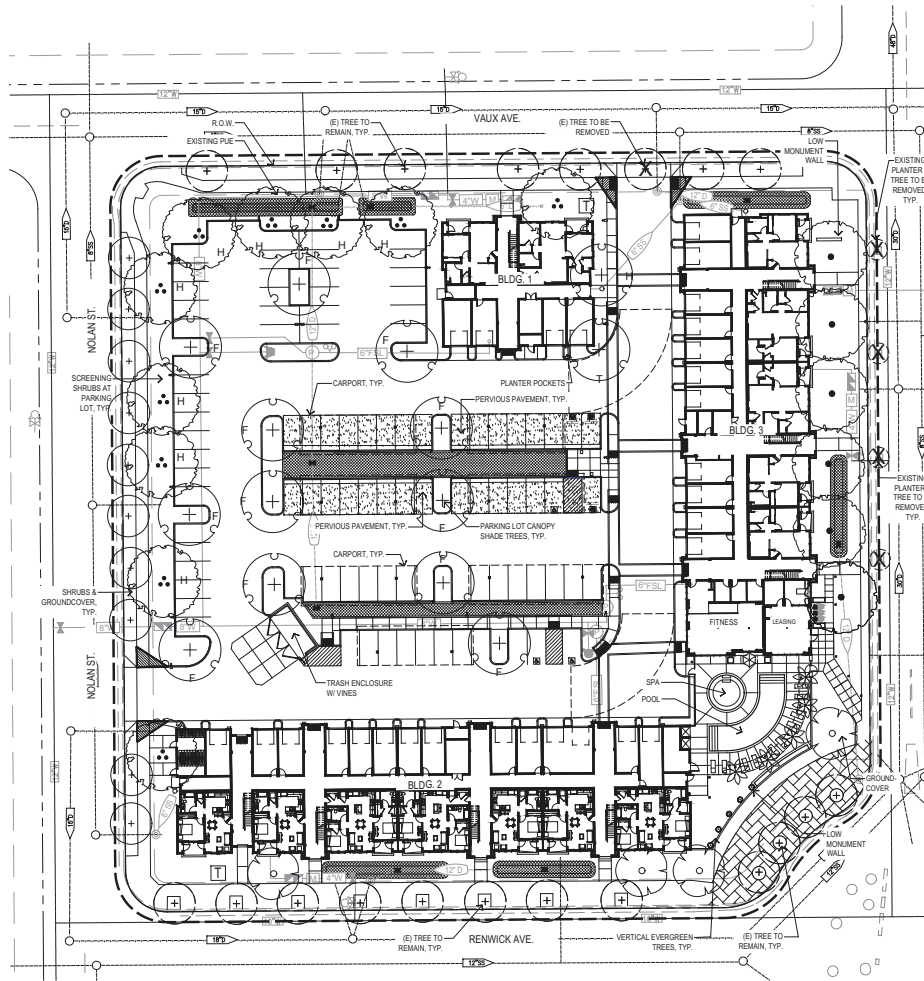
-  25/50' FIRE TURNING RADIUS
-  15' PARKING LOT LIGHT ON 2' CONG. BASE
-  BOLLARD LIGHT
-  CAR PORT LIGHT
-  WALL PACK LIGHT





PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT. | WATER USE | SIZE (HxW) | QUANTITY | | |
|--|---|---|--|------------|-----------|----------|--|
| | Acer rubrum 'Red Sunset' Red Sunset Maple | 24"box | Med | 45' X 35' | 14 | | |
| | Arhusus x 'Marna' Arhusus Multi-Trunk | 24"box | Low | 30' X 25' | 4 | | |
| | Existing Tree | Existing | --- | --- | 19 | | |
| | Juniperus virginiana 'Seyoucker' Skyrocket Juniper | 15 gal | Med | 18' X 3' | 5 | | |
| | Platanus x acerifolia London Plane Tree | 24"box | Med | 30' X 20' | 10 | | |
| | Quercus virginiana Southern Live Oak | 24"box | Low | 45' X 35' | 10 | | |
| | Ulmus parvifolia 'Drake' Drake Elm | 24"box | Med | 45' X 35' | 6 | | |
| | Washingtonia filifera California Fan Palm | 12' BTH | Med | 50' X 15' | 5 | | |
| | | Agave x 'Blue Glow' Blue Glow Agave | 5 gal | Low | 18" X 24" | | |
| | | Anagallis x 'Bush Ranger' Big Red Kangaroo Paw | 5 gal | Low | 18" X 18" | | |
| | | Asparagus densiflorus 'Myers' Myers Asparagus | 5 gal | Med | 18" X 18" | | |
| | | Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry | 1 gal | Med | 5' X 3' | | |
| Coprosma x 'Tequila Sunrise' Gold Mirror Plant | | 5 gal | Med | 4' X 4' | | | |
| Cordylite x 'Electric Pink' Pink Cordylite | | 5 gal | Low | 3' X 3' | | | |
| Dianella revoluta 'Baby Bliss' Baby Flax | | 1 gal | Low | 18" X 18" | | | |
| Erythrum x 'Bowles' Mauve' Wallflower | | 1 gal | Low | 24" X 18" | | | |
| Galeata speciosa 'Firecracker' Bush Snapdragon | | 5 gal | Low | 3' X 3' | | | |
| Gardenia jasminoides 'August Beauty' Gardenia | | 5 gal | Med | 5' X 3' | | | |
| Heuchera x 'Electric Lime' Coral Bells | | 1 gal | Med | 4' X 4' | | | |
| Liriope spicata 'Big Blue' Creeping Lily Turf | | 1 gal | Med | 12" X 12" | | | |
| Mahonia nervifolia 'Soft Caress' Mahonia Soft Caress | | 5 gal | Low | 3' X 4' | | | |
| Nandina domestica 'Gulf Stream' TM Heavenly Bamboo | | 5 gal | Low | 3' X 3' | | | |
| Olea europaea 'Little Olive' TM Little Olive Olive | | 5 gal | Low | 5' X 5' | | | |
| Pittosporum tenuifolium 'Gold Ball' Tawhiwhi | | 5 gal | Med | 3' X 3' | | | |
| Pittosporum tobira 'Cream De Mint' TM Cream De Mint Dwarf Mock Orange | | 5 gal | Med | 2' X 2' | | | |
| Punica granatum 'Nana' Dwarf Pomegranate | | 1 gal | Low | 3' X 3' | | | |
| Rhamnus californica 'Mound San Bruno' California Coffeeberry | | 5 gal | Low | 6' X 6' | | | |
| Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary | | 5 gal | Low | 6' X 4' | | | |
| Salvia microphylla 'Hot Lips' Baby Sage | | 1 gal | Low | 3' X 3' | | | |
| Epiloba x tumida 'Limehound' TM Limehound Spirea | | 5 gal | Med | 3' X 4' | | | |
| | | Pandorea jasminoides Bower Vine | 15 gal | Med | --- | | |
| | | Parthenocissus tricuspidata 'Veitchii' Boston Ivy | 15 gal | Med | --- | | |
| | | | Arctostaphylos uva-ursi 'Point Reyes' Knoxhok | 1 gal | Low | 48" o.c. | |
| | | | Baccharis gracilis 'Blonde Ambition' Blue Grama | 1 gal | Low | 24" o.c. | |
| Carex divisa Berkeley Sedge | | | 1 gal | Low | 18" o.c. | | |
| Lomandra longifolia 'Platinum Beauty' Vase-shaped Dwarf Hair Grass | | | 1 gal | Low | 30" o.c. | | |
| Mycoporum parvifolium Trailing Myoporum | | 1 gal | Low | 42" o.c. | | | |
| | | Pandorea jasminoides Bower Vine | 15 gal | Med | --- | | |
| | | Parthenocissus tricuspidata 'Veitchii' Boston Ivy | 15 gal | Med | --- | | |
| | | | Arctostaphylos uva-ursi 'Point Reyes' Knoxhok | 1 gal | Low | 48" o.c. | |
| Baccharis gracilis 'Blonde Ambition' Blue Grama | 1 gal | | Low | 24" o.c. | | | |
| Carex divisa Berkeley Sedge | 1 gal | | Low | 18" o.c. | | | |
| Lomandra longifolia 'Platinum Beauty' Vase-shaped Dwarf Hair Grass | 1 gal | | Low | 30" o.c. | | | |
| Mycoporum parvifolium Trailing Myoporum | 1 gal | Low | 42" o.c. | | | | |



SHADE CALCULATION

| Tree Species | Tree Size | Coverage | Qty | Area | Shade Total |
|--------------------------|------------|----------|-----|-------|-------------|
| Acer rubrum 'Red Sunset' | Full | | 12 | 962 | 11,544 |
| Ulmus parvifolia 'Drake' | Three-Qtrs | | 1 | 722 | 722 |
| | Half | | 9 | 481 | 4,329 |
| | Quarter | | 0 | 241 | 0 |
| | | | | Total | 16,595 |

SHADE TREE LEGEND

| SYM | DESCRIPTION | Total Tree Shaded Area Provided | 16,595 |
|-----|--------------------------|-------------------------------------|--------|
| F | FULL SHADE TREE | Total Carport Area (W/ PV) Provided | 7,448 |
| T | THREE QUARTER SHADE TREE | Percent of Parking Shaded | 52.6% |
| H | HALF SHADE TREE | Total Parking Area | 45,735 |
| Q | QUARTER SHADE TREE | | |

EVERGREEN TREE CALCULATION

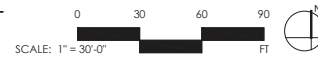
| | |
|---------------------------|----------|
| TREE TOTAL: | 73 |
| REQUIRED EVERGREEN TREES: | 22 (30%) |
| EVERGREEN TREES PROVIDED: | 30 (41%) |

24" BOX TREE CALCULATION

| | |
|-----------------------------------|----------|
| TREE TOTAL: | 73 |
| REQUIRED 24" BOX TREES: | 24 (33%) |
| 24" BOX OR LARGER TREES PROVIDED: | 44 (60%) |

LANDSCAPE AREA CALCULATION

| | |
|--------------------------|-------------------------|
| PROPERTY SIZE NET AREA: | 127,482 SF (2.93 ACRES) |
| REQUIRED LANDSCAPE AREA: | 25,496 SF (20%) |
| PROVIDED LANDSCAPE AREA: | 25,502 SF (20%) |



WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

Shirley D. Cantello 4836 02.12.2021
Applicant Signature License Number Date

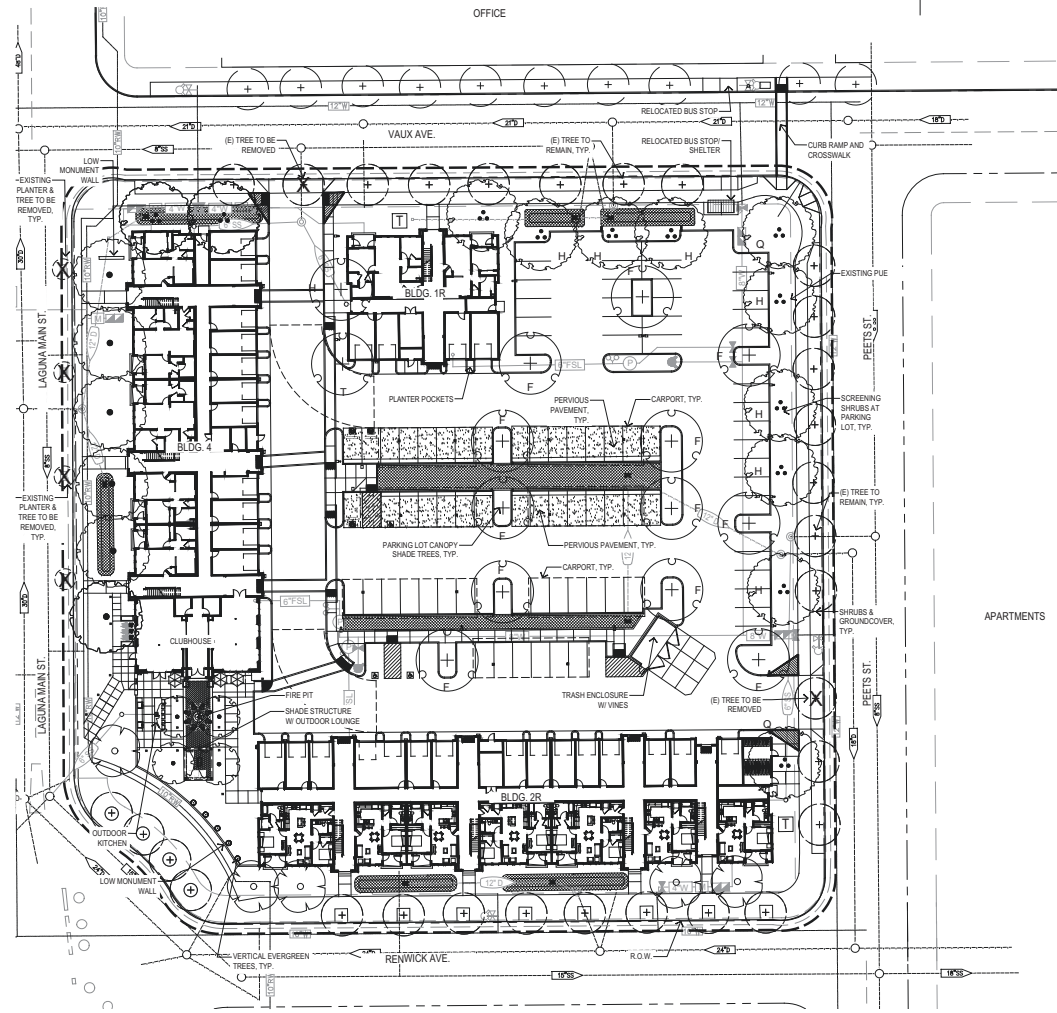
PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | WATER USE | SIZE (HxW) | QUANTITY |
|-------|--|----------|-----------|------------|----------|
| | Acer rubrum 'Red Sunset' Red Sunset Maple | 24"box | Med | 45' X 30' | 14 |
| | Arbutus x 'Mama' Arbutus MAMA Fania | 24"box | Low | 30' X 25' | 5 |
| | Existing Tree | Existing | --- | --- | 28 |
| | Jasminum virginiana 'Strychnel' Skyrocket Juniper | 15 gal | Low | 18' X 3' | 5 |
| | Olea europaea 'Frutless' Wilson Frutless Olive | 48"box | Low | 20' X 18' | 4 |
| | Quercus virginiana Southern Live Oak | 24"box | Low | 45' X 30' | 14 |
| | Ulmus parvifolia 'Drake' Drake Elm | 24"box | Med | 45' X 30' | 6 |

| SHRUBS | BOTANICAL / COMMON NAME | CONT | WATER USE | SIZE (HxW) |
|---|--|-------|-----------|------------|
| | Agave x 'Blue Glow' Blue Glow Agave | 5 gal | Low | 18" X 24" |
| | Anjouambros x 'Bush Ranger' Big Red Kangaroo Paw | 5 gal | Low | 18" X 18" |
| | Asparagus densiflorus 'Myers' Myers Asparagus | 5 gal | Med | 18" X 18" |
| | Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry | 1 gal | Med | 9" X 3' |
| | Coprosma x 'Tropic Sunrise' Gold Mirror Plant | 5 gal | Med | 4' X 4' |
| | Cordyline x 'Electric Pink' Pink Cordyline | 5 gal | Low | 3' X 3' |
| | Dianella revoluta 'Baby Bliss' Baby Pix | 1 gal | Low | 18" X 18" |
| | Erythronium x 'Bowles' Mauve' Wallflower | 1 gal | Low | 24" X 18" |
| | Galvezia speciosa 'Firecracker' Bush Firecracker | 5 gal | Low | 3' X 5' |
| | Gardenia jasminoides 'August Beauty' Gardenia | 5 gal | Med | 5' X 3' |
| | Heuchera x 'Electric Lime' Coral Hebe | 1 gal | Med | 4' X 4' |
| | Liriodendron x 'Big Blue' Creeping Lily Turf | 1 gal | Med | 12" X 12" |
| | Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress | 5 gal | Low | 3' X 4' |
| | Nandina domestica 'Gulf Stream' TM Honey Bamboo | 5 gal | Low | 3' X 3' |
| | Olea europaea 'Little Olive' TM Little Olive Olive | 5 gal | Low | 5' X 5' |
| | Pittosporum tenuifolium 'Golf Ball' Tantilla | 5 gal | Med | 3' X 3' |
| | Pittosporum tobira 'Cream De Mint' TM Cream De Mint Dwarf Mock Orange | 5 gal | Med | 2' X 2' |
| | Rubus gratissimus 'Nana' Dwarf Firecracker | 1 gal | Low | 3' X 3' |
| | Rhamnus californica 'Mount San Bruno' California Coffeeberry | 5 gal | Low | 6' X 6' |
| | Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary | 5 gal | Low | 6' X 4' |
| Satureia microphylla 'Hot Lips' Baby Sage | 1 gal | Low | 3' X 3' | |
| Spiraea x bumalda 'Limemound' TM Limemound Spiraea | 5 gal | Med | 3' X 4' | |

| VINE/ESPALIER | BOTANICAL / COMMON NAME | CONT | WATER USE | SPACING | DETAIL |
|---------------|--|--------|-----------|---------|--------|
| | Pandorea jasminoides Bower Vine | 15 gal | Med | --- | --- |
| | Parthenocissus tricuspidata 'Veitchii' Boston Ivy | 15 gal | Med | --- | --- |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | WATER USE | SPACING | DETAIL |
|---------------|---|-------|-----------|----------|--------|
| | Andropogon scoparius 'Pond Reyes' Kinkikink | 1 gal | Low | 48" o.c. | --- |
| | Bouteloua gracilis 'Blonde Ambition' Blue Grama | 1 gal | Low | 24" o.c. | --- |
| | Carex dielsii Berkeley Sedge | 1 gal | Low | 18" o.c. | --- |
| | Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass | 1 gal | Low | 30" o.c. | --- |
| | Mycoporum parvifolium Trailing Myoporum | 1 gal | Low | 42" o.c. | --- |



SHADE CALCULATION

| Tree Species | Tree Size | Coverage Qty | Area | Shade Total |
|--------------------------|-----------|--------------|------|-------------|
| Acer rubrum 'Red Sunset' | 35' | Full | 12 | 962 |
| Ulmus parvifolia 'Drake' | Three-Qtz | 1 | 722 | 722 |
| | Half | 8 | 481 | 3,848 |
| | Quarter | 2 | 241 | 482 |
| | | Total | | 16,596 |

SHADE TREE LEGEND

| SYM | DESCRIPTION | Total Tree Shaded Area Provided | 16,596 |
|-----|--------------------------|-----------------------------------|--------|
| F | FULL SHADE TREE | Total Carport Area (W/PV) Provide | 7,448 |
| T | THREE QUARTER SHADE TREE | Percent of Parking Shaded | 52.5% |
| H | HALF SHADE TREE | Total Parking Area | 45,790 |
| Q | QUARTER SHADE TREE | | |

EVERGREEN TREE CALCULATION

| | |
|--------------------------|----------|
| TREE TOTAL | 76 |
| REQUIRED EVERGREEN TREES | 23 (30%) |
| EVERGREEN TREES PROVIDED | 34 (45%) |

24" BOX TREE CALCULATION


| | |
|----------------------------------|----------|
| TREE TOTAL | 76 |
| REQUIRED 24" BOX TREES | 25 (33%) |
| 24" BOX OR LARGER TREES PROVIDED | 43 (57%) |

LANDSCAPE AREA CALCULATION

| | |
|--------------------------|-------------------------|
| PROPERTY SIZE NET AREA: | 127,482 SF (2.93 ACRES) |
| REQUIRED LANDSCAPE AREA: | 25,498 SF (20%) |
| PROVIDED LANDSCAPE AREA: | 26,417 SF (21%) |

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."



 4836
License Number
 02.12.2021
Date



ACER RUBRUM 'RED SUNSET' ARBUTUS X 'MARINA' JUNIPERUS 'SKYROCKET' OLEA EUROPAEA 'FRUITLESS' PLATANUS X ACERIFOLIA QUERCUS VIRGINIANA ULMUS 'DRAKE' WASHINGTONIA FILIFERA

PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT. | WATER USE | SIZE (HxW) |
|-------|---|----------|-----------|------------|
| | Acer rubrum 'Red Sunset' Red Sunset Maple | 24"box | Med | 40' X 30' |
| | Arbutus x 'Marina' Arbutus Multi-Trunk | 24"box | Low | 30' X 20' |
| | Existing Tree | Existing | --- | --- |
| | Juniperus virginiana 'Skyrocket' Skyrocket Juniper | 15 gal | Low | 18' X 3' |
| | Platanus x acerifolia London Plane Tree | 24"box | Med | 30' X 20' |
| | Quercus virginiana Southern Live Oak | 24"box | Low | 40' X 30' |
| | Ulmus parvifolia 'Drake' Drake Elm | 24"box | Med | 40' X 30' |
| | Washingtonia filifera California Fan Palm | 12' BTH | Med | 50' X 10' |

| SHRUBS | BOTANICAL / COMMON NAME | CONT. | WATER USE | SIZE (HxW) |
|--------|--|-------|-----------|------------|
| | Agave x 'Blue Glow' Blue Glow Agave | 5 gal | Low | 18" X 24" |
| | Anigozanthos x 'Bush Ranger' Big Red Kangaroo Paw | 5 gal | Low | 18" X 18" |
| | Asparagus densiflorus 'Myers' Myers Asparagus | 5 gal | Med | 18" X 18" |
| | Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry | 1 gal | Med | 5' X 3' |
| | Coprosma x 'Tequila Sunrise' Gold Minor Plant | 5 gal | Med | 4' X 4' |
| | Cordyline x 'Electric Pink' Pink Cordyline | 5 gal | Low | 3' X 3' |
| | Dianella revoluta 'Baby Bliss' Baby Flax | 1 gal | Low | 18" X 18" |
| | Erythronium x 'Bowles' Mauve' Wallflower | 1 gal | Low | 24" X 18" |
| | Galvezia speciosa 'Firecracker' Bush Snapdragon | 5 gal | Low | 3' X 5' |
| | Gardenia jasminoides 'August Beauty' Gardenia | 5 gal | Med | 5' X 3' |
| | Heuchera x 'Electric Lime' Coral Bell | 1 gal | Med | 4' X 4' |
| | Liriodendron 'Big Blue' Creeping Lily Turf | 1 gal | Med | 12" X 12" |
| | Mahonia eurytractata 'Soft Caress' Mahonia Soft Caress | 5 gal | Low | 3' X 4' |
| | Nandina domestica 'Gulf Stream' TM Heavenly Bamboo | 5 gal | Low | 3' X 3' |
| | Olea europaea 'Little Olio' TM Little Ole Olive | 5 gal | Low | 5' X 5' |
| | Pittosporum tenuifolium 'Golf Ball' Tweehawk | 5 gal | Med | 3' X 3' |
| | Pittosporum tobira 'Cream De Mint' TM Cream De Mint Dwarf Mock Orange | 5 gal | Med | 2' X 2' |
| | Punica granatum 'Nana' Dwarf Pomegranate | 1 gal | Low | 3' X 3' |
| | Rhamnus californica 'Mound San Bruno' California Coffeeberry | 5 gal | Low | 6' X 6' |
| | Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary | 5 gal | Low | 6' X 4' |
| | Salvia microphylla 'Hot Lips' Baby Sage | 1 gal | Low | 3' X 3' |
| | Spreaea x bumaldii 'Limehound' TM Limehound Spirea | 5 gal | Med | 3' X 4' |



BOUTELOUA 'BLONDE AMBITION' CAREX DIVULSA



LOMANDRA 'PLATINUM BLONDE'



MYOPORUM PARVIFOLIUM

| VINES/PALMS | BOTANICAL / COMMON NAME | CONT. | WATER USE | SPACING | DETAIL |
|-------------|--|--------|-----------|---------|--------|
| | Pandorea jasminoides Blower Vine | 15 gal | Med | --- | --- |
| | Parthenocissus vitacea 'Vetehri' Boston Ivy | 15 gal | Med | --- | --- |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT. | WATER USE | SPACING | DETAIL |
|---------------|---|-------|-----------|----------|--------|
| | Arctostaphylos uva-ursi 'Pari Reyes' Kinnikinnick | 1 gal | Low | 48" o.c. | --- |
| | Bouteloua gracilis 'Blonde Ambition' Blue Grama | 1 gal | Low | 24" o.c. | --- |
| | Carex divulsa Berkeley Sedge | 1 gal | Low | 18" o.c. | --- |
| | Lomandra longifolia 'Platinum Beauty' Vanguard Dwarf Tussock Grass | 1 gal | Low | 30" o.c. | --- |
| | Myoporum parvifolium Trailing Myoporum | 1 gal | Low | 42" o.c. | --- |



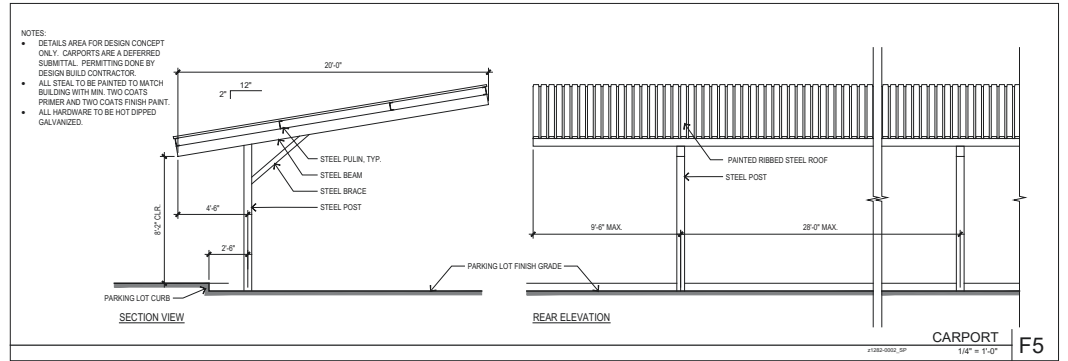
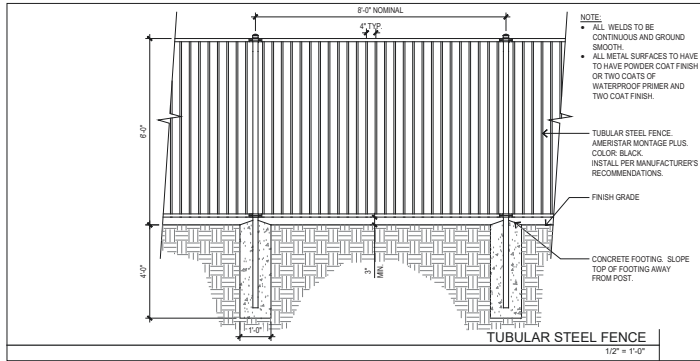
ANIGOZANTHOS X 'BUSH RANGER' ASPARAGUS 'MYERS' DIANELLA 'BABY BLISS'



GALVEZIA 'FIRECRACKER' GARDENIA 'AUGUST BEAUTY' MAHONIA 'SOFT CARESS'



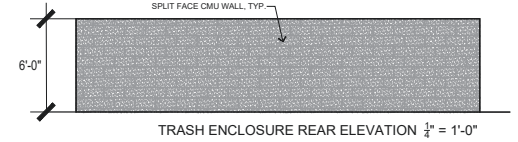
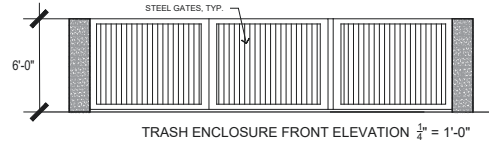
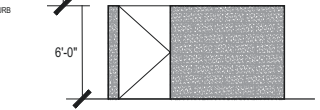
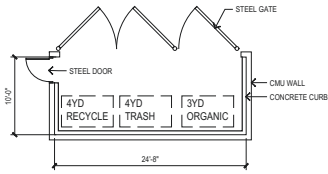
PITTOPSORUM 'GOLF BALL' PUNICA GRANATUM 'NANA' ROSMARINUS 'TUSCAN BLUE'



ESTIMATED TRASH FOR 148 UNITS PER WEEK 14 YRD
 ESTIMATED RECYCLING FOR 148 UNITS PER WEEK 14 YRD
 ESTIMATED ORGANIC WASTE FOR 148 UNITS PER WEEK 8 YRD

PROVIDED TRASH STORAGE TWO 4YRD BINS 8 YRD
 PROVIDED RECYCLING STORAGE TWO 4YRD BINS 8 YRD
 PROVIDED ORGANIC WASTE STORAGE TWO 3YRD BINS 6 YRD

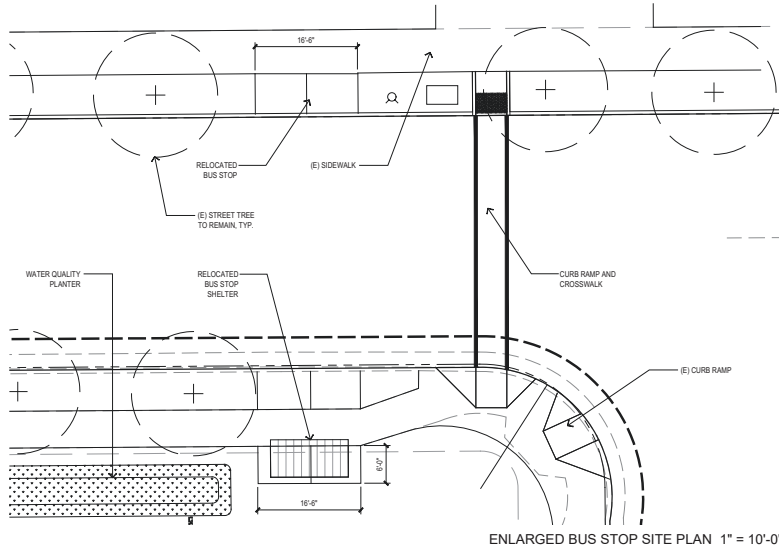
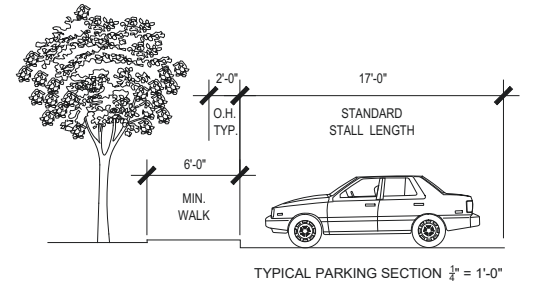
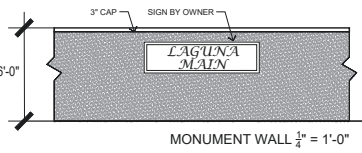
TWO TRASH ENCLOSURE WITH 3 BINS EACH
 OWNER MAY REQUEST TWICE A WEEK PICK UP WHEN WASTE GENERATED EXCEEDS STORAGE



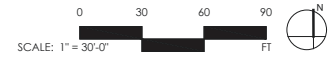
TRASH STORAGE CALCULATION

TRASH ENCLOSURE PLAN VIEW 1/8" = 1'-0"

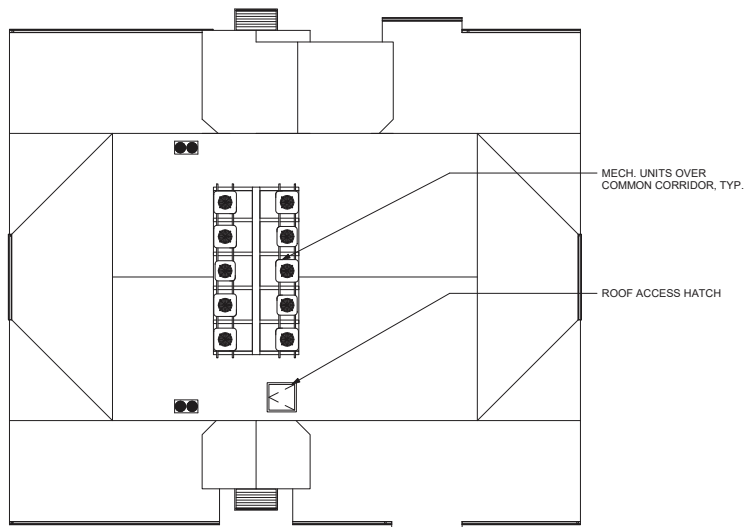
TRASH ENCLOSURE SIDE ELEVATION 1/4" = 1'-0"



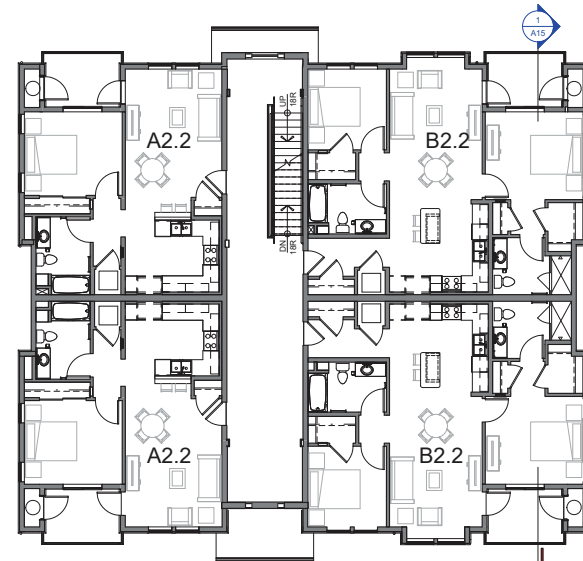
ENLARGED BUS STOP SITE PLAN 1" = 10'-0"



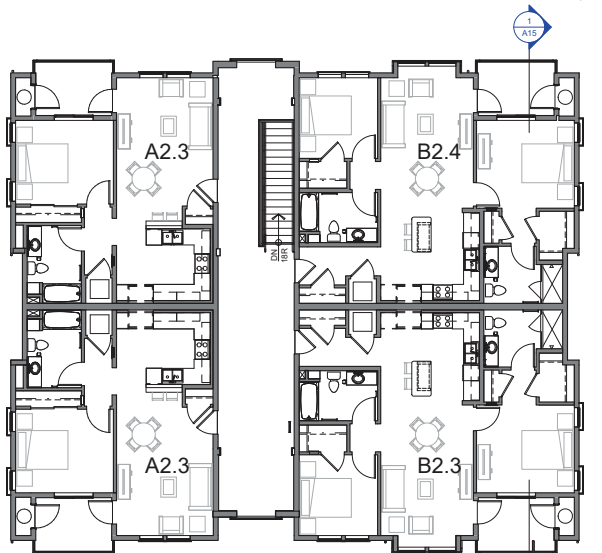




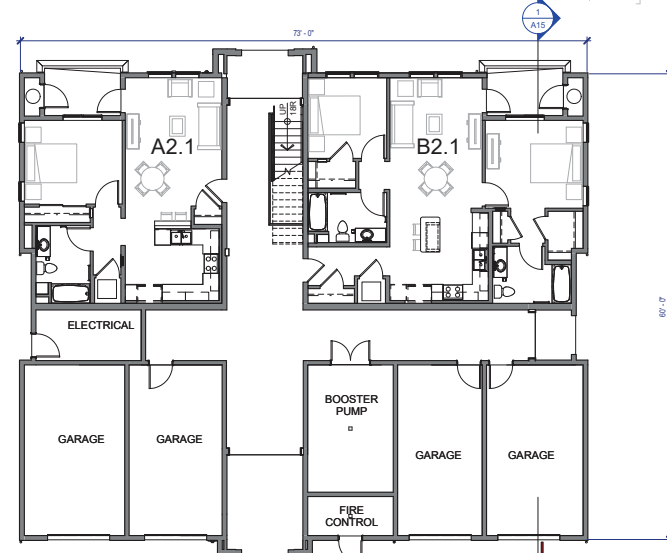
BUILDING 1 - ROOF PLAN
1/8" = 1'-0"



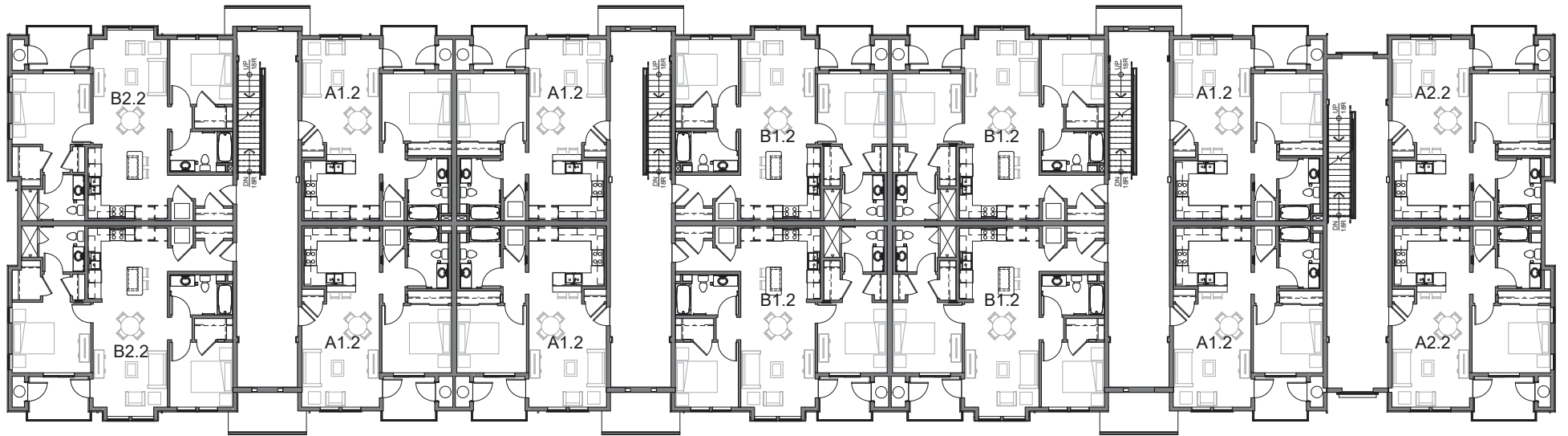
BUILDING 1 - SECOND FLOOR PLAN
1/8" = 1'-0"



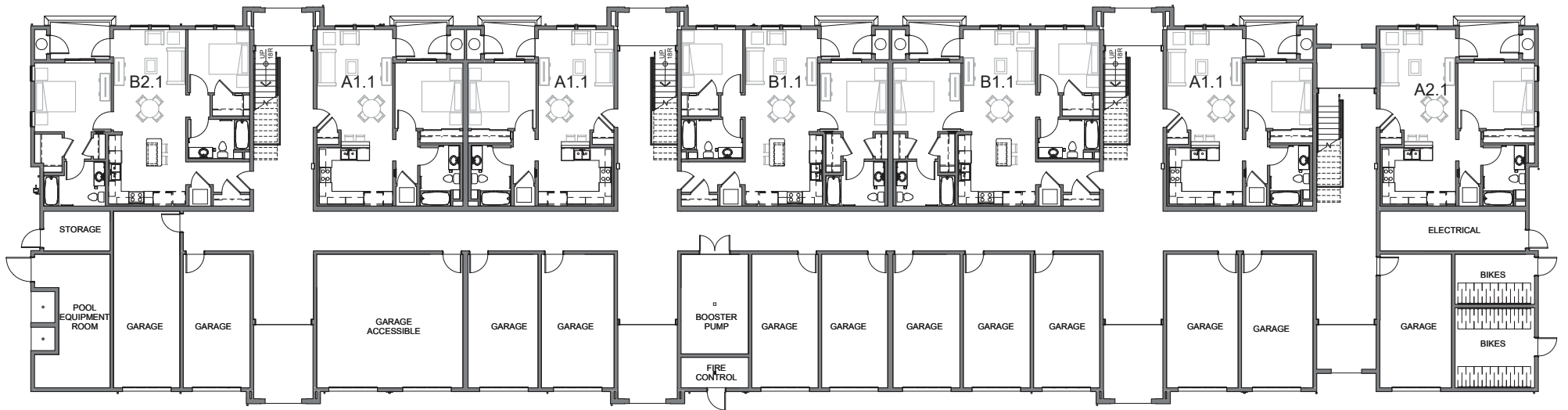
BUILDING 1 - THIRD FLOOR PLAN
1/8" = 1'-0"



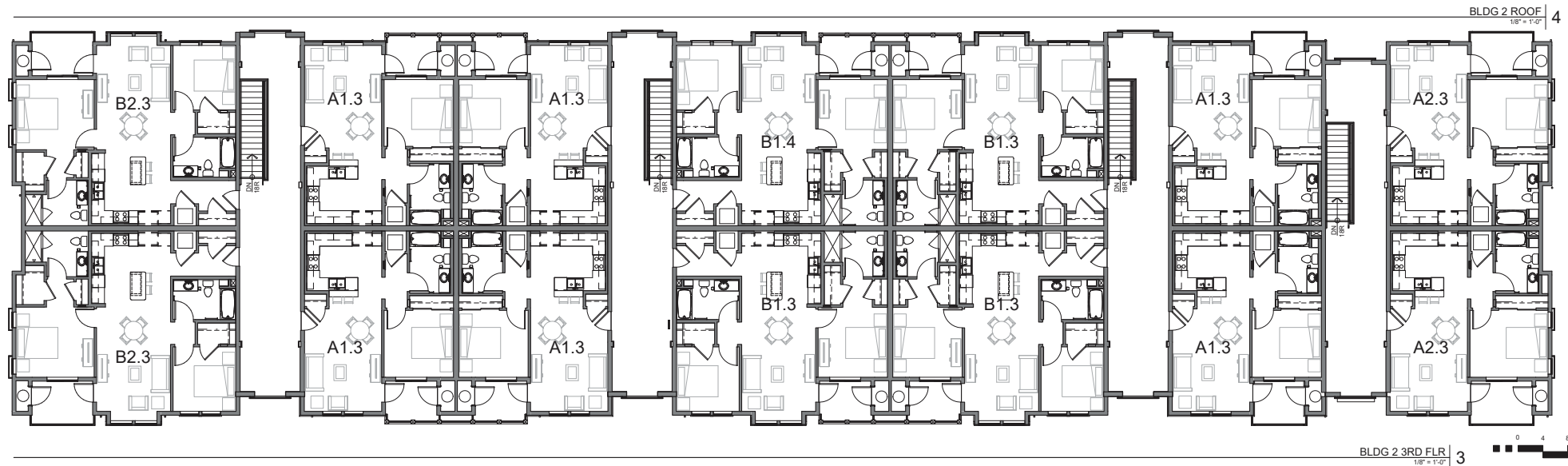
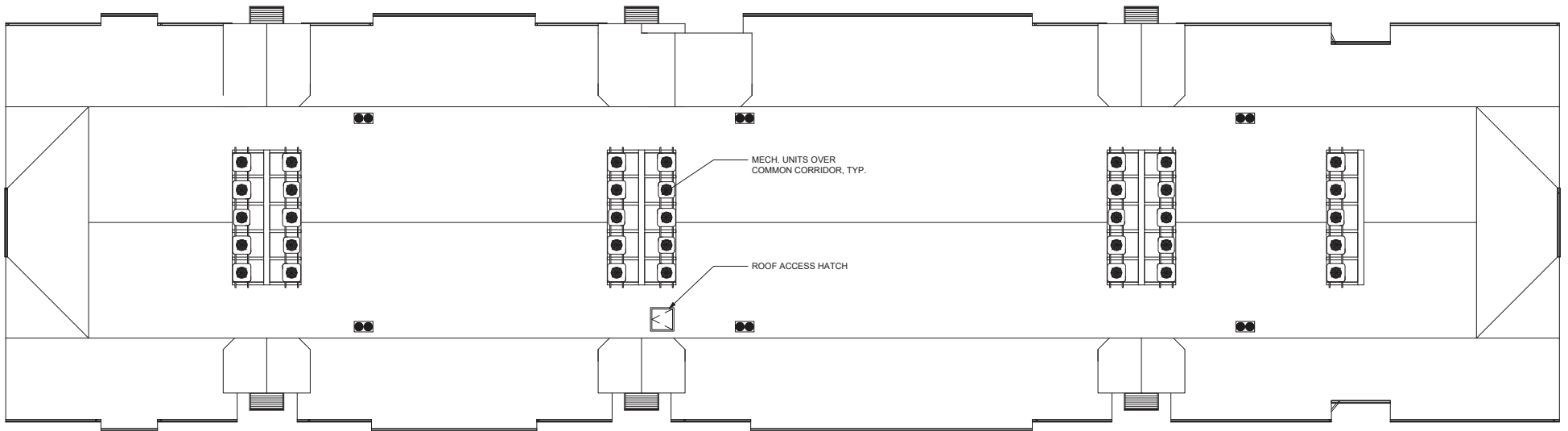
BUILDING 1 - FIRST FLOOR PLAN
1/8" = 1'-0"

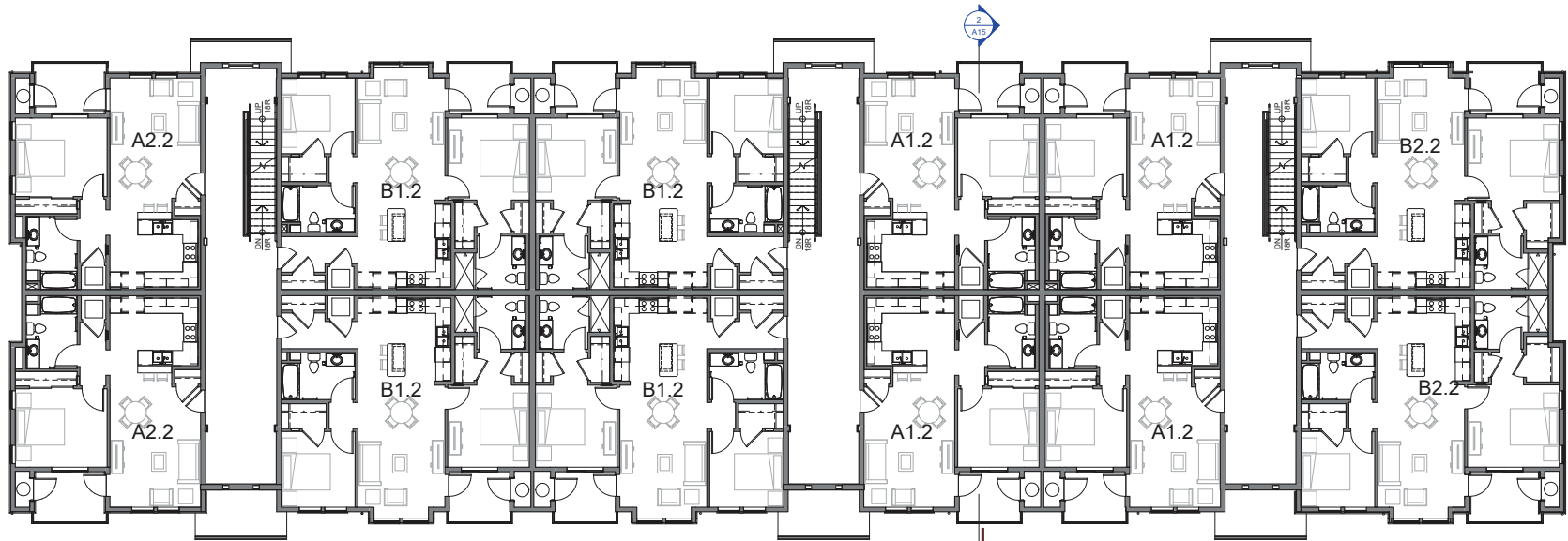


SECOND FLOOR PLAN
1/8" = 1'-0" 2

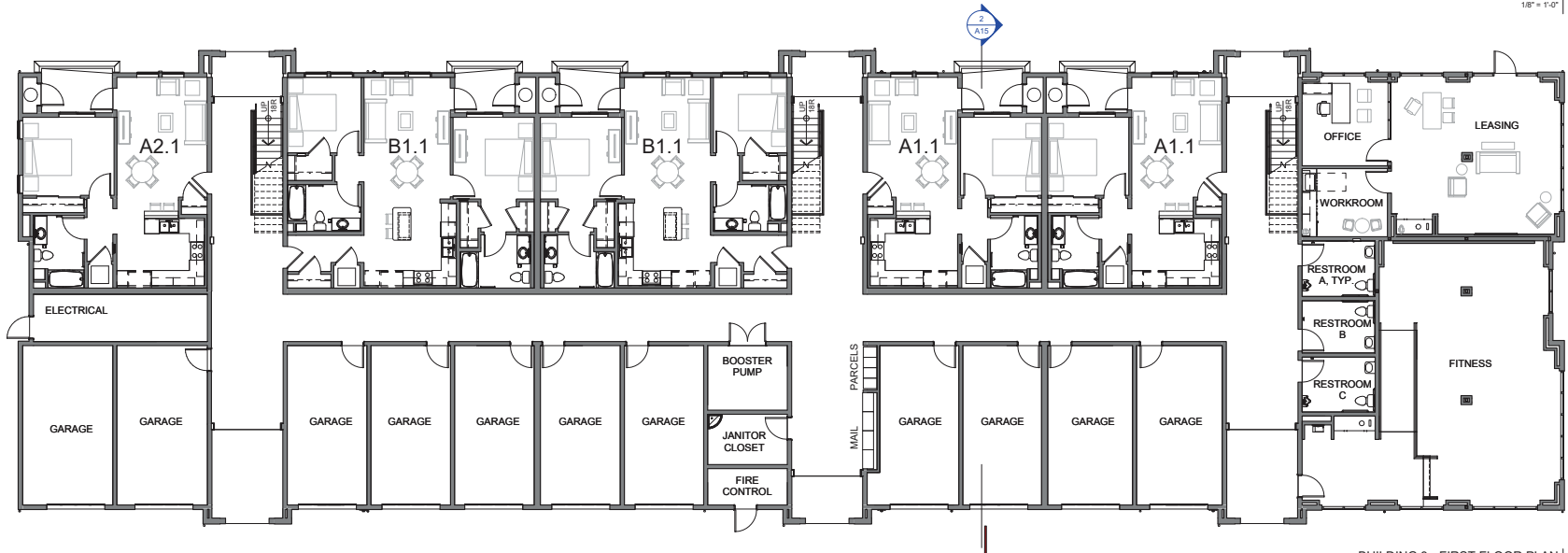


BUILDING 3 - FIRST FLOOR PLAN
1/8" = 1'-0" 1



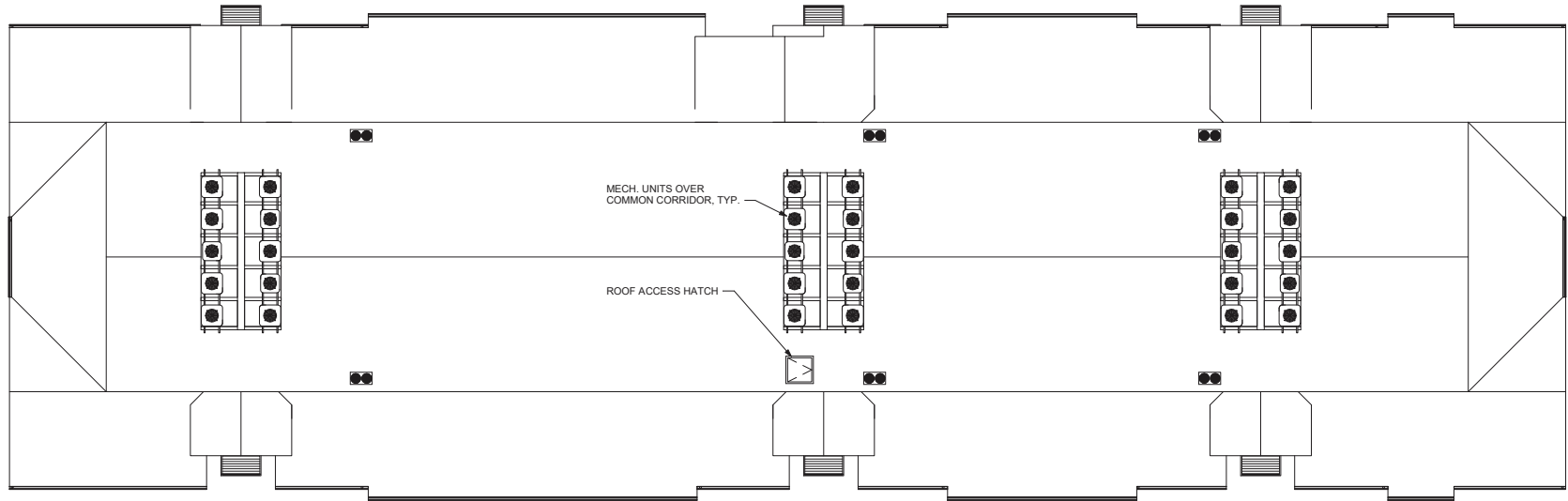


BUILDING 3 - SECOND FLOOR PLAN
1/8" = 1'-0" 2

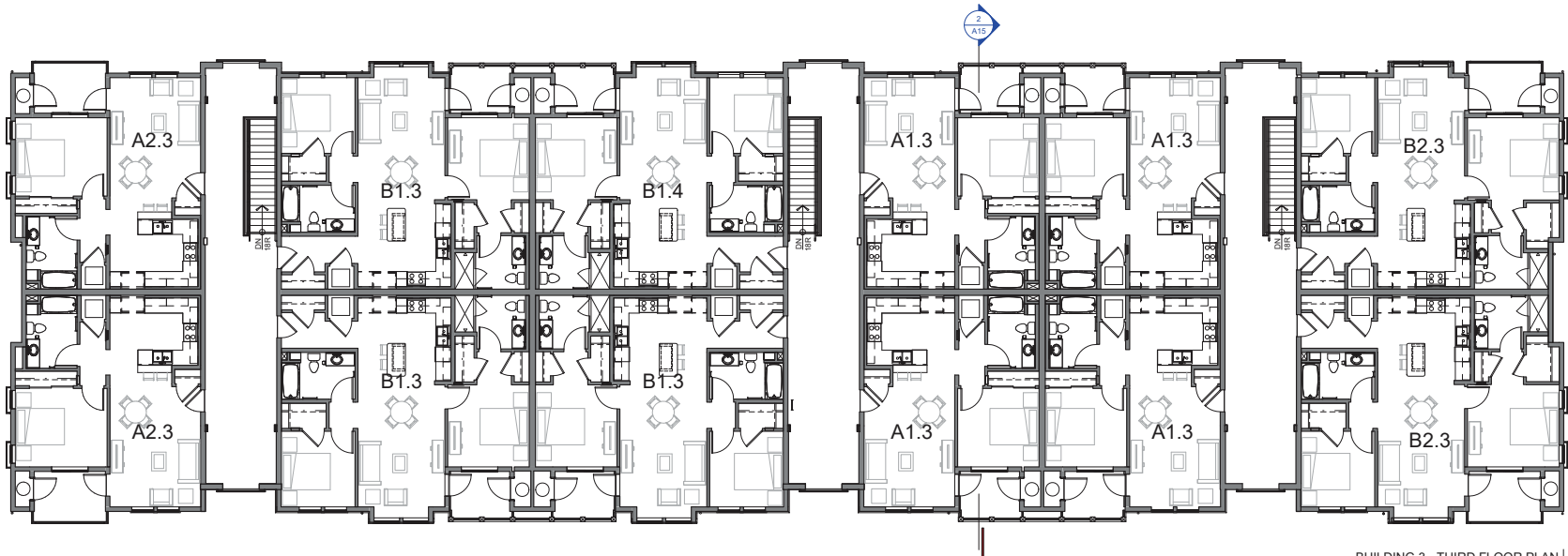


BUILDING 3 - FIRST FLOOR PLAN
1/8" = 1'-0" 1

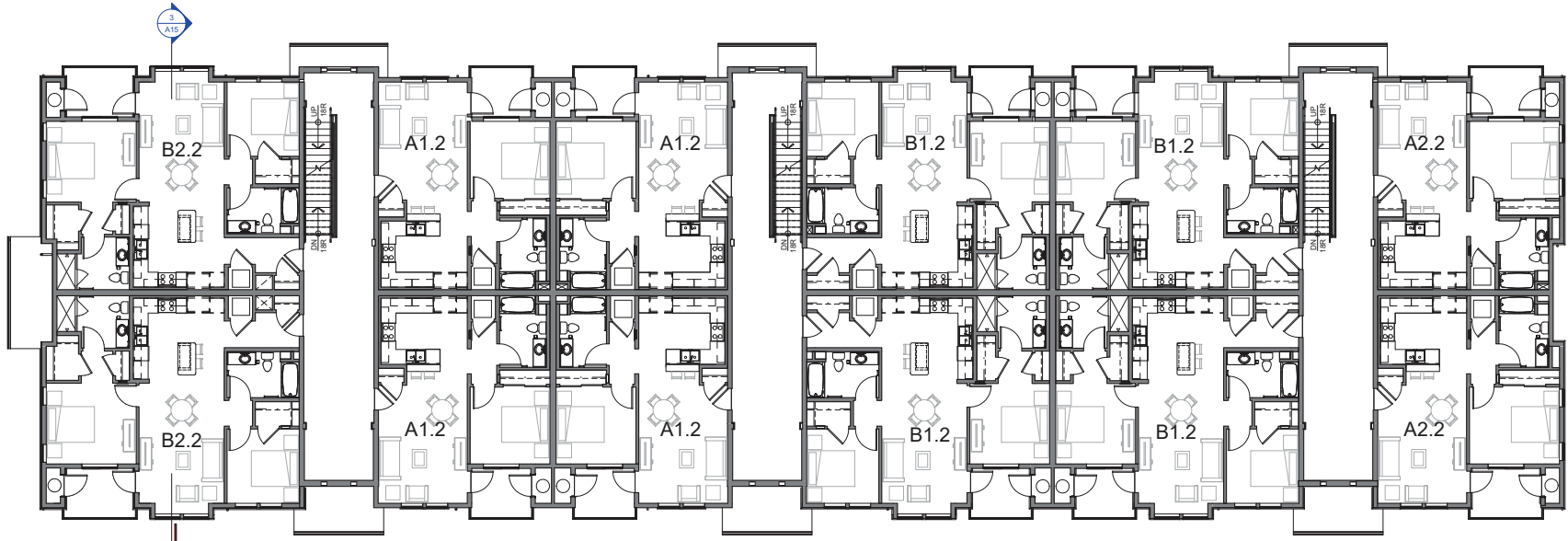




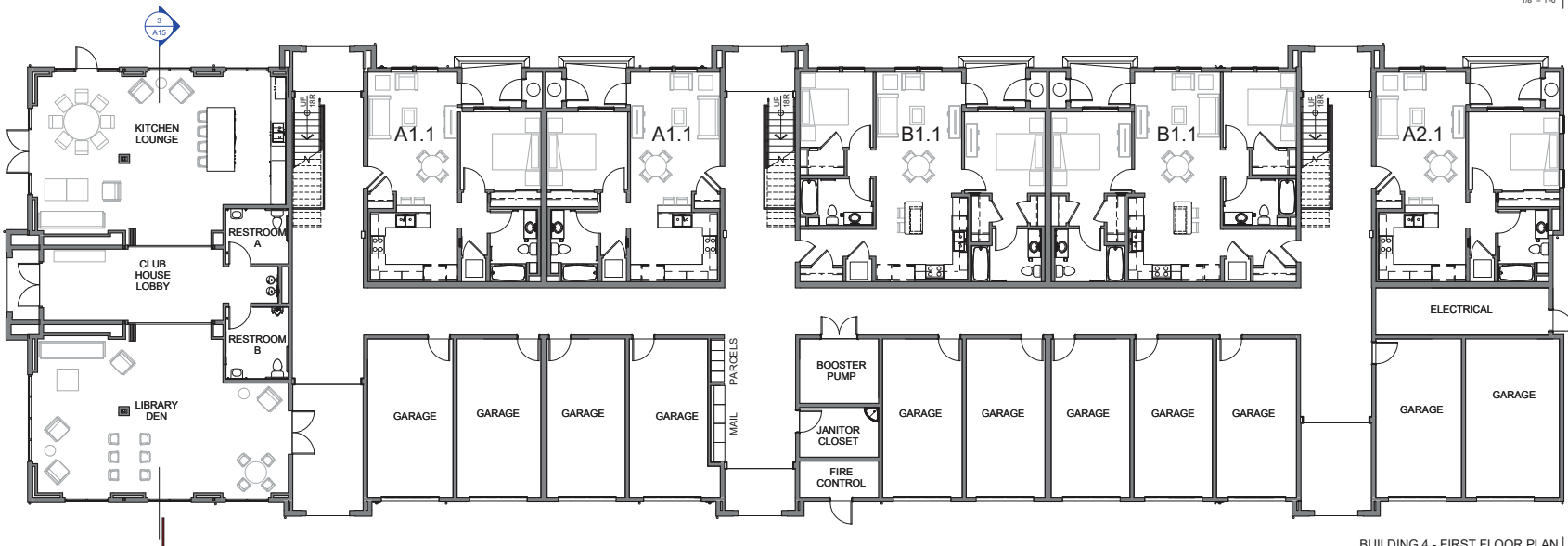
BUILDING 3 - ROOF PLAN
1/8" = 1'-0" 4



BUILDING 3 - THIRD FLOOR PLAN
1/8" = 1'-0" 3

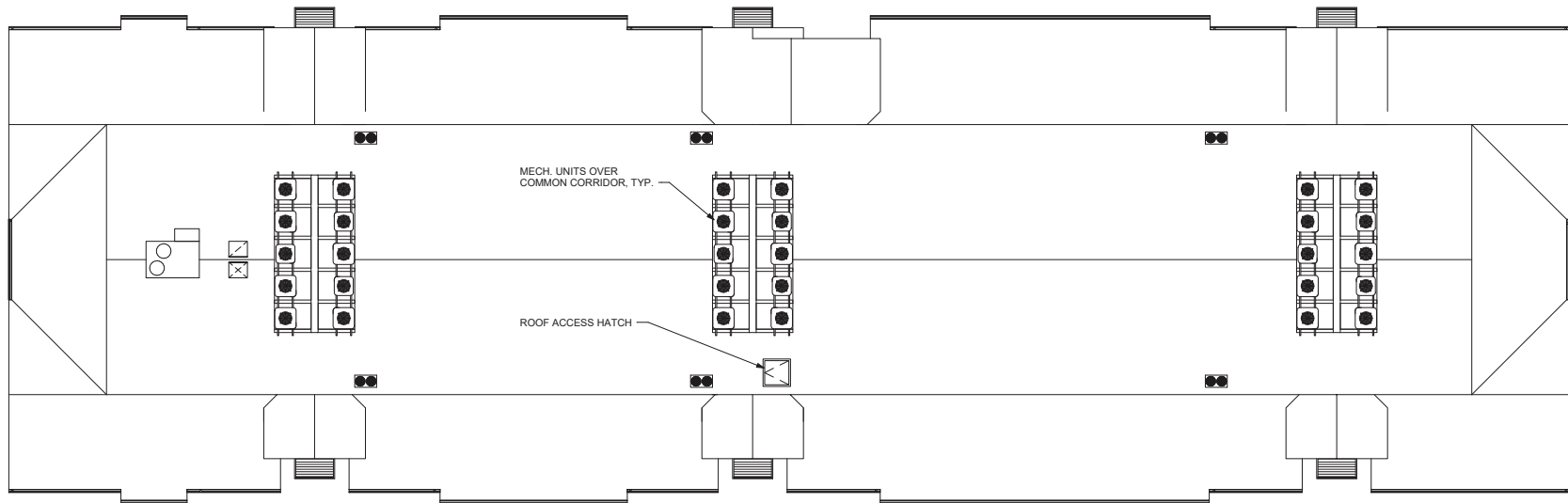


BUILDING 4 - SECOND FLOOR PLAN
1/8" = 1'-0" 2

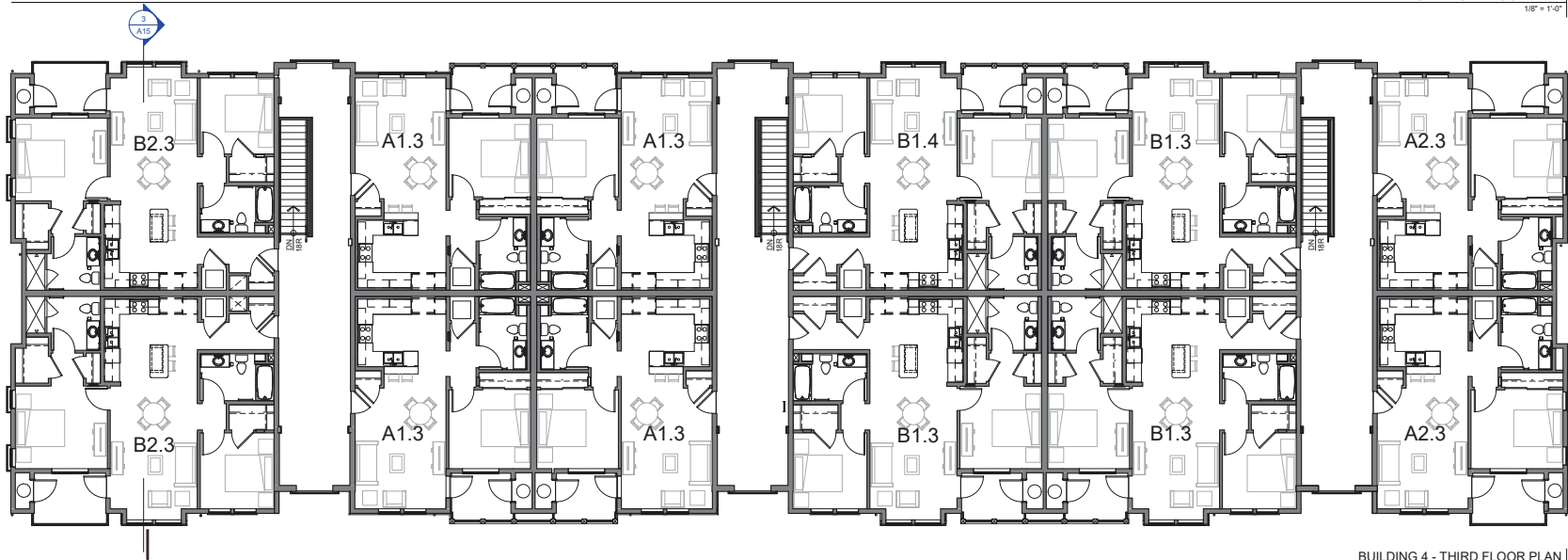


BUILDING 4 - FIRST FLOOR PLAN
1/8" = 1'-0" 1



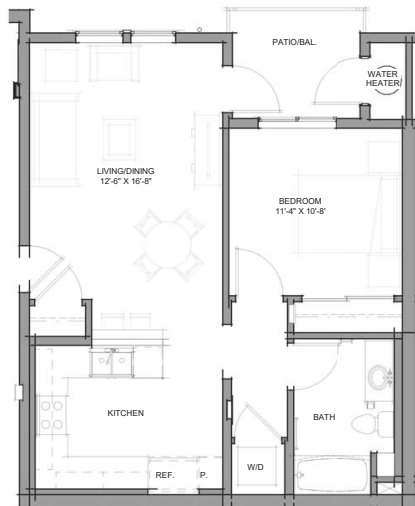


BUILDING 4 - ROOF PLAN
1/8" = 1'-0" 4



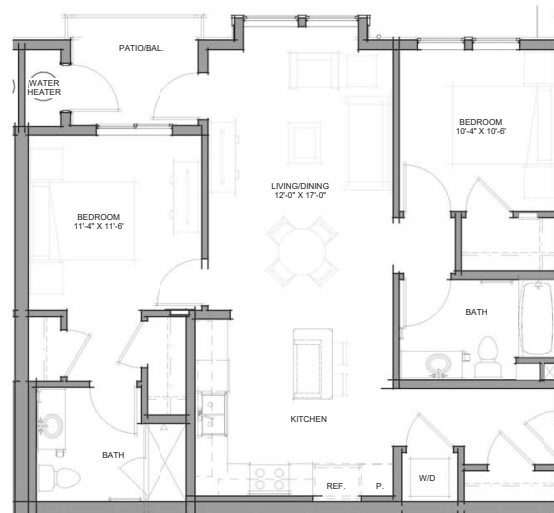
BUILDING 4 - THIRD FLOOR PLAN
1/8" = 1'-0" 3





687 SF

UNIT A1
14' x 11'0" | A1



987 SF

UNIT B1
14' x 11'0" | B1



ROOF
EAGLE ROOFING PRODUCTS - BEL AIR - 297 SLATE GREY



ACCENT TILE
MARAZZI - MOUD KALEIDO MIDNIGHT 8X8 PORCELAIN TILE



DECORATIVE VENT DETAIL



ROOF
AEP SPAN - STANDING SEAM METAL ROOF



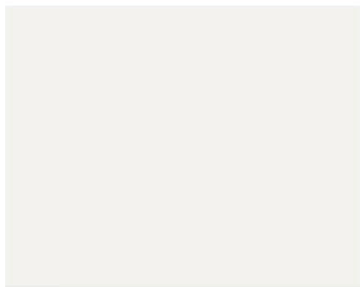
GROUND FLOOR PATIO WALL VENEER
EL DORADO - TUNDRA BRICK - CHALK DUST



FIBER CEMENT PANEL WITH WOOD GRAIN FINISH
HARDIE PANEL - VERTICAL SIDING



EXTERIOR SCONCES
ULTRALIGHTS - LUZ AZUL 9318 OUTDOOR WALL SCONCE



PAINT - MAIN
SW 7005 PURE WHITE



PAINT - LOWER BASE
SW 7015 REPOSE GRAY



PAINT - TRIM/ACCENT
SW 7069 IRON ORE



PAINT - DECK RAILING
SW 6258 TRICORN BLACK



BUILDING 1 - NORTH ELEVATION | 1
1/8" = 1'-0"



BUILDING 1 - SOUTH ELEVATION | 2
1/8" = 1'-0"



BUILDING 1 - EAST ELEVATION | 4
1/8" = 1'-0"



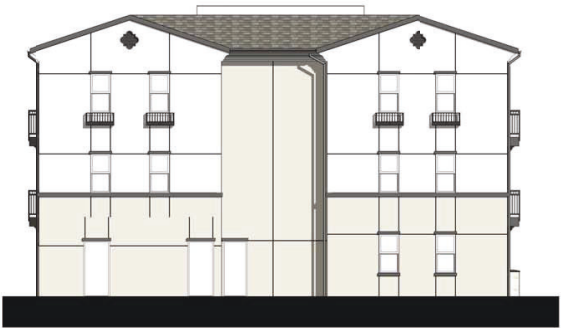
BUILDING 1 - WEST ELEVATION | 3
1/8" = 1'-0"



BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0" 1



BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0" 2



BUILDING 2 - WEST ELEVATION
1/8" = 1'-0" 4



BUILDING 2 - EAST ELEVATION
1/8" = 1'-0" 3





BLDG 3 - EAST ELEVATION | 1
1/8" = 1'-0"

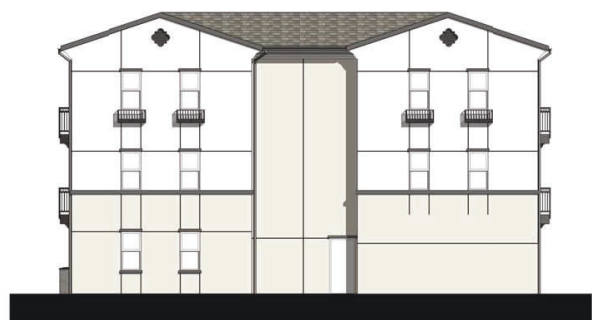


BLDG 3 - WEST ELEVATION | 2
1/8" = 1'-0"

- B.O. ROOF TRUSS
29' - 9 1/4"
- LEVEL 3
20' - 8"
- LEVEL 2
16' - 4"
- LEVEL 1
0"
- FITNESS
-1' - 2"



BLDG 3 - SOUTH ELEVATION | 4
1/8" = 1'-0"



BLDG 3 - NORTH ELEVATION | 3
1/8" = 1'-0"

FITNESS
-1' - 2"



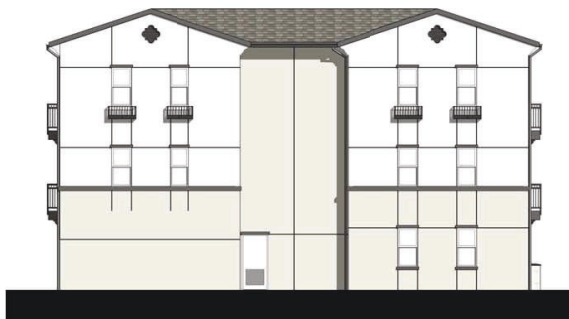


BLDG 4 - WEST ELEVATION | 1
1/8" = 1'-0"



- B.O. ROOF TRUSS
25' - 9 1/4"
- LEVEL 3
20' - 8"
- LEVEL 2
10' - 4"
- LEVEL 1
0"

BLDG 4 - EAST ELEVATION | 2
1/8" = 1'-0"

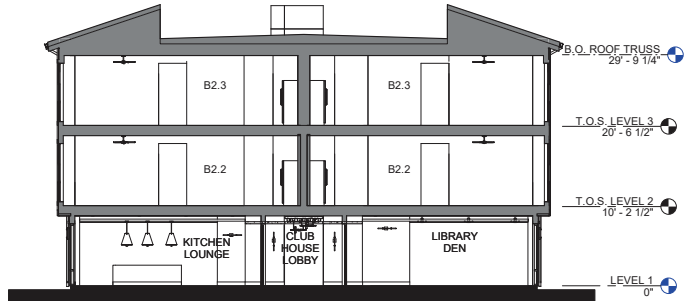


BLDG 4 - NORTH ELEVATION | 4
1/8" = 1'-0"

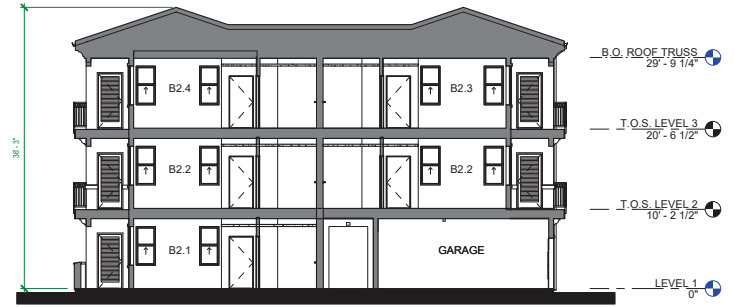


BLDG 4 - SOUTH ELEVATION | 3
1/8" = 1'-0"

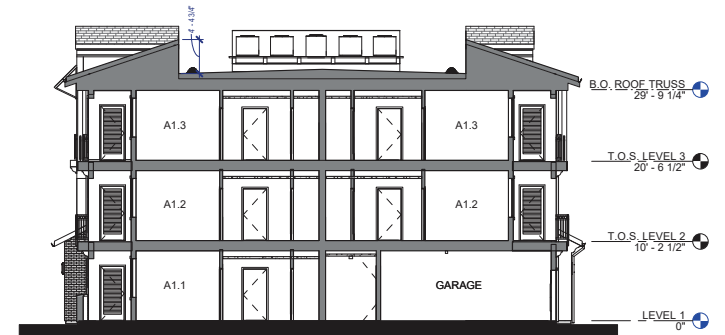




BUILDING 4 - SECTION C
1/8" = 1'-0" 3



BUILDING 1 - SECTION A
1/8" = 1'-0" 1



BUILDING 3 - SECTION B
1/8" = 1'-0" 2



LAGUNA MAIN APARTMENTS

1/14/2020

PROJECT DATA

SITE 1: WEST PARCEL
SITE AREA

127,482 SF
2.93 ACRES

DENSITY REQUIRED 20.1 TO 30 DU/AC PER RD-25 ZONE

DENSITY PROVIDED

74 UNITS
25.3 DU/AC

| BUILDING 1 | 1BR | 2BR | 3BR | TOTAL |
|--------------|----------|----------|----------|-----------|
| LEVEL 1 | 1 | 1 | 0 | 2 |
| LEVEL 2 | 2 | 2 | 0 | 4 |
| LEVEL 3 | 2 | 2 | 0 | 4 |
| TOTAL | 5 | 5 | 0 | 10 |

| BUILDING 2 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 4 | 3 | 0 | 7 |
| LEVEL 2 | 8 | 6 | 0 | 14 |
| LEVEL 3 | 8 | 6 | 0 | 14 |
| TOTAL | 20 | 15 | 0 | 35 |

| BUILDING 3 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 3 | 2 | 0 | 5 |
| LEVEL 2 | 6 | 6 | 0 | 12 |
| LEVEL 3 | 6 | 6 | 0 | 12 |
| TOTAL | 15 | 14 | 0 | 29 |

| PROJECT TOTAL | 1BR | 2BR | 3BR | TOTAL |
|---------------|-----|-----|-----|-------|
| | 40 | 34 | 0 | 74 |
| | 54% | 46% | 0% | 100% |

PARKING REQUIRED

1BR 1.75 PER UNIT 40 70
2-3BR 2.25 PER UNIT 34 77

| TOTAL | 147 |
|------------------|-----|
| w/ 15% REDUCTION | 125 |

| PARKING PROVIDED | PERCENT | STALLS |
|---------------------|-------------|------------|
| GARAGES | 23% | 29 |
| CARPORTS | 34% | 43 |
| OPEN STALLS | 42% | 53 |
| TOTAL STALLS | 100% | 125 |

BICYCLE PARKING

REQUIRED (LONG TERM): 25 STALLS
PROVIDED (LONG TERM): 27 STALLS

AMENITIES 2,170 SF BUILDING 3

BUILDING DATA

SITE 1: WEST PARCEL

| | DESC. | SQ. FT. | QTY | NET | |
|--------------------------|---------|---------|-----------|---------------|--|
| | | | | RENTABLE | |
| BUILDING 1 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 5 | 3,435 | |
| UNIT B1 | 2BR/2BA | 987 | 5 | 4,935 | |
| BUILDING 2 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 20 | 13,740 | |
| UNIT B1 | 2BR/2BA | 987 | 15 | 14,805 | |
| BUILDING 3 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 15 | 10,305 | |
| UNIT B1 | 2BR/2BA | 987 | 14 | 13,818 | |
| NET RENTABLE AREA | | | 74 | 61,038 | |

PRIVATE GARAGE AREA

| | |
|--------------|--------------|
| BUILDING 1 | 1,181 |
| BUILDING 2 | 4,518 |
| BUILDING 3 | 3,102 |
| TOTAL | 8,801 |

GROSS BUILDING AREA

| | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
|---------------|---------|---------|---------|---------------|
| BUILDING 1 | 4,434 | 4,413 | 4,413 | 13,260 |
| BUILDING 2 | 15,071 | 15,008 | 15,008 | 45,087 |
| BUILDING 3 | 13,021 | 12,942 | 12,942 | 38,905 |
| TOTALS | | | | 97,252 |

SITE 2: EAST PARCEL
SITE AREA

127,482 SF
2.93 ACRES

DENSITY REQUIRED 20.1 TO 30 DU/AC PER RD-25 ZONE

DENSITY PROVIDED

74 UNITS
25.3 DU/AC

| BUILDING 1 | 1BR | 2BR | 3BR | TOTAL |
|--------------|----------|----------|----------|-----------|
| LEVEL 1 | 1 | 1 | 0 | 2 |
| LEVEL 2 | 2 | 2 | 0 | 4 |
| LEVEL 3 | 2 | 2 | 0 | 4 |
| TOTAL | 5 | 5 | 0 | 10 |

| BUILDING 2 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 4 | 3 | 0 | 7 |
| LEVEL 2 | 8 | 6 | 0 | 14 |
| LEVEL 3 | 8 | 6 | 0 | 14 |
| TOTAL | 20 | 15 | 0 | 35 |

| BUILDING 4 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 3 | 2 | 0 | 5 |
| LEVEL 2 | 6 | 6 | 0 | 12 |
| LEVEL 3 | 6 | 6 | 0 | 12 |
| TOTAL | 15 | 14 | 0 | 29 |

| PROJECT TOTAL | 1BR | 2BR | 3BR | TOTAL |
|---------------|-----|-----|-----|-------|
| | 40 | 34 | 0 | 74 |
| | 54% | 46% | 0% | 100% |

PARKING REQUIRED

1BR 1.75 PER UNIT 40 70
2-3BR 2.25 PER UNIT 34 77

| TOTAL | 147 |
|------------------|-----|
| w/ 15% REDUCTION | 125 |

| PARKING PROVIDED | PERCENT | STALLS |
|---------------------|-------------|------------|
| GARAGES | 23% | 29 |
| CARPORTS | 34% | 43 |
| OPEN STALLS | 42% | 53 |
| TOTAL STALLS | 100% | 125 |

BICYCLE PARKING

REQUIRED (LONG TERM): 25 STALLS
PROVIDED (LONG TERM): 27 STALLS

AMENITIES 2,170 SF BUILDING 4

SITE 2: EAST PARCEL

| | DESC. | SQ. FT. | QTY | NET | |
|--------------------------|---------|---------|-----------|---------------|--|
| | | | | RENTABLE | |
| BUILDING 1 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 5 | 3,435 | |
| UNIT B1 | 2BR/2BA | 987 | 5 | 4,935 | |
| BUILDING 2 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 20 | 13,740 | |
| UNIT B1 | 2BR/2BA | 987 | 15 | 14,805 | |
| BUILDING 4 | | | | | |
| UNIT A1 | 1BR/1BA | 687 | 15 | 10,305 | |
| UNIT B1 | 2BR/2BA | 987 | 14 | 13,818 | |
| NET RENTABLE AREA | | | 74 | 61,038 | |

| | |
|--------------|--------------|
| BUILDING 1 | 1,181 |
| BUILDING 2 | 4,518 |
| BUILDING 4 | 3,102 |
| TOTAL | 8,801 |

| | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
|---------------|---------|---------|---------|---------------|
| BUILDING 1 | 4,434 | 4,413 | 4,413 | 13,260 |
| BUILDING 2 | 15,071 | 15,008 | 15,008 | 45,087 |
| BUILDING 4 | 13,021 | 12,942 | 12,942 | 38,905 |
| TOTALS | | | | 97,252 |

PROJECT TOTAL
SITE AREA

254,964 SF
5.85 ACRES

DENSITY REQUIRED 20.1 TO 30 DU/AC PER RD-25 ZONE

DENSITY PROVIDED

148 UNITS
25.3 DU/AC

| BUILDING 1 | 1BR | 2BR | 3BR | TOTAL |
|--------------|----------|----------|----------|-----------|
| LEVEL 1 | 1 | 1 | 0 | 2 |
| LEVEL 2 | 2 | 2 | 0 | 4 |
| LEVEL 3 | 2 | 2 | 0 | 4 |
| TOTAL | 5 | 5 | 0 | 10 |

| BUILDING 2 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 4 | 3 | 0 | 7 |
| LEVEL 2 | 8 | 6 | 0 | 14 |
| LEVEL 3 | 8 | 6 | 0 | 14 |
| TOTAL | 20 | 15 | 0 | 35 |

| BUILDING 3 | 1BR | 2BR | 3BR | TOTAL |
|--------------|-----------|-----------|----------|-----------|
| LEVEL 1 | 3 | 2 | 0 | 5 |
| LEVEL 2 | 6 | 6 | 0 | 12 |
| LEVEL 3 | 6 | 6 | 0 | 12 |
| TOTAL | 15 | 14 | 0 | 29 |

| PROJECT TOTAL | 1BR | 2BR | 3BR | TOTAL |
|---------------|-------|-------|------|-------|
| | 80 | 68 | 0 | 148 |
| | 54.1% | 45.9% | 0.0% | 100% |

PARKING REQUIRED

1BR 1.75 PER UNIT 80 140
2-3BR 2.25 PER UNIT 68 153

| TOTAL | 293 |
|--------------------|-----|
| w/ 14.5% REDUCTION | 250 |

| PARKING PROVIDED | PERCENT | STALLS |
|---------------------|-------------|------------|
| GARAGES | 23% | 58 |
| CARPORTS | 34% | 86 |
| OPEN STALLS | 42% | 106 |
| TOTAL STALLS | 100% | 250 |

BICYCLE PARKING

REQUIRED (LONG TERM): 50 STALLS
PROVIDED (LONG TERM): 54 STALLS

AMENITIES 4,340 SF

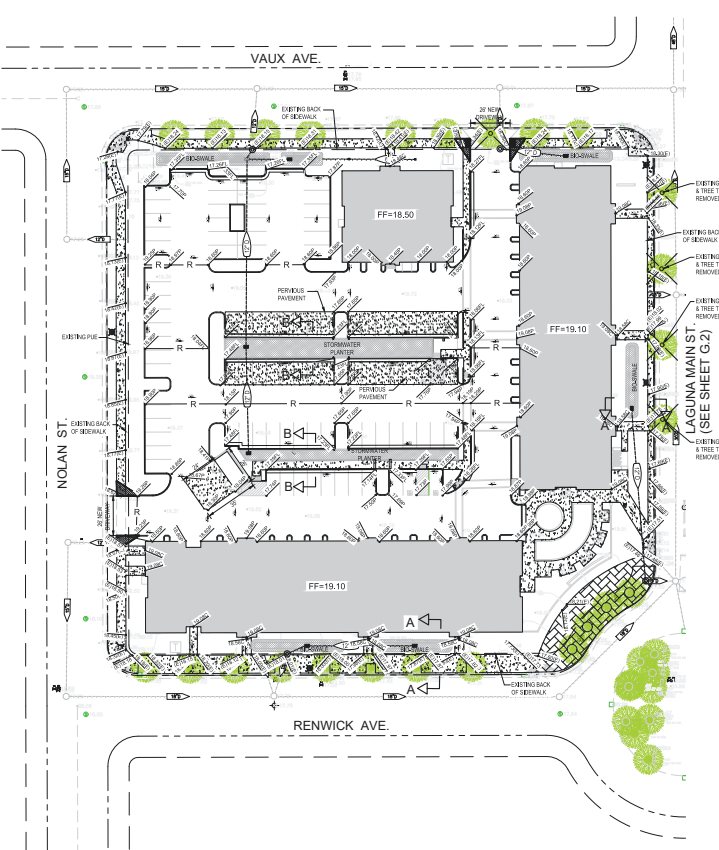
PROJECT TOTALS

| | | NET | |
|-----------------------------------|-------|----------|----------------|
| | DESC. | RENTABLE | |
| PROJECT TOTALS | | | |
| TOTAL PROJECT NET RENTABLE | | | 122,076 |

| | |
|----------------------------------|---------------|
| TOTAL PROJECT GARAGE AREA | 17,602 |
|----------------------------------|---------------|

| | | NET | |
|--|-------|----------|----------------|
| | DESC. | RENTABLE | |
| TOTAL PROJECT GROSS BUILDING AREA | | | 194,504 |

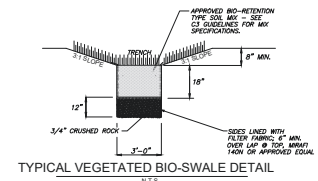
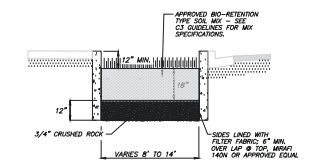
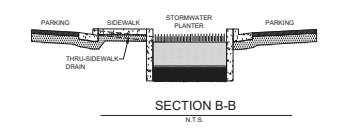
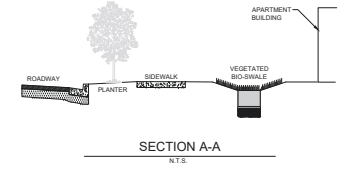
12 11 10 9 8 7 6 5 4 3 2 1



I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. F156-01010001-01, DATED AS OF AUGUST 16, 2019 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTES) PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OBTAINED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.



NOTE: NO DEVIATIONS ARE PROPOSED FROM CITY STANDARDS WITH THIS PROJECT.



LEGEND:

- EXISTING PAVEMENT GRADE
- PROPOSED PAVEMENT GRADE
- PROPOSED FLOWLINE GRADE
- PROPOSED CONCRETE GRADE
- PROPOSED CURB & GUTTER
- PROPOSED POURED IN PLACE CURB
- EXISTING TREE TO BE REMOVED
- PROPOSED PARKING STALLS
- PROPOSED STORMWATER PLANTER OR VEGETATED BIO-SWALE
- PROPOSED CONCRETE SIDEWALK OR TRASH ENCLOSURE APRON
- PROPOSED BUILDING FINISHED FLOOR ELEVATION

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 30'



LAGUNA MAIN APARTMENTS

ELK GROVE, CA
KF PROPERTIES

NO. ISSUE DATE



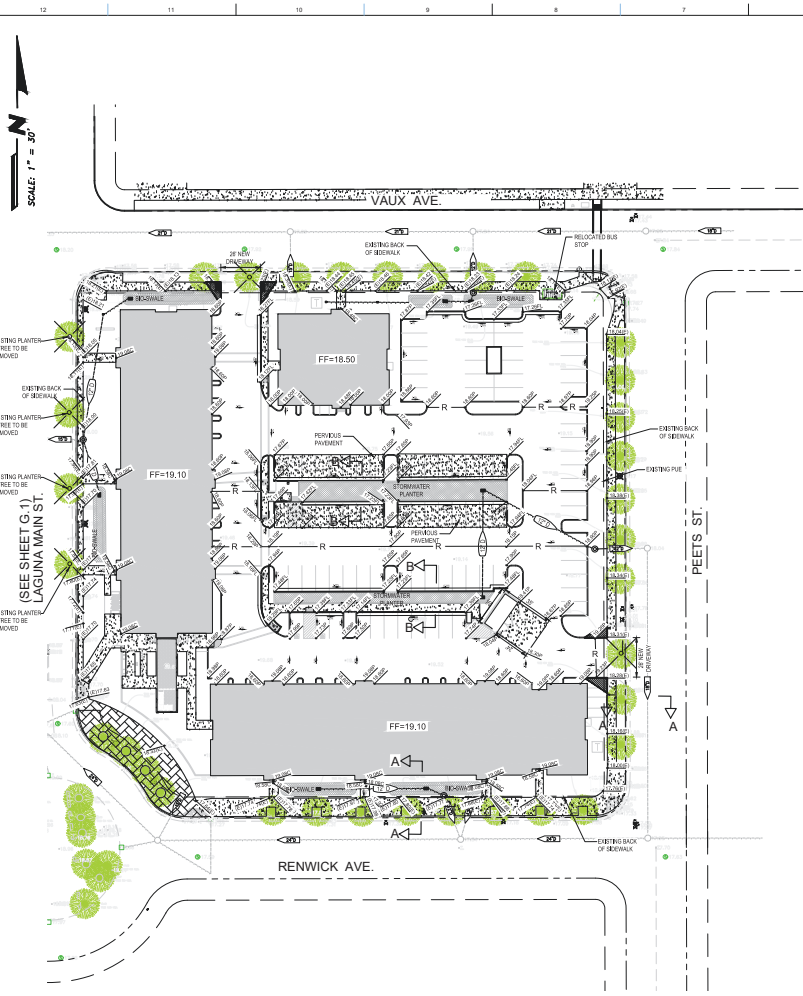
ENGINEER'S STAMP APPROVAL

PROJECT NO: 1202-0002
DATE: 11/13/2020

SHEET NO:

G1

12 11 10 9 8 7 6 5 4 3 2 1



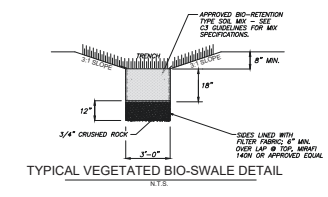
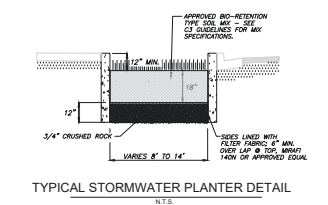
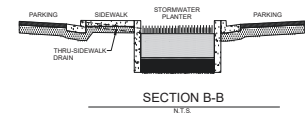
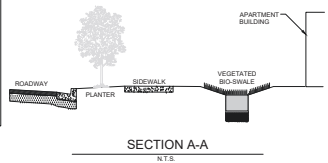
SCALE: 1" = 30'

PRELIMINARY GRADING & DRAINAGE PLAN
SCALE: 1" = 30'

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN PRELUY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. FSSE-0101900291-SL DATED AS OF AUGUST 15, 2019 HAVE BEEN SHOWN HEREIN AND/OR HAVE BEEN ACCOUNTED FOR IN NOTES PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OUTCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.



NOTE: NO DEVIATIONS ARE PROPOSED FROM CITY STANDARDS WITH THIS PROJECT.



- LEGEND:**
- EXISTING PAVEMENT GRADE
 - PROPOSED PAVEMENT GRADE
 - PROPOSED FLOWLINE GRADE
 - PROPOSED CONCRETE GRADE
 - PROPOSED CURB/GUTTER
 - PROPOSED POURED IN PLACE CURB
 - EXISTING TREE TO BE REMOVED
 - PROPOSED PARKING STALLS
 - PROPOSED STORMWATER PLANTER OR VEGETATED BIO-SWALE
 - PROPOSED CONCRETE SIDEWALK OR TRASH ENCLOSURE APRON
 - PROPOSED BUILDING FINISHED FLOOR ELEVATION
- F.F. = 16.50

LPAS
2484 Natamas Park Drive, Suite 100, Sacramento CA 95833
916.453.0335 lpasdesign.com Architecture + Design

LAGUNA MAIN APARTMENTS

ELK GROVE, CA
KF PROPERTIES

NO. ISSUE DATE

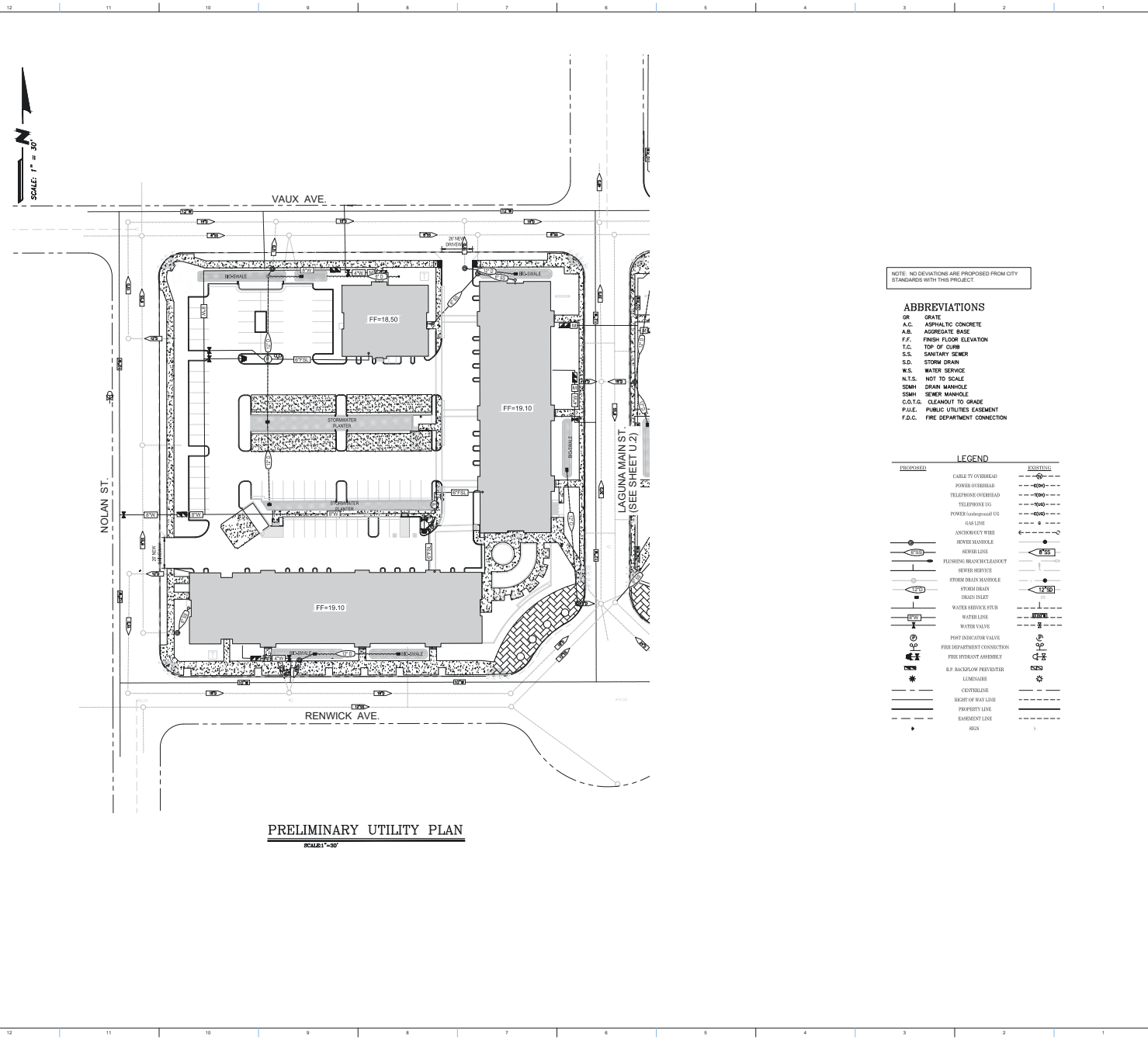


ENGINEER'S STAMP APPROVAL

PROJECT NO: 1202-0002
DATE: 11/13/2020

SHEET NO:

G2



PRELIMINARY UTILITY PLAN
SCALE: 1"=30'

NOTE: NO DEVIATIONS ARE PROPOSED FROM CITY STANDARDS WITH THIS PROJECT.

- ABBREVIATIONS**
- GR GRATE
 - A.C. ASPHALTIC CONCRETE
 - A.B. AGGREGATE BASE
 - F.F. FINISH FLOOR ELEVATION
 - T.C. TOP OF CURB
 - S.S. SANITARY SEWER
 - S.D. STORM DRAIN
 - W.S. WATER SERVICE
 - N.T.S. NOT TO SCALE
 - SMH DRAIN MANHOLE
 - SSMH SEWER MANHOLE
 - C.O.T.G. CLEANOUT TO GRADE
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - F.D.C. FIRE DEPARTMENT CONNECTION

LEGEND

| PROPOSED | EXISTING |
|----------------------------|-----------|
| CABLE TV OVERHEAD | ---(C)--- |
| POWER OVERHEAD | ---(P)--- |
| TELEPHONE OVERHEAD | ---(T)--- |
| TELEPHONE EG | ---(T)--- |
| POWER Underground EG | ---(P)--- |
| COSE LINE | ---(C)--- |
| UNDERGROUND WIRE | ---(U)--- |
| SEWER MANHOLE | ---(S)--- |
| SEWER LINE | ---(S)--- |
| SEWER BRANCH/CLEANOUT | ---(S)--- |
| SEWER MANHOLE | ---(S)--- |
| STORM DRAIN MANHOLE | ---(S)--- |
| STORM DRAIN | ---(S)--- |
| DRAIN DILET | ---(S)--- |
| WATER SERVICE/SEWER | ---(S)--- |
| WATER LINE | ---(S)--- |
| WATER VALVE | ---(S)--- |
| PORT INDICATOR VALVE | ---(S)--- |
| FIRE DEPARTMENT CONNECTION | ---(S)--- |
| FIRE DEPARTMENT CONNECTION | ---(S)--- |
| R.P. BACKFLOW PREVENTER | ---(S)--- |
| LENSHIRE | ---(S)--- |
| CENTERLINE | ---(S)--- |
| RIGHT OF WAY LINE | ---(S)--- |
| PROPERTY LINE | ---(S)--- |
| EASEMENT LINE | ---(S)--- |
| ROCK | ---(S)--- |



LAGUNA MAIN APARTMENTS
ELK GROVE, CA
KF PROPERTIES

NO. ISSUE DATE



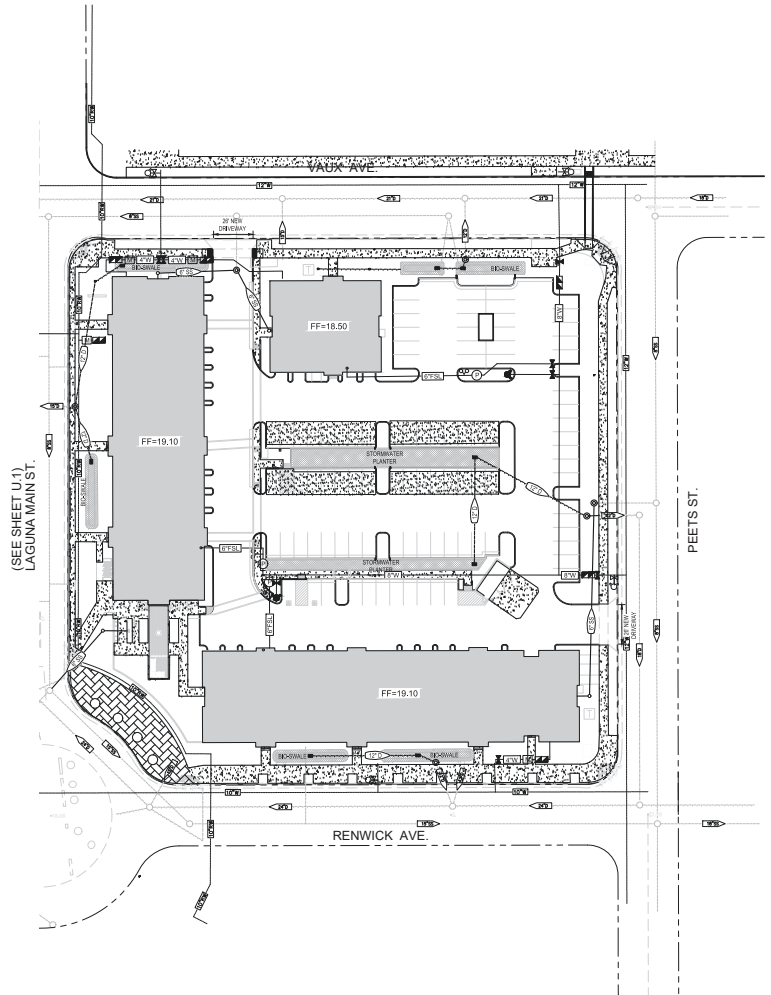
ENGINEER'S STAMP APPROVAL

PROJECT NO: 1928-0002
DATE: 11/13/2020

SHEET NO: **U1**

12 11 10 9 8 7 6 5 4 3 2 1

SCALE: 1" = 30'



(SEE SHEET U-1)
LAGUNA MAIN ST.

PEETS ST.

RENWICK AVE.

PRELIMINARY UTILITY PLAN
SCALE: 1"=30'

NOTE: NO DEVIATIONS ARE PROPOSED FROM CITY STANDARDS WITH THIS PROJECT.

- ABBREVIATIONS**
- GR GRATE
 - A.C. ASPHALTIC CONCRETE
 - A.B. AGGREGATE BASE
 - F.F. FINISH FLOOR ELEVATION
 - T.C. TOP OF CURB
 - S.S. SANITARY SEWER
 - S.D. STORM DRAIN
 - W.S. WATER SERVICE
 - N.T.S. NOT TO SCALE
 - SDMH DRAIN MANHOLE
 - SMH SEWER MANHOLE
 - C.O.T.G. CLEANOUT TO GRADE
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - F.D.C. FIRE DEPARTMENT CONNECTION

LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|----------------------------|--------|----------------------------|
| | CABLE TV OVERHEAD | | SEWER MANHOLE |
| | POWER OVERHEAD | | FLEETING MANHOLE/CLEANOUT |
| | TELEPHONE OVERHEAD | | SEWER SERVICE |
| | TELEPHONE UG | | STORM DRAIN MANHOLE |
| | POWER UNDERGROUND UG | | STORM DRAIN |
| | GAS LINE | | DRAIN OUTLET |
| | SANITARY SEWER | | WATER SERVICE |
| | STORM DRAIN | | WATER LINE |
| | SEWER MANHOLE | | WATER VALVE |
| | SEWER LINE | | PORT INDICATOR VALVE |
| | FLEETING MANHOLE/CLEANOUT | | FIRE DEPARTMENT CONNECTION |
| | SEWER SERVICE | | FIRE HYDRANT |
| | STORM DRAIN MANHOLE | | R.P. BACKFLOW PREVENTER |
| | STORM DRAIN | | LENS CAP |
| | DRAIN OUTLET | | CENTERLINE |
| | WATER SERVICE | | RIGHT OF WAY LINE |
| | WATER LINE | | PROPERTY LINE |
| | WATER VALVE | | EASEMENT LINE |
| | PORT INDICATOR VALVE | | BIOS |
| | FIRE DEPARTMENT CONNECTION | | |
| | FIRE HYDRANT | | |
| | R.P. BACKFLOW PREVENTER | | |
| | LENS CAP | | |
| | CENTERLINE | | |
| | RIGHT OF WAY LINE | | |
| | PROPERTY LINE | | |
| | EASEMENT LINE | | |
| | BIOS | | |



LAGUNA MAIN APARTMENTS

ELK GROVE, CA

KF PROPERTIES

NO. ISSUE DATE



ENGINEER'S STAMP APPROVAL

PROJECT NO: 1928-0002
DATE: 11/13/2020

SHEET NO:

U2

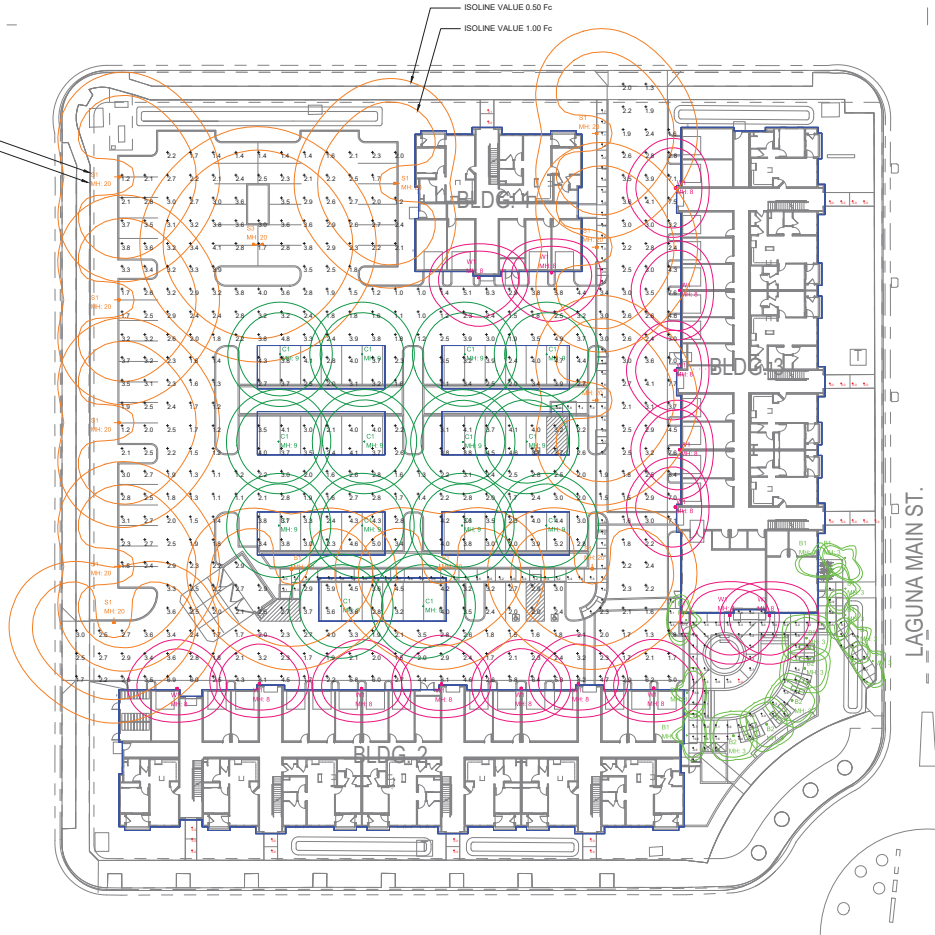
100% DD

12 11 10 9 8 7 6 5 4 3 2 1

| Calculation Summary | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|
| Label | Calc Type | Units | Avg | Max | Min | Avg/Min |
| PARKING EAST | Illuminance | Fc | 2.96 | 8.1 | 1.0 | 2.96 |
| PARKING WEST | Illuminance | Fc | 2.91 | 8.2 | 1.0 | 2.91 |
| WALKWAY EAST | Illuminance | Fc | 3.77 | 14.9 | 0.0 | N.A. |
| WALKWAY WEST | Illuminance | Fc | 3.10 | 17.5 | 0.0 | N.A. |

| Luminaire Schedule | | | | | | |
|--------------------|-----|-------|-------------|------------------------------------|-------------|-------|
| Symbol | Qty | Label | Arrangement | Description | Lum. Lumens | LLF |
| | 16 | B1 | SINGLE | GARCO PBL-36-14L-200-NW-G2-S-UNV | 365 | 0.900 |
| | 13 | B2 | SINGLE | GARCO PBL-36-14L-200-NW-G2-S-UNV | 1055 | 0.900 |
| | 28 | C1 | SINGLE | GARCO SVPG-140L-800-NW-G2-SM-S-UNV | 4153 | 0.900 |
| | 24 | S1 | SINGLE | GARCO P26-140L-2100-NW-G2-AR-S-UNV | 9982 | 0.900 |
| | 2 | S3 | 2 @ 180 DEG | GARCO P26-140L-2100-NW-G2-AR-S-UNV | 9779 | 0.900 |
| | 33 | W1 | SINGLE | GARCO PWS-140L-650-NW-G2-4-UNV | 3724 | 0.900 |

FIXTURE LABEL: SEE FIXTURE SCHEDULE FOR DETAILS
 FIXTURE MOUNTING HEIGHT (MH): BOTTOM OF LENS TO GRADE (U.O.N.)



LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
 SCALE: 1" = 20'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers: 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.95 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

PRELIMINARY - NOT FOR CONSTRUCTION

Associated Lighting Representatives, Inc.
 1000 W. CHRYSTAL ROAD, SUITE 200, WILMINGTON, DE 19804
 TEL: 302.436.1100 FAX: 302.436.1101
 WWW.ALRANSR.COM

ANSR
 ASSOCIATED NETWORK SYSTEMS REPRESENTATIVES
 DIVISION OF ASSOCIATED LIGHTING REPRESENTATIVES, INC.

DESIGNED BY: MICHAEL ALLETT
 LAMP: PBL-36-14L-200-NW-G2-S-UNV
 FIXTURE: SVPG-140L-800-NW-G2-SM-S-UNV
 PROJECT: 1000 W. CHRYSTAL ROAD, SUITE 200, WILMINGTON, DE 19804
 DATE: 11/20/2018
 DRAWN BY: GREG KESLER
 CHECKED BY: GREG KESLER
 SCALE: AS NOTED

PROJECT: 1000 W. CHRYSTAL ROAD, SUITE 200, WILMINGTON, DE 19804
 DRAWING NO: 18-0001
 SHEET NO: 1 OF 1
 DATE: 11/20/2018
 SCALE: AS NOTED

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PARKING EAST | Illuminance | Fc | 2.96 | 8.1 | 1.0 | 2.96 | 8.10 |
| PARKING WEST | Illuminance | Fc | 2.91 | 8.2 | 1.0 | 2.91 | 8.20 |
| WALKWAY EAST | Illuminance | Fc | 3.77 | 14.9 | 0.0 | N.A. | N.A. |
| WALKWAY WEST | Illuminance | Fc | 3.10 | 17.5 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|-------------------------------------|-------------|-------|-------------------------------|
| Symbol | Qty | Label | Arrangement | Description | Lum. Lumens | LLF | Filename |
| | 16 | B1 | SINGLE | GARDCO PBL-36-14L-200-NW-G2-3-UNV | 965 | 0.900 | PBL-14L-200-NW-G2-3-UNV.ies |
| | 13 | B2 | SINGLE | GARDCO PBL-36-14L-200-NW-G2-5-UNV | 1055 | 0.900 | PBL-14L-200-NW-G2-5-UNV.ies |
| | 28 | C1 | SINGLE | GARDCO SVPC-140L-800-NW-G2-SM-5-UNV | 4153 | 0.900 | svsp-140L-800-nw-g2-5.ies |
| | 24 | S1 | SINGLE | GARDCO P26-140L-2100-NW-G2-AR-3-UNV | 9982 | 0.900 | P26-140L-2100-NW-G2-3-UNV.ies |
| | 2 | S3 | 2 @ 180 DEG | GARDCO P26-140L-2100-NW-G2-AR-5-UNV | 9779 | 0.900 | P26-140L-2100-NW-G2-5-UNV.ies |
| | 33 | W1 | SINGLE | GARDCO PWS-140L-650-NW-G2-4-UNV | 3724 | 0.900 | pws-140L-650-nw-g2-4-unv.ies |



LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
 SCALE: 1" = 20'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.96 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

Associated Lighting Representatives, Inc.
 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804
 TEL: 302.436.1100 FAX: 302.436.1101
ANSR
 Associated Network Systems Representatives
 Division of Associated Lighting Representatives, Inc.

CAUTION: THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND OTHER AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND OTHER AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND OTHER AGENCIES.

Lighting Analysis
 AND ASSOCIATED SERVICES
 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804
 TEL: 302.436.1100 FAX: 302.436.1101

| NO. | REVISION | DATE | BY | CHKD. | AS NOTED |
|-----|----------|--------|----|-------|----------|
| 0 | 1 | 3/4/20 | | | AS NOTED |

DESIGNED BY: MICHAEL ALLETT
 DRAWN BY: JESSICA L. HARRIS
 CHECKED BY: WENGLI GONG
 PROJECT: 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804
 PROJECT NAME: 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804
 PROJECT NUMBER: 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804
 PROJECT LOCATION: 1000 W. CHRYSTAL DRIVE, SUITE 100, WILMINGTON, DE 19804

Exhibit D
Laguna Main Street Apartments (PLNG19-047)
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. | <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. 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 | Engineering SCWA SASD SMUD PG&E | |
| 6. | <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 | |
| 7. | <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 | |
| 8. | <p>The trash enclosures shall be locked when not in use and well maintained at all times.</p> | On-Going | Code Enforcement Planning | |
| 9. | <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 | |

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|-------------------------------|---|--|--------------------------------|--|
| 10. | <p>In the event that cultural resources or tribal cultural resources are discovered during grading or construction activities during development of the Project, work shall halt immediately within 100 feet of the discovery, the Development Services Director shall be immediately notified. The Applicant's on-site Construction Supervisor, the City of Elk Grove, an archaeologist meeting the Secretary of the Interior's Standards in Archaeology, and any applicable Native American tribes shall assess the discovery to determine if it qualifies as a tribal cultural resource. The appropriate treatment of the discovery, including any applicable avoidance or mitigation strategies, shall be determined in consultation with the City and the applicable tribes. Construction activities within 100 feet of the discovery shall not commence until the appropriate treatment has been determined and any applicable mitigation has been completed. Mitigation shall follow the recommendations detailed in Public Resources Code sections 21084.3(a) and (b), and CEQA Guidelines section 15370. Work may continue on other parts of the Project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Section 21083.2).</p> <p>A note stating the above shall be placed on the Improvement Plans.</p> | <p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p> | <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.</p> <p>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> | |

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
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| 13. | The existing site is currently stubbed for connection to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of the Sacramento Area Sewer District (SASD) prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction. | On-Going | SASD | |
| 14. | In the event the Applicant requires the relocation or removal of existing Sacramento Municipal Utility District (SMUD) facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. | On-Going | SMUD | |
| 15. | 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 | |
| 16. | SMUD has existing underground 12kV facilities along streets surrounding the Project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. | On-Going | SMUD | |
| PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL | | | | |
| 17. | The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Project. 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. Until the MMRP has been recorded and the estimated MMRP deposit of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) shall be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project is constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Development Services Director. | Improvement Plans or, Grading Permit, whichever occurs first | Planning | |

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
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| 18. | 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, Municipal Code and any other applicable drainage master plans or studies. | Improvement Plans or Grading Permit(s), whichever occurs first | Engineering Public Works | |
| 19. | 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 | |
| 20. | Low Impact Development (LID) features adopted in the stormwater quality manual must be implemented for all projects. All the designs shall be consistent with the design examples prescribed in the manual. | Improvement Plans or Grading Permit(s), whichever occurs first | Engineering Public Works | |
| 21. | 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 | |

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
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| 22. | <p>Prior to the issuance of Improvement Plans or Building Permits, whichever occurs 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 of 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 and routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and (b) replacement of district wide facilities attributable to the property . 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 and maintenance of park facilities, trails and landscape corridors , 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. It is the responsibility of the Applicant or their representative to contact the Cosumnes Community Services District at (916)405-5300 in order to initiate the Community Facilities District process.</p> | <p>Improvement Plans or Building Permits, whichever occurs first</p> | <p>Cosumnes CSD Fire Department</p> | |
| 23. | <p>The Sacramento Area Sewer District (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.</p> | <p>Improvement Plans</p> | <p>SASD</p> | |

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
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| 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 must be shown on Improvement Plans. Field modifications to new or existing precast manhole bases are not allowed. | Improvement Plans | SASD | |
| 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. | 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 | |
| 27. | 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 | |
| 28. | 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 | |
| PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT | | | | |
| 29. | The Applicant shall relocate the existing westbound bus stop on Vaux Avenue east near the intersection of Vaux Avenue and Peets Street and the existing eastbound bus stop and shelter east on Vaux Avenue near the intersection of Vaux Avenue and Peets Street as shown on the Site Plan and to the satisfaction of the City. | Building Permit | Engineering | |
| 30. | The Applicant shall dedicate to the City a Pedestrian Easement along the Project's frontages from the right-of-way line to the back of the sidewalk to the satisfaction of the City. | Building Permit | Engineering | |
| 31. | The Applicant shall install a crosswalk at the intersection of Vaux Avenue and Peets Street as shown on the Site Plan and to the satisfaction of the City. | Building Permit | Engineering | |

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| 32. | 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 | |
| 33. | The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards. | Building Permit | Engineering | |
| 34. | 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/ | Building Permit | Finance | |
| 35. | Prior to issuance of a building permit, the Project 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/ . | Building Permit | Finance | |

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| 36. | Prior to issuance of a building permit, the Project shall annex into the Street Maintenance Assessment District No. 1, Zone 2, 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/ | Building Permit | Finance | |
| 37. | 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 . | Building Permit | Finance | |
| 38. | Developing this property shall require the payment of sewer impact fees in accordance with the SASD'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 | SASD | |
| 39. | Separate public water shall be provided to each building. | Building Permit | SCWA | |
| 40. | 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. | Building Permit | SCWA | |
| 41. | 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 | |

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| 42. | 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 | |
| 43. | The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. | Building Permit | SMUD | |
| 44. | Prior to issuance of building permits, the Project Applicant shall pay the applicable I-5 Subregional Fee in effect at the time of payment, consistent with EGMC Sections 16.97.040 and 16.97.050. Receipt of payment shall be provided to the City of Elk Grove Planning Division. | Building Permit | Planning | |
| 45. | 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); • At least 10% of the units in the project shall include exclusively electric appliances and HVAC system (BE-6); • 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 (2.5% of parking spaces provided) and "EV Ready" parking stalls (2.5% of parking spaces) (TACM-9). | Building Permit | Planning | |

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-226**

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

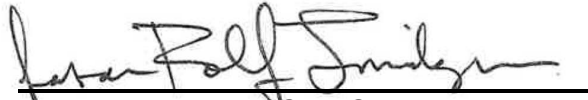
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 11, 2021 by the following vote:

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**