



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A public hearing to consider Landing Assisted Living Facility (EG 16-028) – Rezone, Design Review and Conditional Use Permit (CEQA Exempt)

MEETING DATE: January 11, 2017

PREPARED BY: Kristi Grabow, Senior Planner

DEPARTMENT HEAD: Darren Wilson, Development Services Director

PROJECT INFORMATION:

Location: Southeast Corner of East Stockton Blvd. and Cantwell Blvd; APN: 116-0030-053-000

Planner: Kristi Grabow, Senior Planner

Applicant: Jeremy Sutter
Jeffrey DeMure + Associates, Inc.
5905 Granite Lake Drive, Suite 140
Granite Bay, CA 95746

Property Owner: George Carpenter
Family Real Property Limited Partnership
3001 I Street, Suite 300
Sacramento, CA 95816

RECOMMENDED ACTION:

By a vote of 4-0 at its December 15, 2016 meeting (Spease, absent), the Planning Commission recommends that the City Council:

1. Adopt a Resolution:
 - i) Finding the Landing Assisted Living Rezone, Design Review and Conditional Use Permit (Project) exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183;

- ii) Approving the Design Review and Conditional Use Permit for the Project as described in Attachment 1; and
2. Introduce and waive the full reading, by substitution of title only, an Ordinance approving the rezone for the Project as described in Attachment 2.

At its December 15, 2016, meeting, the Planning Commission discussed the Applicant's concern with a condition that requires the Project to comply with the landscape standards for the required landscape planter along the eastern property line. To address this concern, a condition of approval was added at the meeting (Condition No. 13), directing the Applicant to provide a landscape plan for the planter that may be less dense than required by the landscape standards, but provides a mixture of trees and shrubs along the eastern property line, as well as incorporating trees into the site along the internal roadway per the review and approval of the Development Services Director. The Applicant has reviewed and accepted Condition of Approval Nos. 13.

The Applicant also requested a modification to a Sacramento County Water Agency (SCWA) condition to eliminate wording related to car washing stations. It was noted during the discussion of this condition that Elk Grove Water District (EGWD), is the water retailer and not SCWA. EGWD, as the water retailer, had not previously provided any conditions for the project. The Planning Commission directed staff to follow up with the EGWD to receive input on the Project. Consistent with the Planning Commission direction, and because SCWA is not the water retailer, staff has also removed all conditions from SCWA. Since the Planning Commission meeting, staff contacted EGWD, who reviewed the project and provided conditions. These conditions (see Conditions of Approval Nos. 24-27, 42 and 43) have been reviewed and accepted by staff and the Applicant.

PROJECT DESCRIPTION:

The Project consists of development of a new residential care facility for the elderly with 48 memory care units, 107 assisted living units, and 50 independent living units on a 10.35-acre vacant site on the southeast corner of East Stockton Boulevard and Cantwell Boulevard. Requested and required entitlements are as follows:

- Rezone from Shopping Center (SC) to General Commercial (GC) consistent with the General Plan;
- Major Design Review for the construction of the new residential elderly care facility; and
- Conditional Use Permit for the residential care facility for the elderly use in the GC zone

ANALYSIS

Rezone

The Applicant proposes to rezone the 10.35-acre site from SC to GC consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M). The C/O/M designation is generally characterized by office, professional, and retail uses in any mix. The designation also includes high-density residential development. The Multifamily (M) designation was added to the Commercial/Office (C/O) in conjunction with the 2004 Multifamily Housing Rezone Project as a candidate site for rezoning to high-density residential. The site was analyzed for high-density residential development at a programmatic level, but was not ultimately chosen for rezoning to meet the City’s Regional Housing Needs Allocation.

A Rezone is required to allow consideration of the proposed use of residential elderly care facility use, which is not an allowed use in the current SC zone. With the proposed GC zoning designation, residential elderly care facilities require approval of a Conditional Use Permit (CUP). The proposed Rezone would change the zoning from the most intense commercial designation of SC to a lesser intense commercial zoning of GC. The proposed GC zoning is compatible with commercial zoning to the north and west, and reduces the intensity of commercial uses permitted adjacent to the single-family residential homes and land to the west and south as listed in Table 1. See proposed Rezone Exhibit in Figure 1.

Table 1 - Adjacent Land Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Vacant	M/O/F	SC
North	Undeveloped commercial	C	AR-5, GC
South	Vacant residential and Whitehouse Creek corridor	LDR, Pub OS/Rec	AR-5, O
West	Park and ride lot, undeveloped commercial, church	C	SC
East	Single family residential	LDR	RD-5

Major Design Review

A Major Design Review is required for new construction of a residential elderly care facility. The Project includes 107 assisted living units for persons over the age of 60, 48 memory care units for persons that have memory-loss diagnoses, and 50 independent living cottage units for persons 55 years and older and those needing assisted living services. The assisted living and memory care units will be licensed as a Residential Care Facility for the Elderly (“RCFE”) under the Department of Social Services. All of the units are for lease only, and the entire community will be managed, operated, and maintained by a single operator, Frontier Management. Additional information regarding proposed use and State licensing is included under the Conditional Use Permit analysis.

Figure 1 – Rezone Exhibit

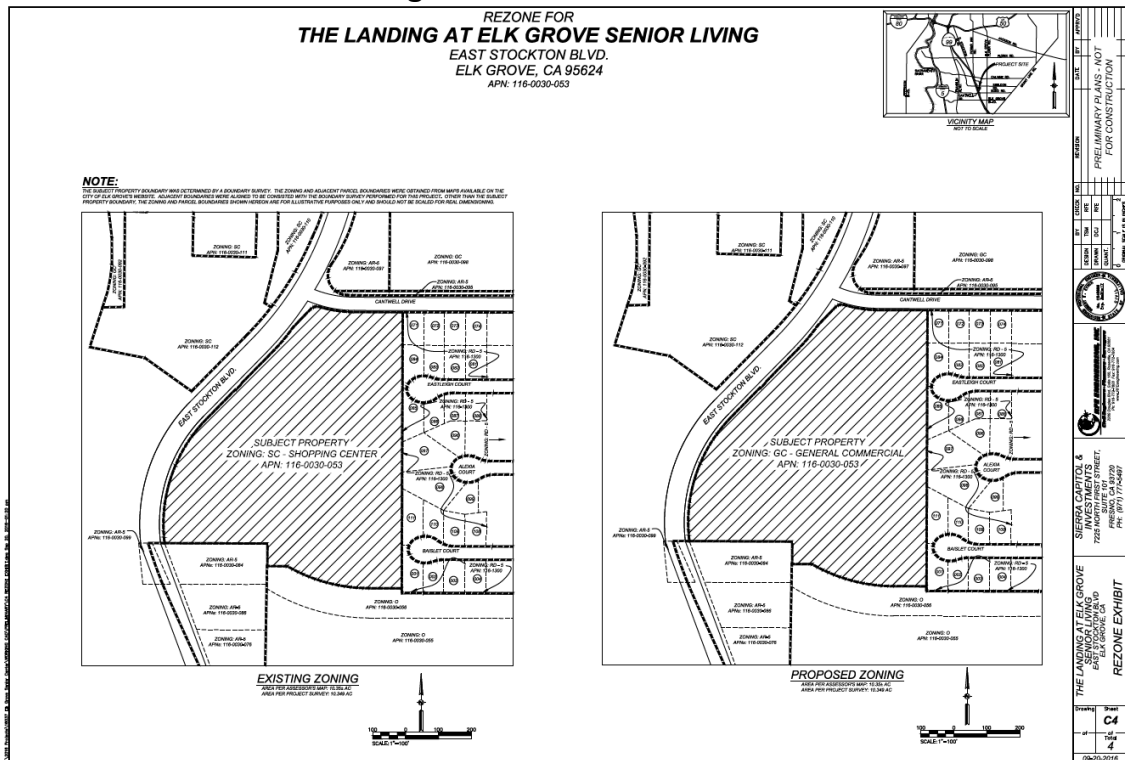
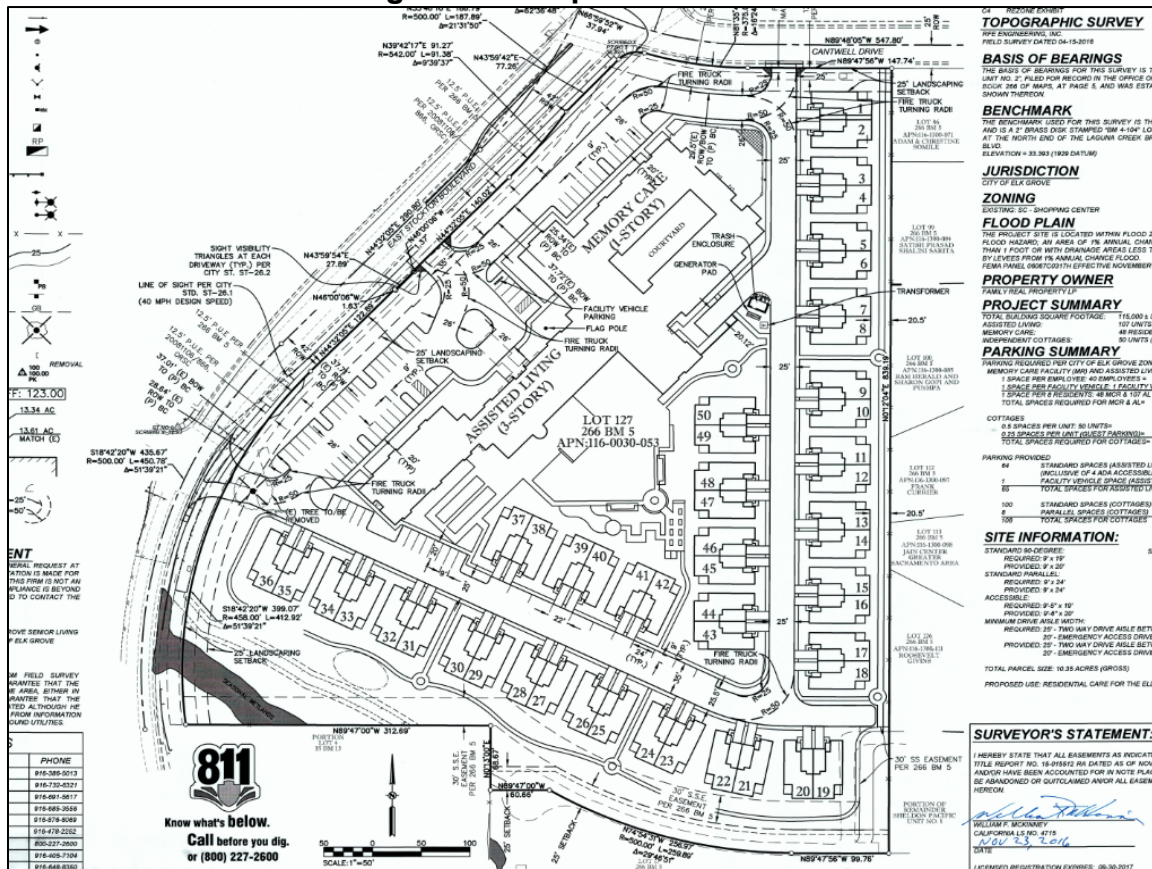


Figure 2 – Proposed Site Plan



The site plan includes 50 independent living cottages along the southern and eastern portions of the site, with a larger facility for assisted living and memory care centrally located with frontage along East Stockton and Cantwell Boulevards. The cottages are single-story duplex designed structures (approximately 1,245 square feet of living space, including two bedrooms and two bathrooms) similar to the single-family residential homes along the eastern boundary of the site, and provide visibility and access to the open space/creek corridor to the south. The central three-story building combines the memory care units and the assisted living units with a private courtyard, common service areas (e.g., fitness center, salon, dining room, theater) and outdoor recreation areas shared with the cottage residents.

There are three points of vehicular access, on-site parking for employees, residents and guests, and a series of walking trails along the Project frontages and throughout the site. Vehicular access along East Stockton Boulevard has been conditioned with turn movement restrictions and will not affect the existing traffic signal to the park-and-ride facility. The landscape plan proposes primarily native and drought-tolerant plant

material. There is one existing walnut tree on the site proposed for removal, and the Project is conditioned to comply with the City’s Tree Preservation and Protection Chapter 19.12. The Project includes a multi-use trail along East Stockton Boulevard consistent with the recommendations of the Trails Committee.

With the exception of two items (setback and landscape), the Project is consistent with Title 23 of the Elk Grove Municipal Code (the “Zoning Code”) development standards in that it meets or exceeds all of the minimum development standards for the GC zoning district except in one instance as outlined in the Table 2. The exceptions are described below with staff’s recommendation. The approving authority (Planning Commission or City Council, as applicable), can grant exceptions to certain development standards with the finding that the deviation improves the usability of the site and its relationship to surrounding development, including but not limited to pedestrian and vehicular movement and accessibility, architectural design, and landscaping and site amenities, or otherwise does not impact the usability of the site or negatively impact adjoining property (EGMC 23.16.080(H)).

Table 2 Project Compliance with GC Development Standards

Description	Standard	Proposed Project	Compliance Y/N?
Setbacks	Front: 25 ft.	55 ft.	Yes
	Interior Side Yard: 25 ft	30 ft	Yes
	Street Side Yard: 0 ft	25 ft	Yes
	Rear: 25 ft:	20 ft:	No
Building Height	Generally: 30 ft As part of the design review process, the maximum height may be increased up to one hundred fifty (150' 0") feet; provided that all buildings are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of the building	Assisted Living: 44'-6" Cottages: 17'-9"	Yes

Description	Standard	Proposed Project	Compliance Y/N?
Parking	<p>Assisted Living: 1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity</p> <p>Cottages - Senior dwelling: 0.5 spaces/unit, plus 0.25 spaces/unit guest parking</p> <p>Total required: 99</p>	<p>Assisted Living: 40 employees, plus 1 facility vehicle space, plus 1 space/ 8 persons (155 persons) at facility capacity = 60.3 spaces</p> <p>Cottages: 100 parking spaces and 8 guest parking</p> <p>Total parking: 173</p>	<p>Assisted Living: Yes</p> <p>Cottages: Yes</p>

Setback Exception: The Applicant is requesting a deviation along the east property line from the 25-foot setback for commercial property adjacent to residential property as required in EGMC Section 23.29.020, to a 20-foot setback to the independent living cottages. The deviation is necessary because, while the multi-level retirement community use is classified as a commercial use allowable under the GC zoning designation, the independent living cottages are not commercial structures with the character and nature of the Project's mixed density residential. The design concept locates the cottages and a 6-foot masonry wall along the east property line, creating a transition and buffer from the existing residential homes to the proposed three-story facility building. Staff analyzed the proposed deviation and recommends approving this proposed deviation because the adjoining cottages function like a single family residence.

Landscaping Exception: The Applicant is requesting to deviate from EGMC Sections 23.54.040 (Landscape development standards) and 23.54.050 (Special landscape provisions). These code sections require a 10-foot landscape planter with evergreen screen trees at 30-feet on center, large growing shrubs at 8- feet on center and climbing vines, planted between large shrubs, at 8-feet on center, where nonresidential property abuts residential property. However, such an intense landscape buffer is not needed as the proposed cottages that back up to the existing residential homes are very similar in nature to a residential duplex. In addition, there is a proposed 6' masonry wall and a 20' setback between the east property line and the cottages. The 20' setback contains a walking path and landscaping. The combination of masonry wall, walking path, and

landscaping, illustrated in Figure 3, functions as an appropriate buffer between the existing residential and the cottages. Therefore, a more intense commercial landscape buffer, as required by EGMC Sections 23.54.040 and 23.54.050, is not appropriate for the Project. Planning Commission recommended the Applicant work with staff on the appropriate design within the landscape that would allow a less dense buffer and a variation of trees and shrubs not necessarily in conformance with the City's landscape standards to be reviewed and approved by the Development Services Director. (See Condition of approval #13.)

Figure 3 – Proposed Landscape Buffer on East Property Line

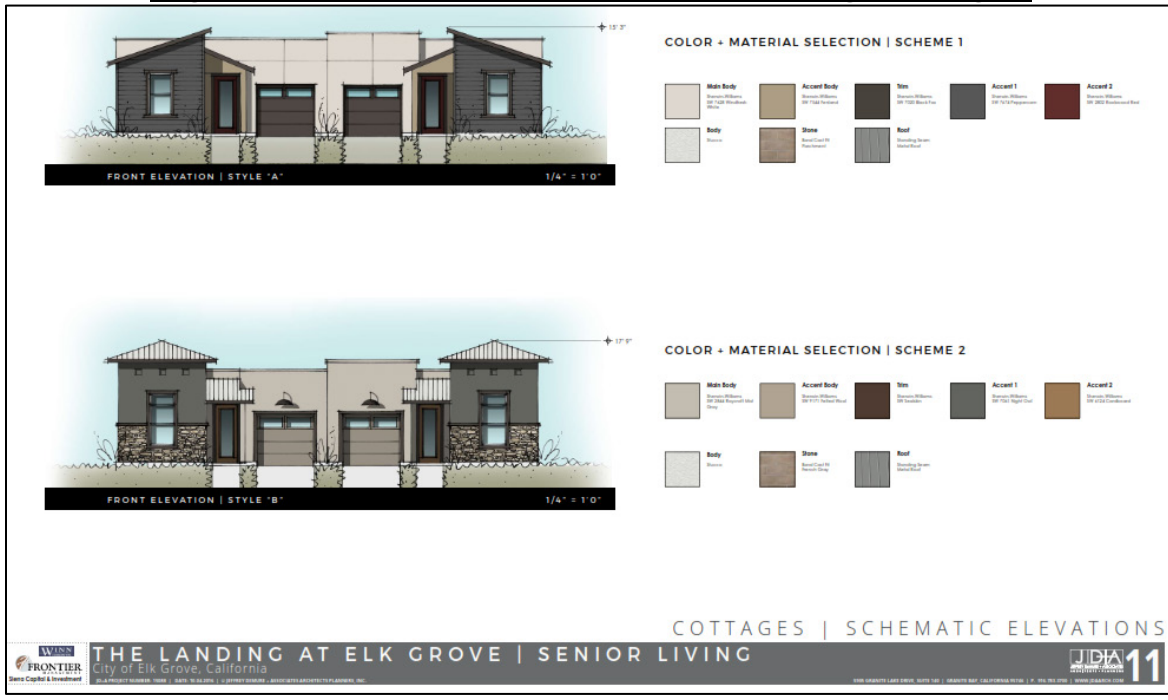


The architectural design style for both the cottages and the central care facility building incorporate modern details and features that complement one another and represent quality architectural materials, form, massing, details, and color patterns consistent with the adopted design guidelines.

Figure 4 – Proposed Elevations of Central Care Facility



Figure 5 – Proposed Independent Living Cottages



Conditional Use Permit

Within the proposed GC zone, the primary use of a residential care facility for the elderly (for persons over the age of 60) is allowed with approval of a Conditional Use Permit. The assisted living and memory care units will be licensed as a Residential Care Facility for the Elderly (“RCFE”) under the Department of Social Services and are considered a commercial use of property. The assisted living portion of this Project will require age restriction to persons 60 years of age and older, as defined in EGMC Section 23.26.050.R.8. The memory care will not have an age restriction as there is no age restriction defined with the license from the Department of Social Services; however, according to the Applicant, the average age of this service typically is around 80 years or older. The independent living cottages will have an age restriction of 55 and older in accordance with the conditions of approval. All of the units are for lease only and the entire community will be managed, operated, and maintained by a single operator, Frontier Management. Therefore, the independent cottage units are also considered a commercial (rather than residential) use of property.

In evaluating the appropriateness of the use, the approving authority must find that 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.

While the proposed use of the site is considered a commercial use, the form and function (particularly of the duplex cottage units) will be more residential in nature. As described in the previous analysis, the cottage buildings are single story structures located along the eastern and southern boundaries of the site adjoining single-family residential homes to the east and the creek corridor and future residential to the south. In terms of vehicle trip generation, there will be around-the-clock employees, but rather than commercial patrons, trips will be limited to residents (some of whom won’t drive) and their guests. Deliveries and loading will be done at the central building, separated from nearby single-family homes to the east by single story cottage structures. Other surrounding uses include undeveloped residential property beyond the creek corridor to the south, an existing park and ride lot and a church across East Stockton Boulevard to the west, and undeveloped commercial land to the north and northwest. As such, the proposed residential care facility use provides a good transition use between the existing commercial and residential uses and land surrounding the site.

ENVIRONMENTAL ANALYSIS

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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.” (CEQA Guidelines Section 15378) The proposed Project is a project under CEQA. The Project is exempt from CEQA under to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines “consistency” as “that density of the proposed Project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning.”

The proposed Project is consistent with the General Plan designation on the site and development of the same intensity was considered in the General Plan EIR for this site. The Project’s density of 7.56 dwelling units per gross acre is within the density assumed for the site in the General Plan EIR, so there will be fewer impacts to traffic, air quality, and utility services. Subsequent noise and biological resource surveys were prepared for the site, which determined that the proposed Project would not result in any significant effects related to noise or biological resources. Based upon the review, there are no new potentially significant on- or off-site impacts and cumulative impacts which were not discussed in the prior EIR and no aspects peculiar to the project or the parcel that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. No new mitigation measures or alternatives are required. Therefore, the General Plan EIR is sufficient and, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

ATTACHMENTS:

1. Resolution – Approval of the Major Design Review and Conditional Use Permit for the Assisted Senior Living Facility
 - A. Exhibit A: Project Description
 - B. Exhibit B: Project Plans
 - C. Exhibit C: Conditions of Approval
2. Rezone Ordinance
 - A. Rezone Exhibit

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE MAJOR DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR
THE LANDING ASSISTED LIVING PROJECT (EG 16-028)**

WHEREAS, the proposed Major Design Review will be for the construction of a new residential care facility for the elderly with 107 assisted living units, 48 memory care units, and 50 independent living duplex cottage units along with site improvements as described in Exhibit A and illustrated in Exhibit B (incorporated herein by this reference; and

WHEREAS, the proposed Conditional Use Permit will allow a residential care facility for the elderly to be operated on the Project site; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, State CEQA Guidelines Section 15183 identifies that projects consistent with a general plan for which an environmental impact report was certified are exempt from CEQA; and

WHEREAS, an Environmental Impact Report was prepared and certified for the General Plan and this Project is consistent with the density and intensity assumed for the General Plan. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 15, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting and recommended by a vote of 4-0 (Spease absent) that the City Council approve the Major Design Review and the Conditional Use Permit; and

WHEREAS, the City Council held a duly noticed public hearing on January 11, 2017, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council find that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15183 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared).

Evidence: The subject property is designated for C/O/M in the City's General Plan, which is consistent with the proposed use. An EIR was prepared for the General Plan (Elk Grove General Plan EIR; SCH# 2002062082). Staff has reviewed the proposed action for consistency with the existing allowed development density, as described under the CEQA Guidelines, and determined that the project is consistent and there would be no new or increased severity of previously disclosed impacts.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves the Major Design Review as illustrated and described in Exhibit B (incorporated herein by this reference) based upon the following finding:

Major Design Review

Finding: The proposed Major Design Review for the residential care facility for the elderly is consistent with the GC Zoning District standards, Citywide Design Guidelines, and City improvement standard with two exceptions listed below, which meet the required findings.

Evidence: The Project meets all the minimum development standards for GC zoning including building height, parking, and signage as illustrated in Exhibit B (incorporated herein by this reference). The proposed deviation to the east property line from a required 25-foot setback to a 20-foot setback and 10-foot landscape buffer are justified by the required finding according with Section 23.16.080.H that the deviations improve the usability of the site and its relationship to surrounding development and does not impact the usability of the site or negatively impact adjoining property. The proposed independent living cottages function like a single-family residence and therefore do not negatively affect single-family residences adjacent to the independent living cottages. Thus the proposed deviations would be warranted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit as illustrated and described in Exhibit C (incorporated herein by this reference) based upon the following finding:

Conditional Use Permit

Finding: The proposed Conditional Use Permit is consistent with the General Plan and the establishment, maintenance or operation of the residential care facility for the elderly will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence: The proposed residential care facility for the elderly use provides a good transition use between the existing commercial and residential uses and land surrounding the site. Specifically, the independent living cottage buildings are single-story structures located along the eastern and southern boundaries of the site adjoining

single-family residential homes to the east and the creek corridor and future residential to the south. Vehicle trips for this use would be less than typical than that of a commercial use.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of January 2017

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Landing Assisted Living EG 16-028
Project Description

The Project consists of a Rezone from Shopping Center (SC) to General Commercial (GC); Major Design Review for the construction of the new residential elderly care facility that will consist of memory care (48 beds), assisted living suites (107 units) and independent living duplex cottages (50 units); and a Conditional Use Permit for the residential facility care use and associated site improvements located on a 10.35-acre vacant site on the southeast corner of East Stockton Boulevard and Cantwell Boulevard.

RECEIVED

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CITY OF ELK GROVE
PLANNING

City of Elk Grove, California | October 04, 2016

THE

LANDING

AT ELK GROVE, SENIOR LIVING

VICINITY MAP



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1.1 Project Overview

The Landing at Elk Grove Senior Living Community (the "Landing") provides a combination of residential and support services to meet the needs of individuals 55 years and older and those needing assisted living services. The campus includes 107 Assisted Living units, 48 Memory Care units, and 50 Independent Living Cottage units (composed of 25 duets). The purpose of the Landing is to provide an active life style for its residents while maintaining a home-like environment. The Assisted Living and Memory Care units will be licensed as a Residential Care Facility for the Elderly ("RCFE") under the Department of Social Services, however, all of the units, including the Independent Living Cottages, are for lease only. In addition, the entire community will be managed, operated, and maintained by a single operator, Frontier Management.

Market research indicates that there is a tremendous need in the City of Elk Grove for services and communities designed specifically for our older adult population and those living with memory and cognitive impairments, such as Alzheimer's and dementia. With this need in mind, the development team searched for the perfect site to create a Multi-Level Retirement Community or MLRC with the goal of creating a welcoming campus complete with a wide variety of services, activities, and levels of care for older adult residents.

The search resulted in the proposed location at the southeast corner of East Stockton Boulevard and Cantwell Drive. This relatively level 10.35+/- acre site is located in the northern portion of the city, just south of Sheldon Road and adjacent to Highway 99 on the east side. A market analysis confirmed that the demand is significant and this site is prime for a MLRC concept to compliment the adjacent existing residential neighborhood and surrounding proposed commercial/retail land uses.

1.2 Design Approach

The design concept locates the proposed Independent Living Cottages, which will live similar to a residential duet, along the south and east property lines creating a seamless transition and ideal buffer from the open space and existing residential homes, to the proposed project. Meanwhile, the three-story building in the center of the campus, the Central Residential Building, is designed to draw attention to the Campus and act as a buffer between the Independent Living Cottages and the freeway. It includes rich welcoming materials and is adorned with warm soothing colors. The main entrance is appointed with a porte cochere to create a sense of arrival, welcoming guests and residents alike, while providing cover from inclement weather.

1.3 Community Staffing

The Central Residential Building is staffed 24-hours a day to meet the needs of the residents. The anticipated onsite staffing levels include approximately 40 employees at any one time during daytime hours and approximately 15 employees in the evenings and through the night. Services provided to the residents include dining, laundry, housekeeping, dietary care and general welfare management. The Landing is not a medical facility, however, staff will be trained in first aid and CPR for early management of potential emergency situations involving the residents. All services are provided in such a manner as to support the highest level of dignity of each resident.

1.4 The Building Elevation

The architectural palette for the campus is inspired by Elk Grove's bright future. The styles for the Cottages and the Central Residential Building incorporate modern details and features, and work well together as similar materials are repeated throughout the campus establishing a feeling of familiarity, while still promoting a sense of individuality.

1.5 The Campus Buildings

The campus is composed of a variety of buildings and destinations interconnected by a series of paths and walks. The Central Residential Building contains both Assisted Living and Memory Care residents, and is the cornerstone of the campus.

The Assisted Living portion of the Central Residential Building features a mix of apartment types, including studios and one-bedroom floor plans, totaling 107 units. Inside, opportunities for social connection abound with the inclusion of a fitness center, salon, theater, activity spaces, card rooms, and dining room. This Main Street concept, located within the core of the campus, promotes activity and interaction between the community's residents, whether they reside within the Assisted Living portion of the building, or are a leisurely stroll away in one of the quaint Independent Living Cottages.

The Memory Care portion of the Central Residential Building is located on the first floor and is home to 48 private and semi-private residential suites. The building is specifically designed with the resident in mind, addressing the needs of those living with memory loss, dementia, and Alzheimer's. The building provides an environment of activities, wellness, and a sense of freedom, the biggest amenity of all. Opportunities for its residents to independently circulate and discover are integrated into the floor plan, as well as a delayed egress in non-emergency situations to ensure their safety. An open-air courtyard is located in the center of the residential and activity areas allowing the residents to independently enjoy outdoor activities and fresh air, while still being discreetly monitored by the caring staff. A variety of areas host a plethora of activities keeping the residents active and engaged. The therapy kitchen is one such space that allows residents, visitors, and guests the opportunity to enjoy activities focused around baking or preparing snacks.

The Independent Living Cottages, totaling 50 individual units, provide approximately 1,245 square feet of living space for residents desiring to be close to services or loved ones on the campus, but still maintaining their independence. The two-bedroom, two-bath home is complete with a full kitchen and garage, allowing the residents complete independence, while also having access to campus amenities and support. All of the amenities of the Assisted Living portion of the Central Residential Building, such as the fitness club, activity rooms, theater, clubroom, and main dining hall (complete with meal plans) are available to the Independent Living Cottage residents.

Other campus destinations interconnected by the path system include the community gathering space, dog park, bocce courts, and open common areas located throughout the campus.

1.6 Water Efficiency Plan

Recent drought conditions have caused the topic of water usage, efficiency, and conservation to be a daily subject of many conversations. The project team recognized the importance of appropriate water usage long before the current state of urgency and has utilized water saving measures for many years. The Central Residential Building incorporates state of the art water saving measures in the kitchen, residential suites, laundry facility, and landscape irrigation.

As an example, in addition to being Energy Star rated for low energy usage, the dishwasher in the commercial kitchen utilizes only .74 gallons of 120 degree water per rack, which is below the industry standard of .89 gallons per rack.

A low-flow pre-rinse sprayer is also utilized in the soiled dish washing scraping sink, rated at .65 gpm, well below the 1.5 gpm units commonly used in the industry. The pot/pan and preparation sinks, as well as the utility beverage counter sinks, use low-flow faucets with a usage factor of 1.5 gpm, which is below the 2.2 gpm units commonly used.

Resident laundry is cleaned on site with the on-site commercial laundry facility, which utilizes a large capacity washer. This machine uses spray rinse technology rather than the traditional soaking process and thus is not only energy efficient, but also uses about 25% less water.

Landscaping consists of native and drought tolerant plant material, as well as an all drip point source irrigation system. This ensures that the water allocated for the planting material is being delivered specifically to the correct location. The valves are automatically controlled and include a weather-based operating system, with rain/sun/and temperature sensors. The sensors assure that plants are watered at the appropriate time of day and not on rainy days.

1.7 Landscape Architecture

Native and drought tolerant plant material are used on the site. This plant material was chosen for its compatibility with the macro/microclimatic conditions of the region and site; tolerance of wind; tolerance of drought conditions; longevity; screening capabilities; and overall attractiveness.

The proposed irrigation system is all drip irrigation (point source) with automatically controlled valves containing a weather-based operating system, with rain/sun/and temperature sensors. The system is designed for performance, efficiency, reliability, and ease of maintenance. System sizing is based upon hydrozones, solar access, site layout, soil type and slope, cost, and ease of use.

THE PROJECT DEVELOPMENT TEAM

1.8 The Developer

Brian Glover of Sierra Capital Investment has been actively involved in real estate development for over 18 years. Since 2008, Mr. Glover has been working on various real estate development projects, which include Carmel Village (an assisted living, memory care and independent living community in Clovis, CA), and Seven Oaks (an assisted living community in Bakersfield, CA). In 2012, Mr. Glover entered into a partnership with Greg Roderick (Frontier Management) and began the development/acquisition of various independent and assisted living facilities throughout the United States.

1.9 The Operator

Greg Roderick founded Frontier Management in 2000. Its formation was due to the need to create a managing entity that would provide management, accounting, marketing, human resources, financial, and executive support to various retirement, assisted living, and memory care/Alzheimer's care communities throughout Arizona, California, Idaho, Illinois, Iowa, Oregon, Texas, South Carolina, and Washington. Frontier works every day to improve the quality, appearance, and functionality of their communities, and their programs and services have been tailored to meet the individual needs and wants of their residents and loved ones.

1.10 The Architect

Jeffrey DeMure + Associates Architects Planners (JD+A) aligns with its clients' visions and helps them define their projects' purposes while considering the values of today's emerging older adult market. This results in relevant living-in-place environments that focus on connection, community, health, wellness, and vibrancy. JD+A is passionate about creating landmark Livable Design™ communities with memorable destinations in a barrier-free environment for the residents to explore and thrive. Conventional architecture follows a predefined formula leading to results that imitate instead of innovate. JD+A designs for how people want to live – not how convention says they should.

1.11 The Civil Engineer

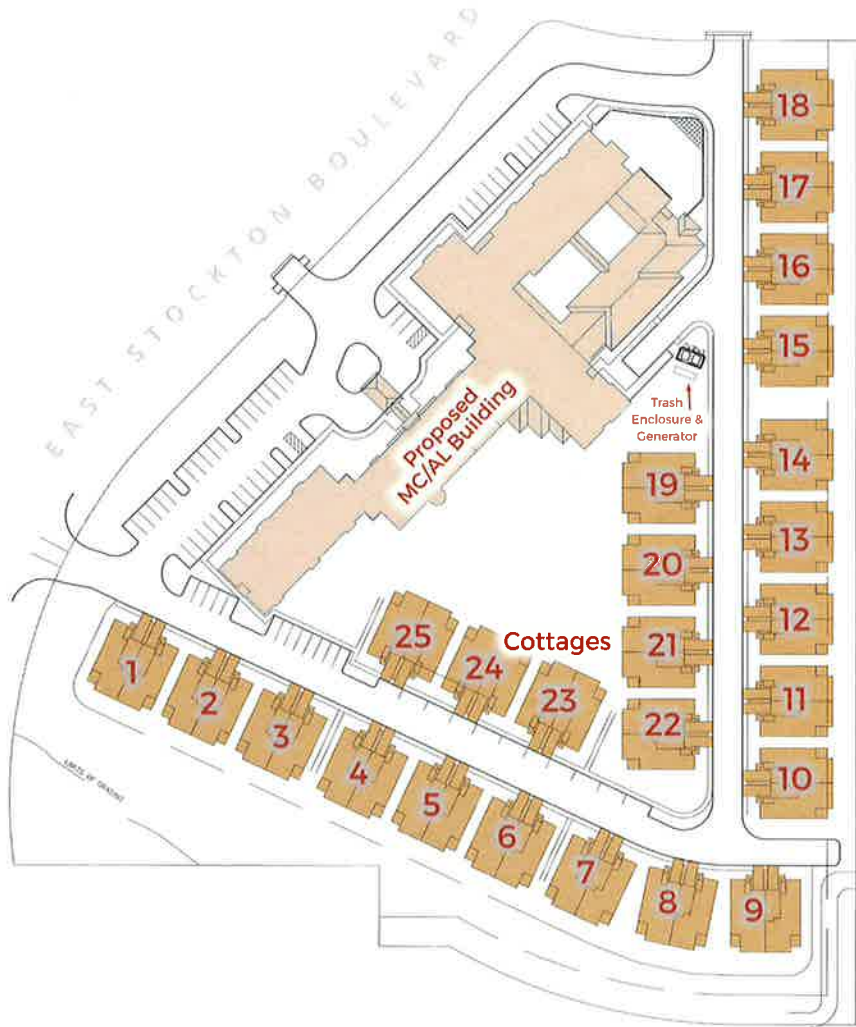
The team recognized very early on in the search for the perfect Site that a civil engineer with local expertise was key to the success of the project. RFE Engineering, Inc. brings that knowledge and understanding of the local market to the team, while recognizing the nuances of the area and specific site. This ability to navigate both technically and creatively is a priceless combination adding value to the overall solution.

1.12 The Landscape Architect

Callander Associates embodies all the aspects necessary to create a project that stands head and shoulders above the rest. The belief that people and places thrive through collaborative efforts is what Callander Associates has brought to Northern California communities since Peter Callander put pencil to paper and shovel to ground in 1973. Today, while their team has grown and evolved, they continue their mantra of commitment, comprehensive, and community.

ARCHITECTURAL REFERENCE PLAN

*SEE SHEETS 13 - 20 FOR SITE, CIVIL, AND LANDSCAPE PLANS



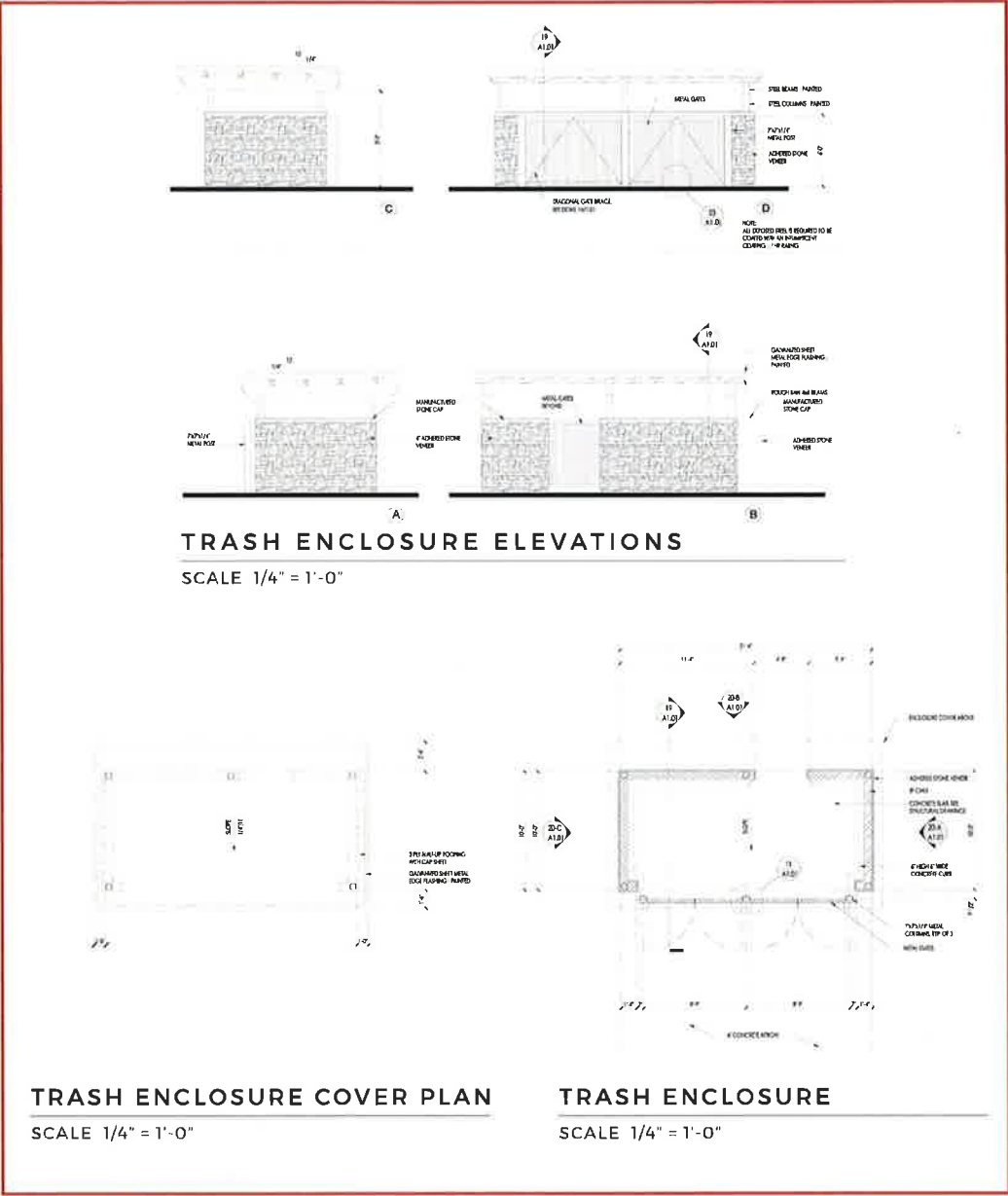
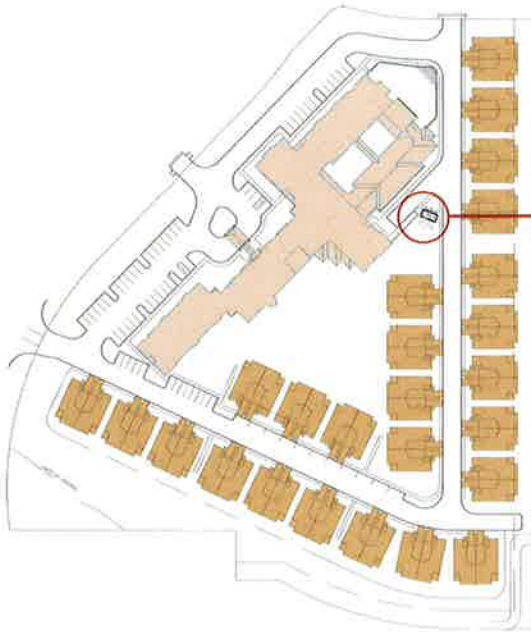
PROJECT SUMMARY

MC & AL BUILDING	
MC PRIVATE UNITS:	6 BEDS
MC SEMI-PRIVATE UNITS:	42 BEDS
AL STUDIOS:	36 UNITS (27%)
AL 1BR UNITS:	71 UNITS (73%)
TOTAL =	155 UNITS
	117, 212 +/- SF
COTTAGES	25 DUETS 1,245 SF
TOTAL =	50 UNITS

CONTEXT MAP



SITE + BUILDING DATA



TRASH ENCLOSURE ELEVATIONS

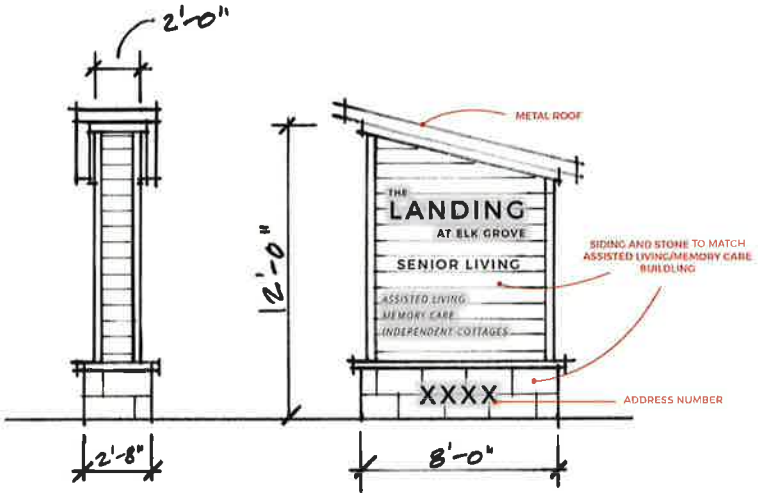
SCALE 1/4" = 1'-0"

TRASH ENCLOSURE COVER PLAN

SCALE 1/4" = 1'-0"

TRASH ENCLOSURE

SCALE 1/4" = 1'-0"



MONUMENT SIGNAGE

SCALE 1/2" = 1'-0"



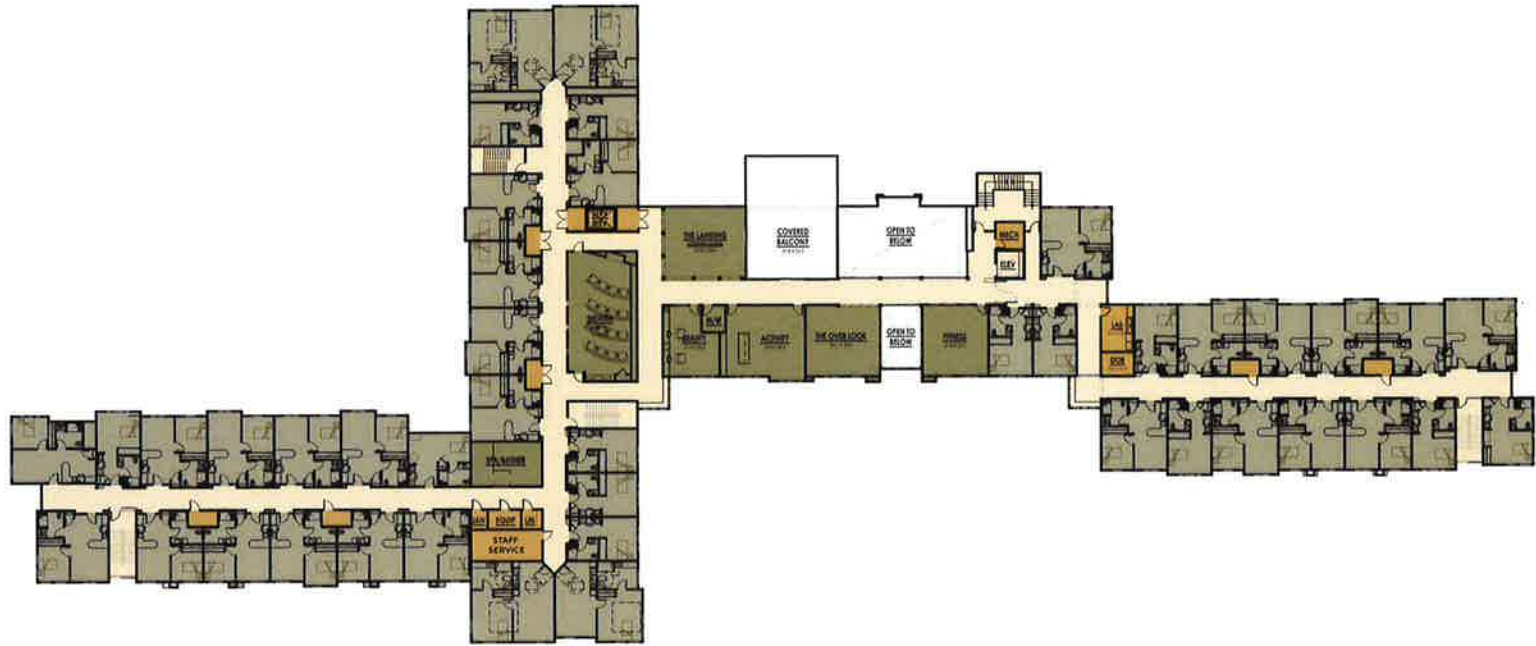
FIRST FLOOR | 47,054 SF

MC PRIVATES	6 UNITS (6 BEDS)
MC SEMI-PRIVATES	21 UNITS (42 BEDS)
AL/IL STUDIOS	4 UNITS/BEDS
AL/IL 1-BEDROOMS	9 UNITS/BEDS
<hr/>	
TOTAL =	40 UNITS
	61 BEDS

PROGRAM KEY:

- Memory Care Residential Units
- Memory Care Common Area
- Assisted Living Residential Units
- Assisted Living Common Area
- Administration
- Common/Public
- Service
- Circulation

FLOOR PLAN | FIRST FLOOR - 47,054 SF | 117,212 SF TOTAL



SECOND FLOOR | 34,510 SF

AL/IL STUDIOS	15 UNITS/BEDS
AL/IL 1-BEDROOMS	28 UNITS/BEDS
TOTAL = 43 UNITS/BEDS	

PROGRAM KEY:

- Assisted Living Residential Units
- Assisted Living Common Area
- Administration
- Common/Public
- Service
- Circulation



THIRD FLOOR | 35,648 SF

AL/IL STUDIOS	19 UNITS/BEDS
AL/IL 1-BEDROOMS	32 UNITS/BEDS
TOTAL = 51 UNITS/BEDS	

PROGRAM KEY:

- Assisted Living Residential Units
- Assisted Living Common Area
- Administration
- Common/Public
- Service
- Circulation

FLOOR PLAN | THIRD FLOOR - 35,648 SF | 117,212 SF TOTAL



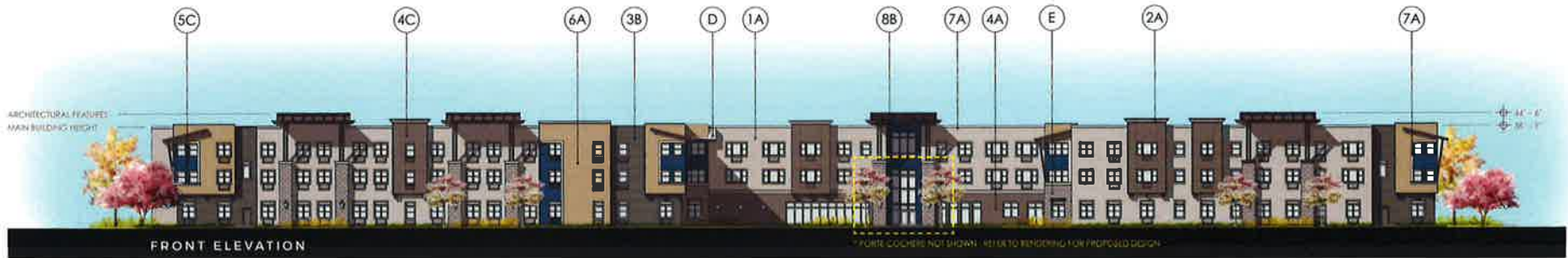
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

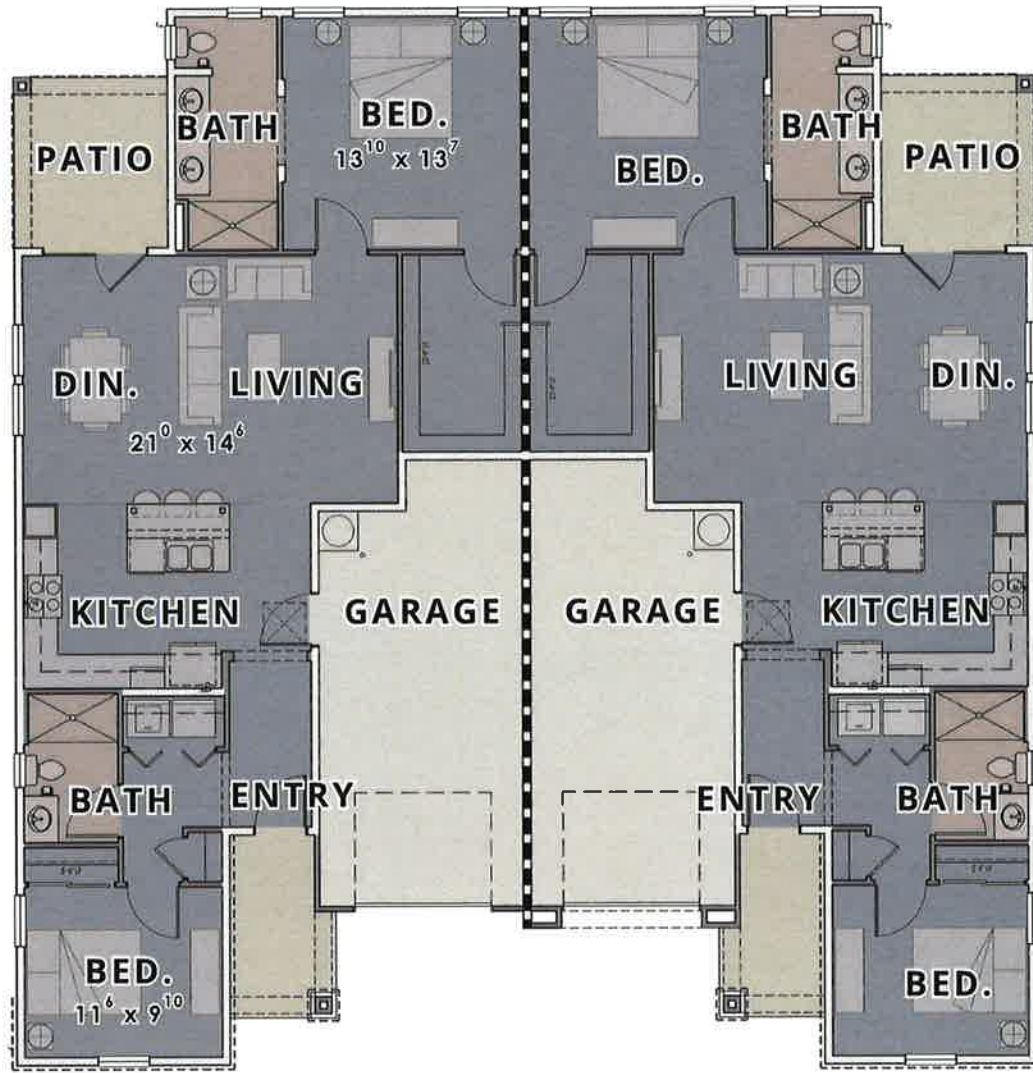
FUTURE COLOGIES NOT SHOWN - REFER TO RENDERING FOR PROPOSED DESIGN

COLOR SELECTION



MATERIAL SELECTION





FLOOR PLAN | COTTAGES



COLOR + MATERIAL SELECTION | SCHEME 1

 Main Body Sherwin Williams SW 7028 Windlocks White	 Accent Body Sherwin Williams SW 7534 Fenwick	 Trim Sherwin Williams SW 7330 Black Fox	 Accent 1 Sherwin Williams SW 7674 Popcorn	 Accent 2 Sherwin Williams SW 2622 Knapwood Red
 Body Stucco	 Stone Boral Color II Peachwood	 Roof Shanding Saxon Matis Roof		

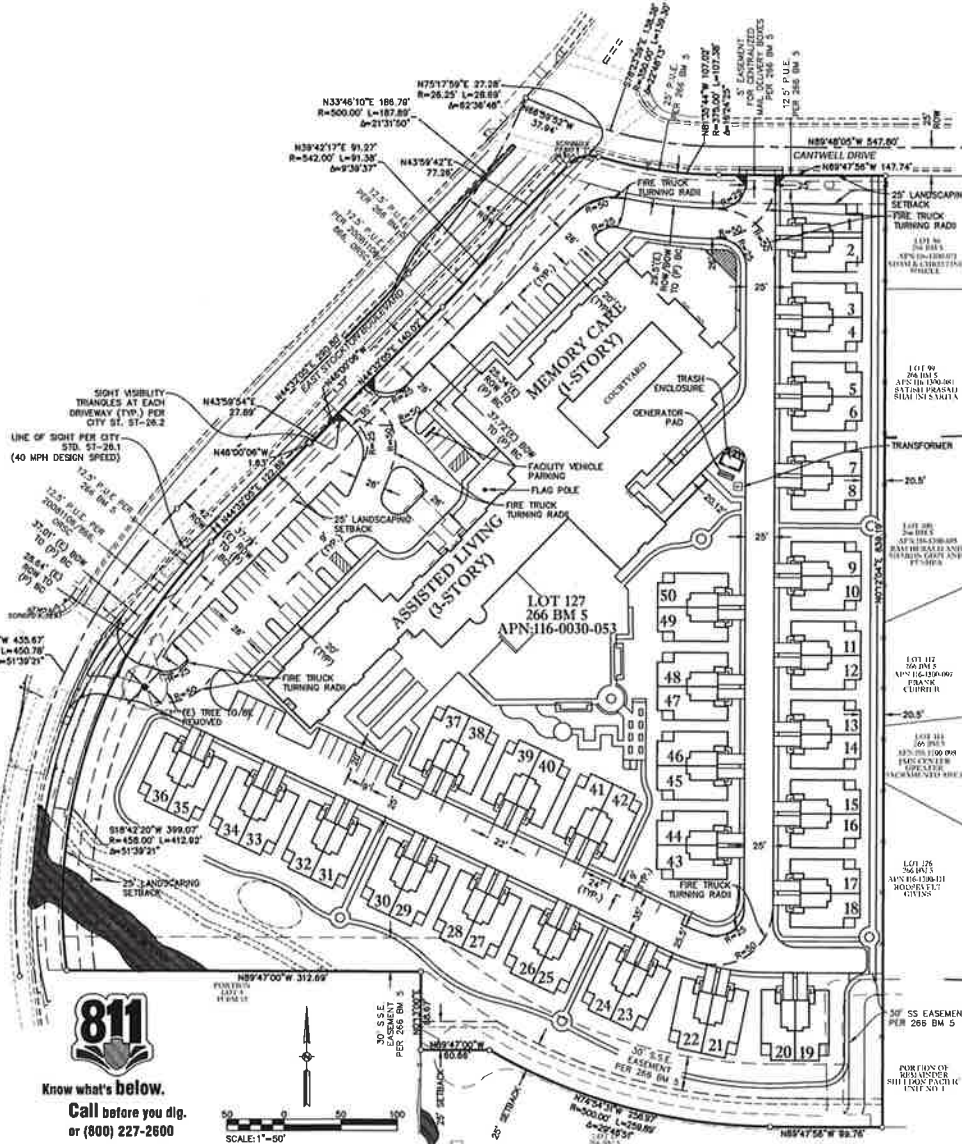


COLOR + MATERIAL SELECTION | SCHEME 2

 Main Body Sherwin Williams SW 2844 Regatta Mist Gray	 Accent Body Sherwin Williams SW 9171 Fathom Wisp	 Trim Sherwin Williams SW 2803N	 Accent 1 Sherwin Williams SW 7361 Night Owl	 Accent 2 Sherwin Williams SW 4724 Cardboard
 Body Stucco	 Stone Boral Color II Fuchsia Gray	 Roof Shanding Saxon Matis Roof		

PRELIMINARY SITE PLAN FOR
THE LANDING AT ELK GROVE SENIOR LIVING
 EAST STOCKTON BLVD.
 ELK GROVE, CA 95624
 APN: 116-0030-053

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH/FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX 30	XX 30
SANITARY SEWER	XX 35	XX 35
WATER	XX 40	XX 40
SDMH	○	○
DROP INLET	○	○
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
SSMH	○	○
SSCO	○	○
FIRE HYDRANT	+	+
FDC	+	+
WATER VALVE	+	+
WATER METER	+	+
REDUCED PRINCIPAL PRESSURE ASSEMBLY	+	+
REDUCED PRESSURE BACKFLOW PREVENTER	+	+
TRAFFIC SIGNAL	+	+
UTILITY POLE	+	+
UTILITY POLE WITH LIGHT	+	+
STREET LIGHT	+	+
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX	+	+
SIGN	+	+
GRADE BREAK LINE	---	---
INBE & CRIP	---	---
PIPE CAP	+	+
CONTROL POINT	+	+
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (A SPINAL CONCRETE)	X 157.01 AC	13.24 AC
MATCH (E) GRADE ELEVATION	---	---
BUILDING	---	---
DOOR	---	---
FIRE TURNING RADIUS	R=25	R=50



SHEET INDEX:
 C1 PRELIMINARY SITE PLAN
 C2 PRELIMINARY GRADING AND DRAINAGE PLAN
 C3 PRELIMINARY UTILITY PLAN
 C4 RECORD EXHIBIT

TOPOGRAPHIC SURVEY
 TFE ENGINEERING, INC
 FIELD SURVEY DATED 04-15-2018

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE PLAN OF 'SHELDON PACIFIC UNIT NO. 2', FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 286 OF MAPS, AT PAGE 5, AND WAS ESTABLISHED FROM FOUND RECORD MONUMENTS SHOWN THEREON.

BENCHMARK
 THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF ELK GROVE BENCHMARK NO. 4-184 AND IS A 1" BENCH MARK STAMPED IN THE CENTER OF A CONCRETE WALK AT THE NORTH END OF THE LAGUNA CREEK BRIDGE AT THE EAST SIDE OF EAST STOCKTON BLVD. ELEVATION = 33.383 (1928 DATUM)

JURISDICTION
 CITY OF ELK GROVE

ZONING
 EXISTING GC - SHOPPING CENTER
 PROPOSED GC - GENERAL COMMERCIAL

FLOOD PLAN
 THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONE 'AE', AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AN AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH GRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 FEMA PANEL 00007C037H EFFECTIVE NOVEMBER 10, 2016

PROPERTY OWNER
 FAMILY REAL PROPERTY LP
 SIERRA CAPITOL & INVESTMENTS
 7225 NORTH FIRST STREET, SUITE 101
 FRESNO, CA 93720
 PH: (971) 777-5497

PROJECT SUMMARY
 TOTAL BUILDING SQUARE FOOTAGE: 116,000 SF
 ASSISTED LIVING: 107 UNITS
 MEMORY CARE: 48 SPACES
 INDEPENDENT COTTAGES: 80 UNITS (1,500 SF PER UNIT)

PARKING SUMMARY
 PARKING REQUIRED PER CITY OF ELK GROVE ZONING CODE
 MEMORY CARE FACILITY (M) AND ASSISTED LIVING FACILITY (AL)
 1 SPACE PER EMPLOYEE, 40 EMPLOYEES = 40 SPACES
 1 SPACE PER FACILITY VEHICLE, 1 FACILITY VEHICLE = 1 SPACE
 1 SPACE PER RESIDENT VEHICLE, 107 AL RESIDENTS = 107 SPACES
 TOTAL SPACES REQUIRED FOR MCH & AL = 148 SPACES

COTTAGES
 0.3 SPACES PER UNIT, 50 UNITS = 15 SPACES
 0.3 SPACES PER UNIT, 30 UNITS = 9 SPACES
 TOTAL SPACES REQUIRED FOR COTTAGES = 24 SPACES

PARKING PROVIDED
 84 STANDARD SPACES (ASSISTED LIVING / MEMORY CARE)
 15 PARALLEL SPACES (ASSISTED LIVING / MEMORY CARE)
 15 TOTAL SPACES FOR ASSISTED LIVING / MEMORY CARE

100 STANDARD SPACES (COTTAGES)
 25 PARALLEL SPACES (COTTAGES)
 75 TOTAL SPACES FOR COTTAGES

SITE INFORMATION:
 STANDARD 90 DEGREE
 REQUIRED 9' 1" FRONT SETBACKS
 PROVIDED 9' 2" FRONT SETBACKS
 STANDARD PARALLEL
 REQUIRED 9' 2" FRONT SETBACKS
 PROVIDED 9' 2" FRONT SETBACKS
 ACCESSIBLE
 PROVIDED 9' 6" 1" FRONT SETBACKS
 MINIMUM DRIVE ASLE WIDTH
 REQUIRED 21' TWO WAY DRIVE ASLE BETWEEN PARKING STALLS
 PROVIDED 25' TWO WAY DRIVE ASLE BETWEEN PARKING STALLS
 20' EMERGENCY ACCESS DRIVE ASLES
 PROVIDED 25' TWO WAY DRIVE ASLE BETWEEN PARKING STALLS
 20' EMERGENCY ACCESS DRIVE ASLES

SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN STERNARY TITLE COMPANY PRELIMINARY TITLE REPORT NO. 188512 (A) DATED AS OF NOVEMBER 18, 2016 HAVE BEEN SHOWN HEREON AND HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR CHALLENGED UNDER ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

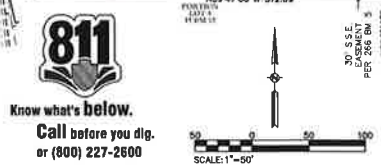
ZONING AND RESTRICTIONS STATEMENT
 ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNCIL OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

STATEMENT OF CONFORMITY:
 TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE LAYOUT AT ELK GROVE SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN PROPOSE NO DEVIATION FROM CITY OF ELK GROVE STANDARDS.

UTILITY NOTES:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR PARTNER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PROXIMALLY LOCATED THE UNDERGROUND UTILITIES.

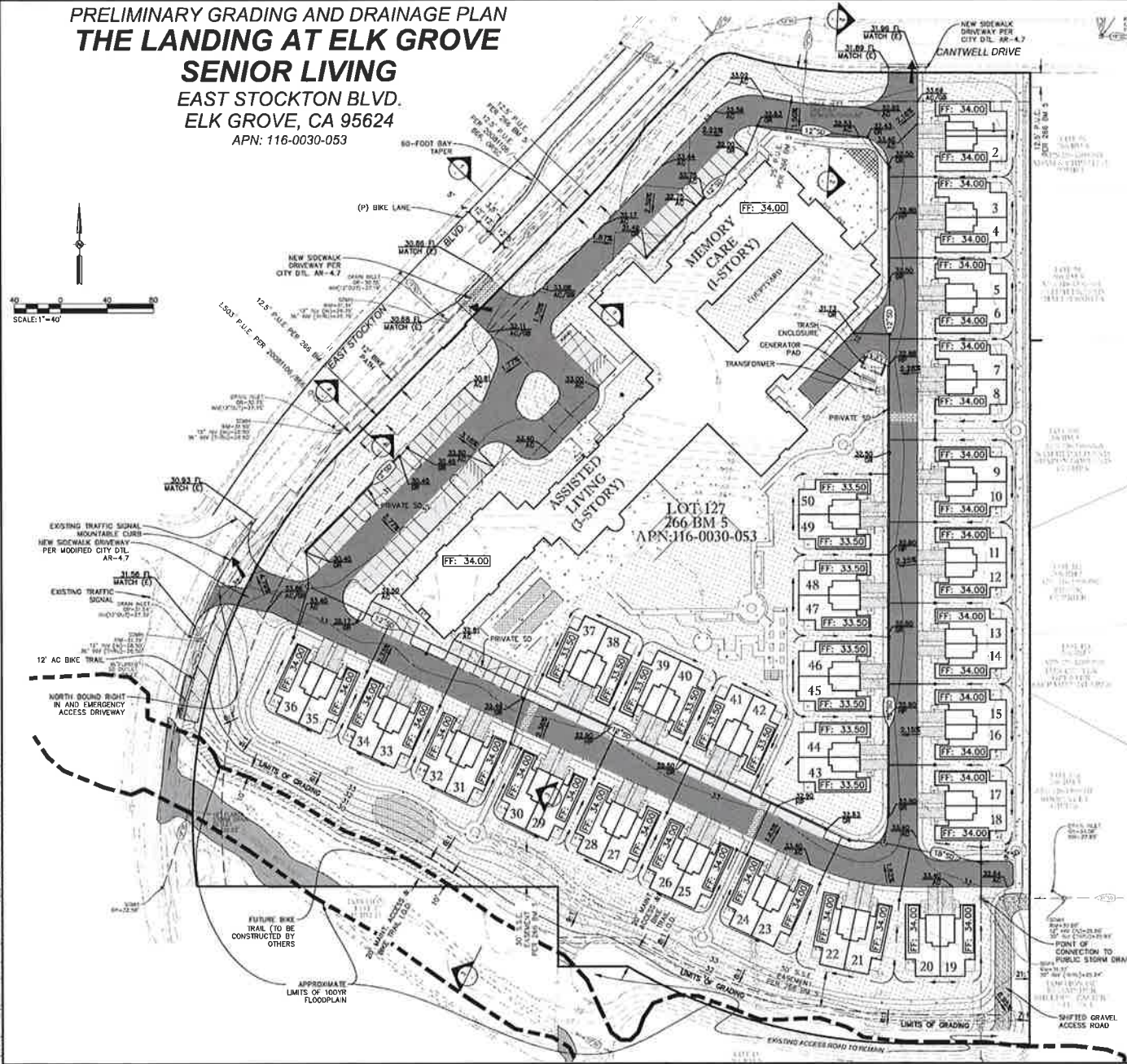
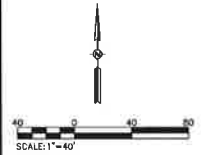
UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G.&E.	MIKE WILLIAMS	916-388-5013
ELECTRIC	S.M.U.D.	JOHN YU	916-732-6321
TELEPHONE	FRONTIER COMMUNICATIONS	MIKE DEER	916-891-5817
WATER	ELK GROVE WATER DISTRICT	TRAVIS FRANKLIN	916-885-2658
SEWER	SAC AREA SEWER DISTRICT	CORREY PARSONS	916-476-0059
DRAINAGE	CITY OF ELK GROVE	JAMISON THOMAS	916-476-2237
U.S.A.			800-377-2800
FIRE	COLOSALMS CSD FIRE DEPT.	ANTHONY CLARK	916-425-7104
CATV	AT&T	ANGIE WROZT	916-648-8350



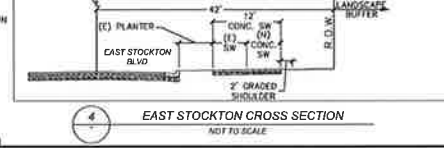
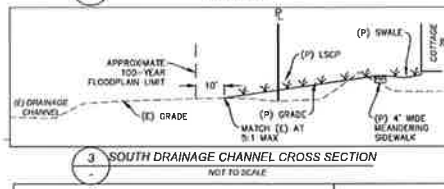
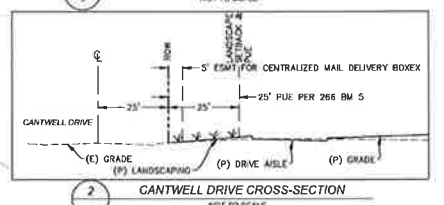
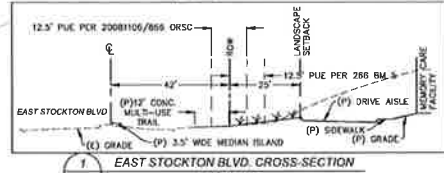
DATE: 11-23-2016
 REVISION: 1
 DRAWING: PRELIMINARY PLANS - NOT FOR CONSTRUCTION
 SHEET: C1 OF 4
 PROJECT: 18037 - THE LANDING AT ELK GROVE SENIOR LIVING, 10371 STOCKTON BLVD, ELK GROVE, CA
 SIERRA CAPITOL & INVESTMENTS
 7225 NORTH FIRST STREET,
 FRESNO, CA 93720
 PH: (971) 777-5497
 TFE ENGINEERING, INC
 1000 UNIVERSITY AVENUE, SUITE 100
 FRESNO, CA 93720
 PH: (509) 263-8888

PRELIMINARY GRADING AND DRAINAGE PLAN
THE LANDING AT ELK GROVE
SENIOR LIVING
 EAST STOCKTON BLVD.
 ELK GROVE, CA 95624
 APN: 116-0030-053



DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
SW CURB & GUTTER		
DITCH/FLOWLINE		
STORM DRAIN		
DROP INLET		
TRAFFIC SIGNAL		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
INDEX CONTOUR		
INTERMEDIATE CONTOURS		
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)	

PAVING LEGEND:		ROUGH EARTHWORK VOLUME:
HEAVY DUTY AC		CUY: 2420 CY
STANDARD DUTY AC		FEEL: 26100 CY
HEAVY DUTY PCC		NET: 200 CY EXPORT
PEDESTRIAN PCC		
DECOMPOSED GRANITE		
DECORATIVE AC PAVING		
LANDSCAPING		



DATE: _____ REVISION: _____
 DESIGN: _____ DRAWN: _____ CHECKED: _____
 QUANT.: _____
 ORIGINAL SCALE: 1"=40'

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SIERRA CAPITOL & INVESTMENTS
 7225 NORTH FIRST STREET, SUITE 101
 FRESNO, CA 93720
 PH: (971) 777-5497

THE LANDING AT ELK GROVE SENIOR LIVING
 EAST STOCKTON BLVD
 ELK GROVE, CA
PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

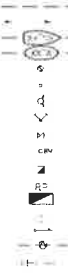
Sheet of 4
C2
 11-23-2015

**PRELIMINARY WATER AND SEWER PLAN FOR
THE LANDING AT ELK GROVE
SENIOR LIVING
EAST STOCKTON BLVD.
ELK GROVE, CA 95624
APN: 116-0030-053**

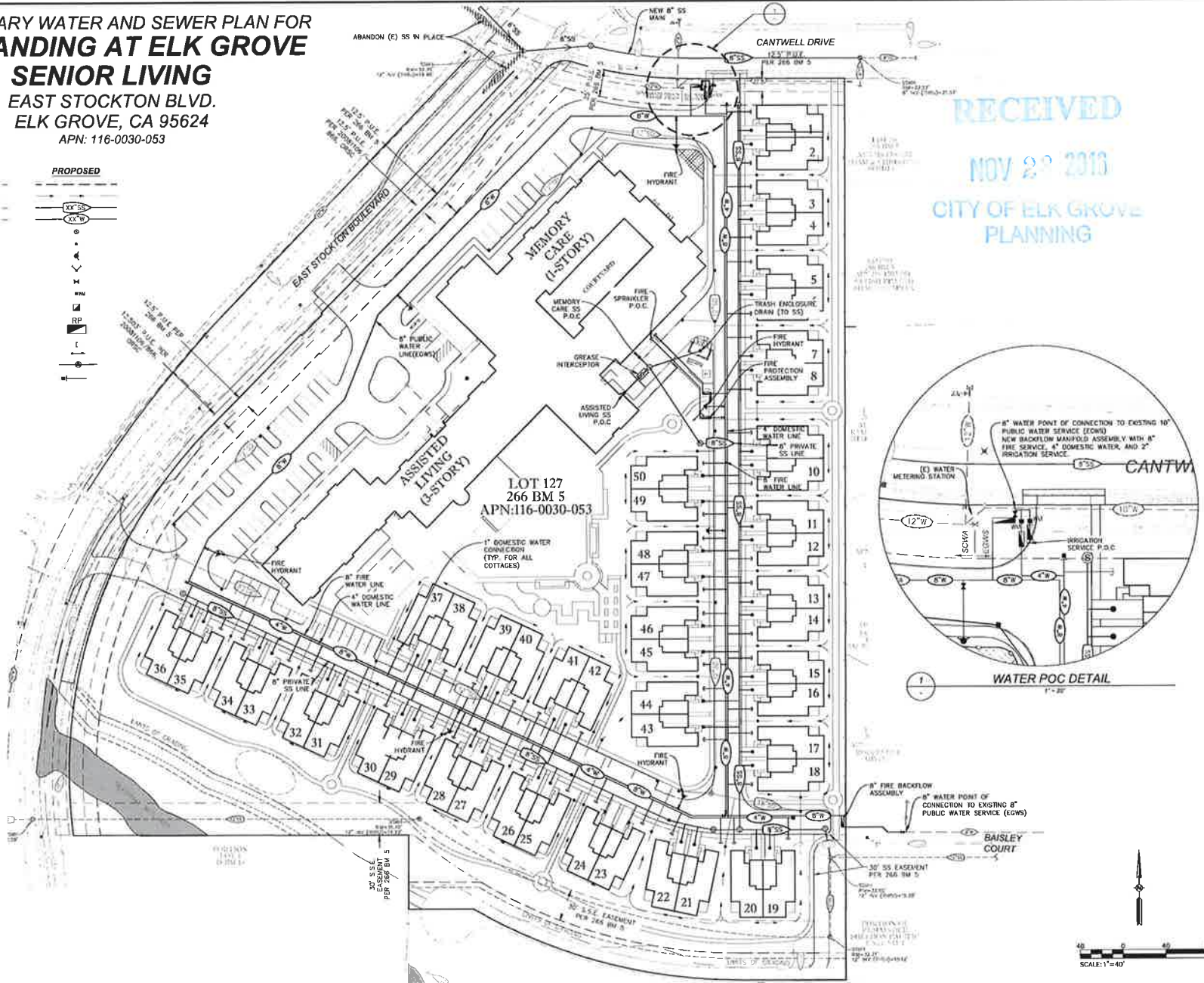
- DESCRIPTION**
- EASEMENT
 - DITCH FLOWLINE
 - SANITARY SEWER
 - WATER
 - SSM1
 - SSCO
 - FIRE HYDRANT
 - FDC
 - WATER VALVE
 - WATER METER
 - REDUCED PRINCIPAL PRESSURE ASSEMBLY
 - REDUCED PRESSURE BACKFLOW PREVENTER
 - PIPE CAP
 - PV
 - AIR RELEASE VALVE
 - BLOW OFF ASSEMBLY

LEGEND

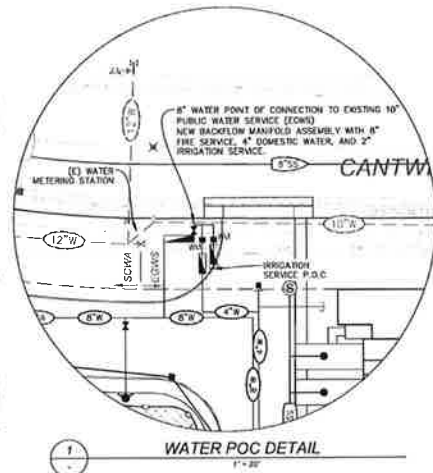
EXISTING



PROPOSED



RECEIVED
NOV 29 2013
CITY OF ELK GROVE
PLANNING



DATE	BY	APPROVE
REVISION	BY	DATE
CHECK	DATE	BY
DESIGN	DATE	BY
DRAWN	DATE	BY
SCALE	DATE	BY

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SIERRA CAPITOL & INVESTMENTS
7225 NORTH FIRST STREET, SUITE 101
FRESNO, CA 93720
PH: (971) 771-5487

THE LANDING AT ELK GROVE
EAST STOCKTON BLVD
ELK GROVE, CA
PRELIMINARY WATER AND SANITARY SEWER PLAN

Sheet 3 of 4
11-23-2016

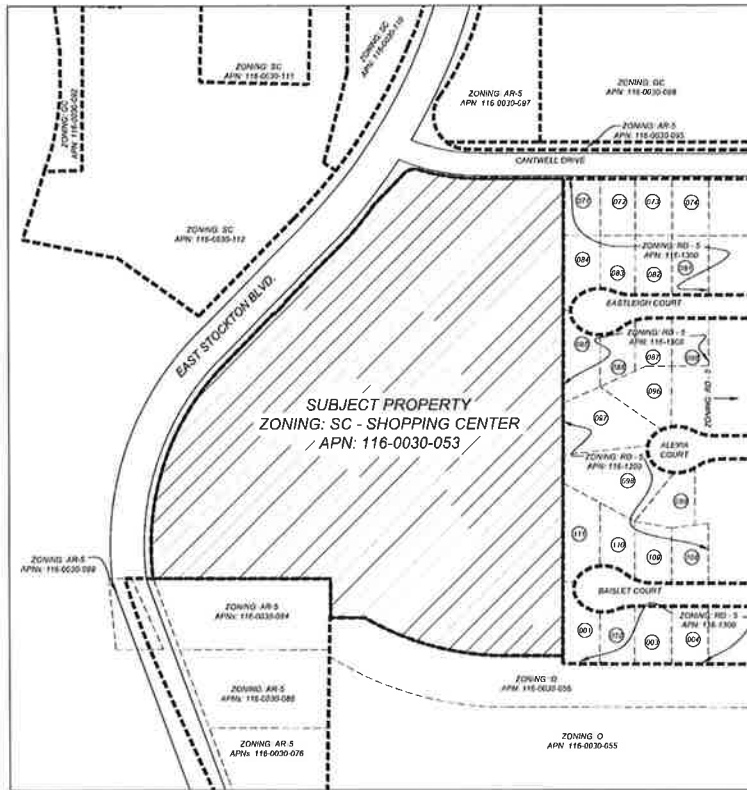
REZONE FOR
THE LANDING AT ELK GROVE SENIOR LIVING
EAST STOCKTON BLVD.
ELK GROVE, CA 95624
APN: 116-0030-053



VICINITY MAP
NOT TO SCALE

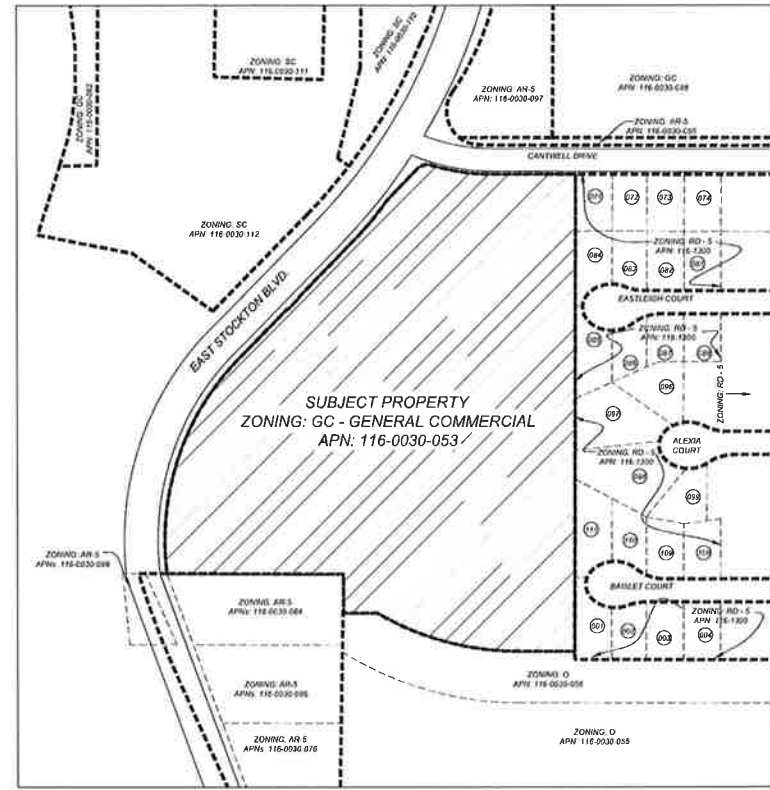
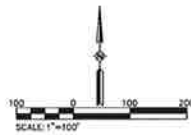
NOTE:

THE SUBJECT PROPERTY BOUNDARY WAS DETERMINED BY A BOUNDARY SURVEY. THE ZONING AND ADJACENT PARCEL BOUNDARIES WERE OBTAINED FROM MAPS AVAILABLE ON THE CITY OF ELK GROVE'S WEBSITE. ADJACENT BOUNDARIES WERE ALIGNED TO BE CONSISTENT WITH THE BOUNDARY SURVEY PERFORMED FOR THIS PROJECT. OTHER THAN THE SUBJECT PROPERTY BOUNDARY, THE ZONING AND PARCEL BOUNDARIES SHOWN HEREOF ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE SCALED FOR REAL DIMENSIONING.



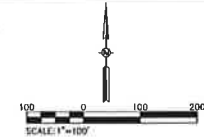
EXISTING ZONING

AREA PER ASSESSOR'S MAP: 10.354 AC
AREA PER PROJECT SURVEY: 10.349 AC

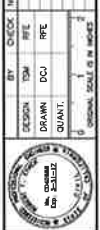


PROPOSED ZONING

AREA PER ASSESSOR'S MAP: 10.354 AC
AREA PER PROJECT SURVEY: 10.349 AC



DATE BY APPROVED
REVISION
PRELIMINARY PLANS - NOT FOR CONSTRUCTION



SIERRA CAPITOL & INVESTMENTS
7725 NORTHERN STREET,
SUITE 101
FRESNO, CA 93720
PH: (971) 777-5487

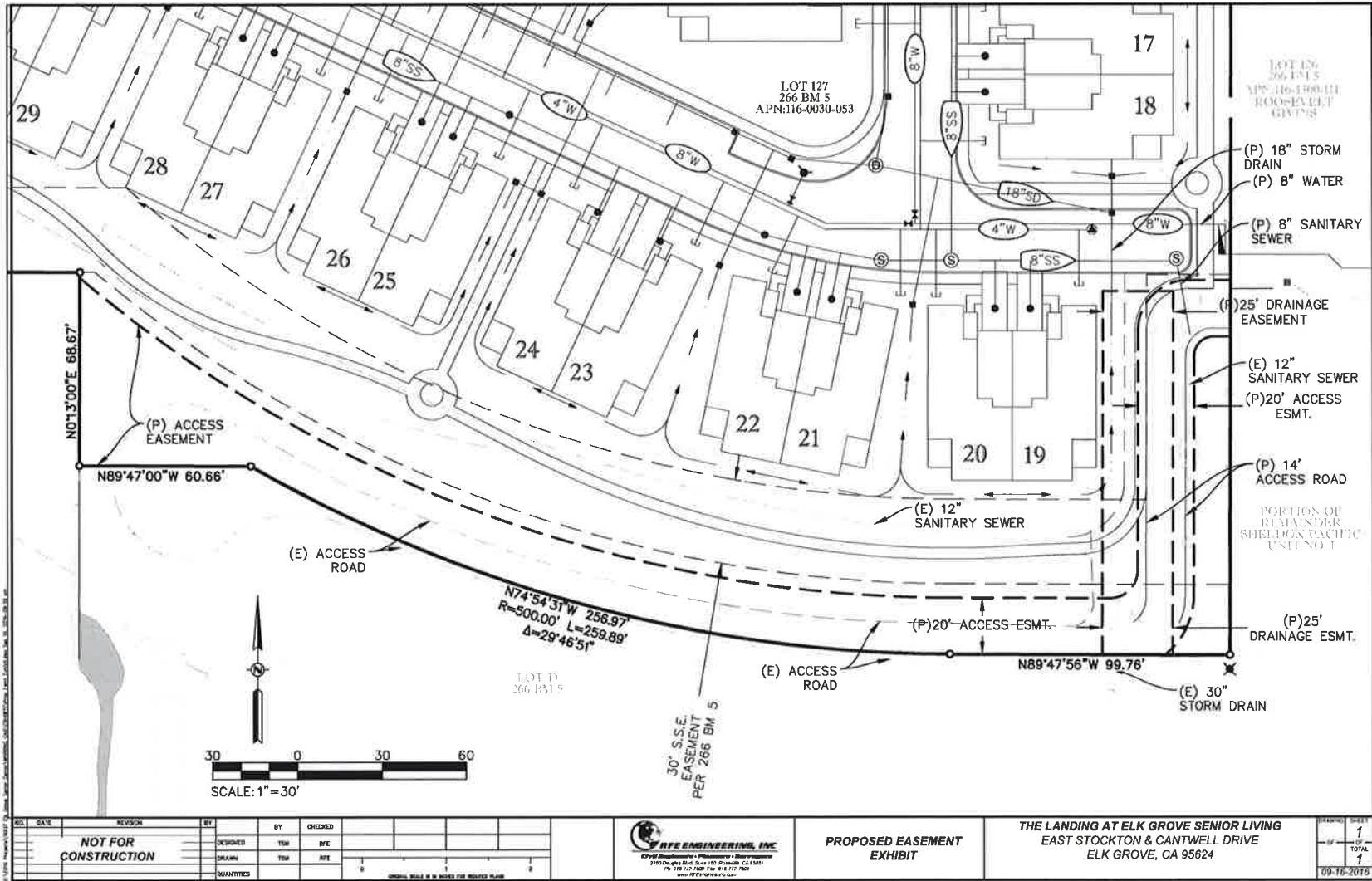
THE LANDING AT ELK GROVE SENIOR LIVING
EAST STOCKTON BLVD
ELK GROVE, CA
REZONE EXHIBIT

Drawing Sheet
of
C4
of
4
11-23-2016

SEE PROJECT RECORDS - THE LANDING AT ELK GROVE SENIOR LIVING, 10371 STOCKTON BLVD, ELK GROVE, CA



SCHEMATIC RENDERING | FRONT ENTRANCE + PORTE COCHERE



NO.	DATE	REVISION	BY	CHECKED
		NOT FOR CONSTRUCTION		
		DESIGNED	TSM	RFE
		DRAWN	TSM	RFE
		QUANTITIES		

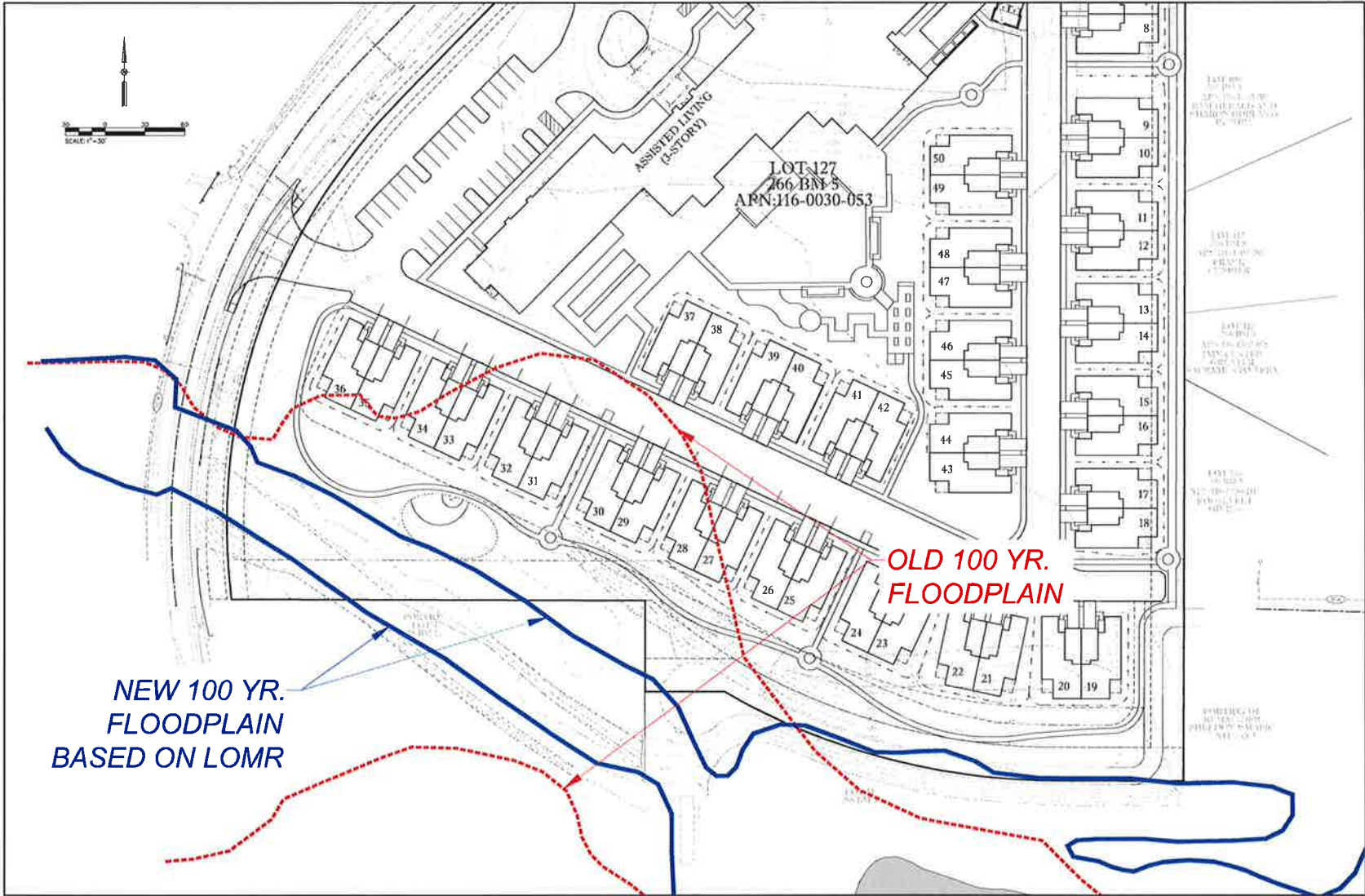
RFE ENGINEERING, INC.
 6240 Del Mar Road, Suite 100, El Segundo, CA 90245
 Tel: 310-340-1100 Fax: 310-340-1101
 www.rfe-engineers.com

PROPOSED EASEMENT EXHIBIT

THE LANDING AT ELK GROVE SENIOR LIVING
 EAST STOCKTON & CANTWELL DRIVE
 ELK GROVE, CA 95624

DATE	10-16-2016
SHEET	1
TOTAL	1

RFE PROJECT #16037 THE LANDING AT ELK GROVE SENIOR LIVING, ELK GROVE, CA



REVISED FLOODPLAIN MAP

The Landing at Elk Grove Landscape Narrative

PLANTING CONCEPT

The overall planting concept is a reflection of the architectural styling which includes the following

- Contemporary layout of plants with linear rows
- Familiar plant species for residents to identify
- Low water use and climate appropriate plants
- Ornamental plantings at key areas including entry, courtyards, and patio
- Planting design transitions to native planting and seed mixes around perimeter
- Shade trees to meet City Requirements
- Thematic planting at memory nodes
- Screening from roads and service entrance



COURTYARD SPACES



The memory care courtyards are tranquil places for residents and family members to enjoy the outside environment while remaining in a safe and secure space. Each space will include focal elements visible from the inside. They will also have a walking path and seating areas. All plants in the space are non-toxic and do not have a pungent odor.



GATHERING SPACES

The landscape design in the gathering spaces throughout the development are designed to be flexible spaces. The larger spaces will accommodate group events, holiday gatherings and fitness activities. Smaller gathering spaces are created adjacent to the large group space for more casual and cozy feel. The landscape will be arranged in a contemporary pattern which provides visual interest with texture, color and form.





ACTIVITY AREAS



The facility will provide the residents and visitors with year round activities. Many of the spaces will be multi-functional and will provide flexibility of uses during different times of the year. Landscape concept in these areas will include open lawn space, colorful plantings, and shade.



36 LEGEND

-  Concrete Pavement
-  Asphalt Pavement
-  Specialty Asphalt Pavement
-  Decomposed Granite
-  Artificial Turf
-  Landscape Area
-  Native Planting/Seed Mix Area
-  Existing Landscape
-  Screening Shrubs: min. 36" height

KEY NOTES

1. Family Gathering Space
2. Outdoor Dining Area
3. Community Gathering Space
4. Focal Element
5. Trash Enclosure
6. Shade Shelter
7. BBQ Area
8. Memory Point/Seating Node
9. Garden
10. Putting Green
11. Yoga Court
12. Bocce/Horseshoe Courts
13. Pet Station
14. Dog Park with 6' Fence
15. Existing Wetland
16. Gazebo with Fire Pit
17. Visibility Control Areas, per City of Elk Grove

LANDSCAPE CALCULATIONS

Proposed tree quantity: 143
 Required 24" box trees (33%): 47
 Provided 24" box trees (38%): 54

Proposed parking lot trees: 63
 Required evergreen parking lot trees (30%): 19
 Provided evergreen parking lot trees (35%): 22

Total Landscape: 160,000 SF (approx.)

PARKING LOT SHADE CALCULATIONS

Total parking lot area: 46,171 SF
 Total shade required (50%): 23,086 SF

% COVER	QTY	AREA (SF)	TOTAL AREA (SF)
20" diameter trees (Chilopsis linearis)			
50%	10	157	1,570
25" diameter trees (Olea europaea 'Monher')			
50%	3	245.3	736
30" diameter trees (Pistacia chinensis, Quercus agrifolia)			
100%	6	707	4,242
75%	8	530	4,240
50%	35	353	12,355

Total shade provided (50.1%): 23,143 SF

Callander Associates
 Landscape Architecture

FRONTIER
 MANAGEMENT
 Sierra Capital & Investment

THE LANDING AT ELK GROVE | SENIOR LIVING

City of Elk Grove, California

JDA PROJECT NUMBER: XXXXX | DATE: 12.20.2016 | © JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	<i>Chilopsis linearis</i>	Desert willow	15 gal	43	Low
	<i>Lagerstroemia indica</i> 'Natchez'	Crape myrtle (white)	15 gal	23	Low
	<i>Laurus nobilis</i>	Bay laurel	24" box	3	Low
	<i>Olea europaea</i> 'Monher'	Fruitless olive	24" box	12	Low
	<i>Pinus halepensis</i>	Aleppo pine	15 gal	11	Low
	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese pistache	15 gal	30	Low
	<i>Arbutus</i> 'Marina'	Marina starwberry tree	15 gal	8	Low
	<i>Quercus agrifolia</i>	Coast live oak	24" box	52	Low
	<i>Quercus lobata</i>	Valley oak	24" box	11	Low

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HXW)
LANDSCAPE AREA - SHRUBS				
<i>Acacia</i> 'Cousin Itt'	Little river wattle	5 gal	Low	3'x5'
<i>Arbutus unedo</i> 'Compacta'	Dwarf strawberry tree	15 gal	Low	8'x6'
<i>Arctostaphylos</i> 'John Dourley'	John Dourley manzanita	5 gal	Low	2'x6'
<i>Baccharis pilularis</i> 'Twin Peaks'	Twin Peaks coyote bush	5 gal	Low	2'x8'
<i>Buddleia davidii</i>	Butterfly bush	15 gal	Medium	8'x6'
<i>Gardenia jasminoides</i>	Gardenia	5 gal	Medium	5'x3'
<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Whirling butterflies gaura	5 gal	Medium	3'x3'
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote English lavender	5 gal	Low	3'x3'
<i>Mahonia</i> 'Soft Caress'	Soft caress mahonia	5 gal	Low	3'x3'
<i>Olea europaea</i> 'Little Ollie'	Little Ollie dwarf olive	5 gal	Low	6'x6'
<i>Ribes viburnifolium</i>	Evergreen currant	5 gal	Low	3'x4'
<i>Rosmarinus officinalis</i>	Rosemary	5 gal	Low	3'x4'
<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara sage	5 gal	Low	4'x4'
LANDSCAPE AREA - GROUNDCOVER				
<i>Calamagrostis foliosa</i>	Mendocino reed grass	1 gal	Medium	2' O.C.
<i>Carex divulsa</i>	Berkeley sedge	1 gal	Low	2' O.C.
<i>Elymus condensatus</i> 'Canyon Prince'	Canyon Prince wild rye	1 gal	Low	3' O.C.
<i>Festuca mairei</i>	Atlas fescue	1 gal	Low	2'-6" O.C.
<i>Heuchera</i> 'Rosada'	Rosada coral bells	1 gal	Low	2' O.C.
<i>Hosta</i> 'Halcyon'	Halcyon plantain lily	1 gal	Medium	3' O.C.
<i>Muhlenbergia capillaris</i> 'White Cloud'	White cloud muhly	1 gal	Low	3' O.C.
<i>Oenothera caespitosa</i>	Evening primrose	1 gal	Low	2' O.C.
<i>Pennisetum alopecuroides</i>	Fountain grass	1 gal	Low	3' O.C.
<i>Sedum</i> 'Autumn Joy'	Autumn Joy stonecrop	1 gal	Low	2'x2'
LANDSCAPE AREA - VINES				
<i>Gelsemium sempervirens</i>	Carolina jessamine	5 gal	Low	20' O.C.
NATIVE PLANTING AREA				
<i>Arctostaphylos densiflora</i> 'Sentinel'	Sentinel manzanita	15 gal	Low	8'x8'
<i>Baccharis pilularis</i>	Dwarf coyote bush	5 gal	Low	3'x5'
<i>Eriogonum fasciculatum</i>	California buckwheat	5 gal	Low	3'x4'
<i>Lupinus albus</i>	Bush lupine	5 gal	Low	3'x3'
<i>Rhamnus californica</i>	Coffeeberry	5 gal	Low	8'x8'
<i>Rosa californica</i>	California rose	5 gal	Low	4'x6'
<i>Salvia apiana</i>	White sage	5 gal	Low	4'x5'

LANDSCAPE AREA - GROUNDCOVER

<i>Calamagrostis foliosa</i>	Mendocino reed grass	1 gal	Medium	2' O.C.
<i>Carex divulsa</i>	Berkeley sedge	1 gal	Low	2' O.C.
<i>Elymus condensatus</i> 'Canyon Prince'	Canyon Prince wild rye	1 gal	Low	3' O.C.
<i>Festuca mairei</i>	Atlas fescue	1 gal	Low	2'-6" O.C.
<i>Heuchera</i> 'Rosada'	Rosada coral bells	1 gal	Low	2' O.C.
<i>Hosta</i> 'Halcyon'	Halcyon plantain lily	1 gal	Medium	3' O.C.
<i>Muhlenbergia capillaris</i> 'White Cloud'	White cloud muhly	1 gal	Low	3' O.C.
<i>Oenothera caespitosa</i>	Evening primrose	1 gal	Low	2' O.C.
<i>Pennisetum alopecuroides</i>	Fountain grass	1 gal	Low	3' O.C.
<i>Sedum</i> 'Autumn Joy'	Autumn Joy stonecrop	1 gal	Low	2'x2'

LANDSCAPE AREA - VINES

<i>Gelsemium sempervirens</i>	Carolina jessamine	5 gal	Low	20' O.C.
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NATIVE PLANTING AREA

<i>Arctostaphylos densiflora</i> 'Sentinel'	Sentinel manzanita	15 gal	Low	8'x8'
<i>Baccharis pilularis</i>	Dwarf coyote bush	5 gal	Low	3'x5'
<i>Eriogonum fasciculatum</i>	California buckwheat	5 gal	Low	3'x4'
<i>Lupinus albus</i>	Bush lupine	5 gal	Low	3'x3'
<i>Rhamnus californica</i>	Coffeeberry	5 gal	Low	8'x8'
<i>Rosa californica</i>	California rose	5 gal	Low	4'x6'
<i>Salvia apiana</i>	White sage	5 gal	Low	4'x5'

Seed Mix: Native Erosion Control Mix as available from Pacific Coast Seed. 45 lbs/acre.

- California brome
- Blue wildrye
- Three weeks fescue
- Native clover

Callander Associates
 Landscape Architecture

FRONTIER
 MANAGEMENT
 Sierra Capital & Investment

THE LANDING AT ELK GROVE | SENIOR LIVING

City of Elk Grove, California

JDA PROJECT NUMBER: XXXXX | DATE: 12.20.2016 | © JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

LANDSCAPE PLAN



JDA 15
 JEFFREY DeMURE + ASSOCIATES
 ARCHITECTS - PLANNERS

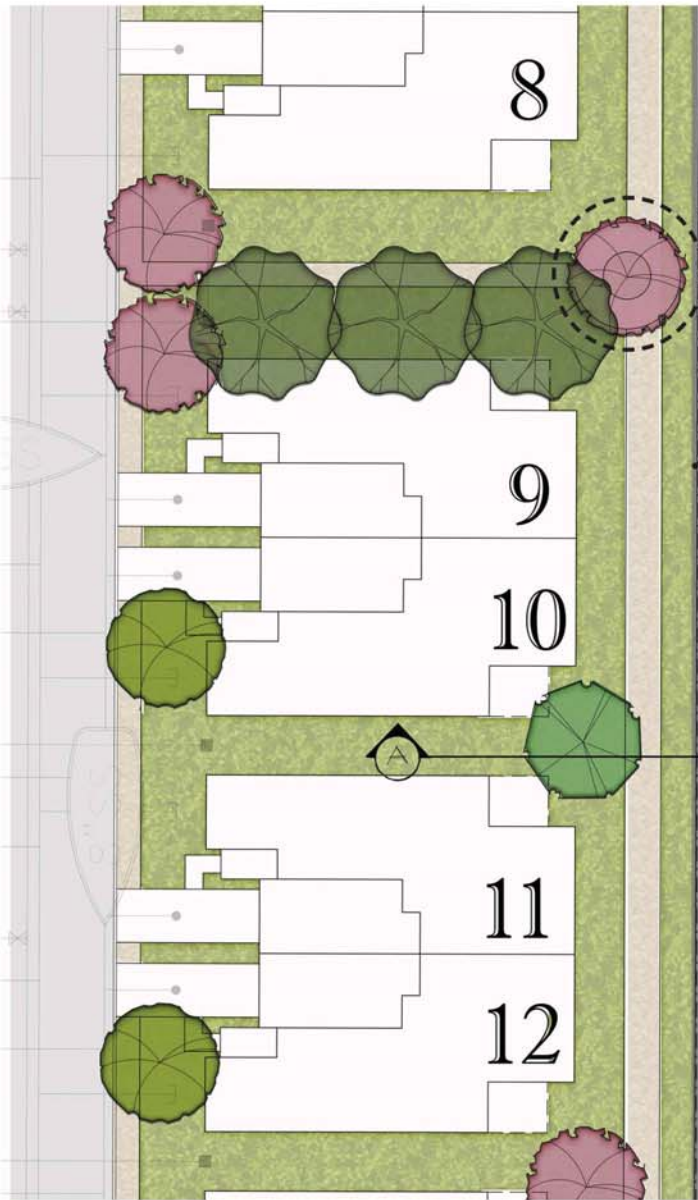
5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	<i>Chilopsis linearis</i>	Desert willow	15 gal	Low
	<i>Lagerstroemia indica 'Natchez'</i>	Crape myrtle (white)	15 gal	Low
	<i>Laurus nobilis</i>	Sweet Bay	15 gal	Low
	<i>Quercus agrifolia</i>	Coast live oak	24" box	Low

LEGEND

- Landscape Area - Shrubs and ground-cover per plant list, 3' max height
- Concrete Pavement
- Asphalt Pavement



PASEO SECTION A-A1



ELECTRICAL SYMBOL LIST

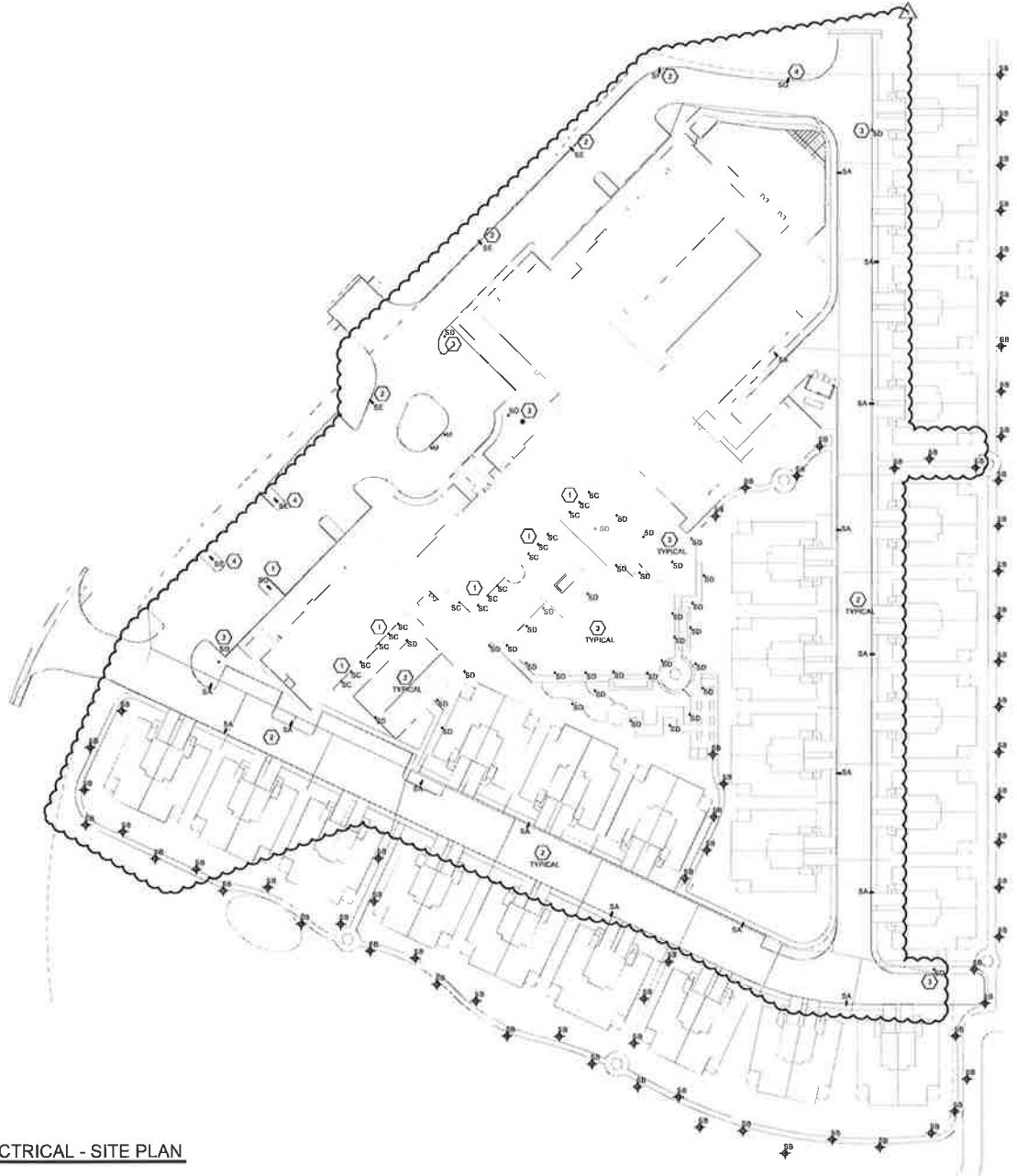
LIGHTING		RACEWAYS		TELECOMMUNICATIONS		ABBREVIATIONS			
	WALL MOUNTED LUMINAIRE		SURFACE METAL RECEPTACLE RACEWAY		COMBINATION COMMUNICATIONS OUTLET 2 = TWO CAT 6 CABLES (1 CAT 6 TO TEL. PANEL, 1 CAT 6 TO I.T. PANEL) 4 = FOUR CAT 6 CABLES (1 CAT 6 TO TEL. PANEL, 3 CAT 6 TO I.T. PANEL) 8 = EIGHT CAT 6 CABLES (2 CAT 6 TO TEL. PANEL, 6 CAT 6 TO I.T. PANEL)	A	AMPERES, AMBER	UPS	UNINTERRUPTIBLE POWER SUPPLY
	RECESSED FLUORESCENT 2' X 4' LUMINAIRE		SWITCHES AND RECEPTABLES		WIRELESS INTERNET IN CEILING	AVF	ABOVE FINISHED FLOOR	V	VOLTS, VOLTAGE
	SURFACE MOUNTED LUMINAIRE		S SINGLE POLE SWITCH		TELEPHONE OUTLET 3/4" CONDUIT	AFG	ABOVE FINISHED GRADE	VA	VOLT AMPERES
	SURFACE MOUNTED STRIP COVER LUMINAIRE		D DOUBLE POLE SWITCH		FLUSH FLOOR COMBINATION COMMUNICATIONS OUTLET. SEE LETTER CODE LIST AT COMBINATION COMMUNICATIONS OUTLET FOR OPTIONS.	AIC	AVAILABLE INTERRUPTING CAPACITY	W	WIRE, WHITE
	RECESSED LUMINAIRE		3 THREE WAY SWITCH		FLUSH FLOOR COMBINATION COMMUNICATIONS OUTLET AND DUPLEX RECEPTACLE. SEE LETTER CODE LIST AT COMBINATION COMMUNICATIONS OUTLET FOR OPTIONS.	AV	AUDIO VISUAL	WP	WEATHERPROOF
	PENDANT MOUNTED LUMINAIRE		4 FOUR WAY SWITCH		TELEPHONE TERMINAL BOARD	C	CONDUIT, CLOSE, CONTROL	CB	CIRCUIT BREAKER
	PENDANT MOUNTED FLUORESCENT 1' X 1' LUMINAIRE		M MAINLINE SWITCH		PROJECTOR	CATV	CABLE TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION SECURITY
	FLUORESCENT LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT		M = MAINLINE SWITCH WITH THERMAL OVERLOAD		MISCELLANEOUS	CLG	CEILING	CU	COPPER
	RECESSED LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT		SC = SPEED CONTROL		CONDUIT ELLED UP	E	EMERGENCY	(E)	EXISTING
	PENDANT LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT		T = 15 MINUTE SPRING WOUND TIMER		CONDUIT ELLED DOWN	FA	FIRE ALARM	FACP	FIRE ALARM CONTROL PANEL
	TRACK LIGHTING		WP = WEATHER PROOF SWITCH		CONDUIT WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING	FAAP	FIRE ALARM CONTROL PANEL	FLA	FULL LOAD AMP
	EXTERIOR POLE MOUNTED LUMINAIRE		W WALL MOUNTED OCCUPANCY SENSOR SWITCH		GROUNDING POINT	GND	GROUND	GFI	GROUND FAULT INTERRUPTER
	AREA BOLLARD WITH CONCRETE BASE		CS CEILING MOUNTED OCCUPANCY SENSOR		SURFACE MOUNT EQUIPMENT ENCLOSURE AS NOTED	IC	ISOLATED GROUND	KV	KILOVOLT
	FLOODLIGHT		WS WALL MOUNTED OCCUPANCY SENSOR		FLUSH MOUNT EQUIPMENT ENCLOSURE AS NOTED	KVA	KILOVOLT AMPERES	KW	KILOWATT
	WALL MOUNTED SIGN LUMINAIRE		SP SPECIAL PURPOSE RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS.		BRANCH PANEL	M	MOTOR	MCA	MINIMUM CIRCUIT AMPS
	EXIT SIGN WALL MOUNTED, ARROW(S) INDICATES DIRECTION IF SHOWN		TL TWIST LOCK RECEPTACLE. COORDINATE RECEPTACLE CONFIGURATION WITH EQUIPMENT BEING SUPPLIED. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS.		FLUSH WALL MOUNTED BRANCH PANEL	MOCP	MAXIMUM OVERCURRENT PROTECTION	NC	NORMALLY CLOSED
	EXIT SIGN CEILING MOUNTED, SHADED AREA INDICATES NUMBER OF FACES SHOWN, ARROW(S) INDICATES DIRECTION IF SHOWN		S SINGLE RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS.		MAIN DISTRIBUTION PANEL / SUB DISTRIBUTION PANEL	NL	NIGHT LIGHT	NO	NORMALLY OPEN
	EMERGENCY LIGHTING UNIT		D DUPLEX RECEPTACLE		FLEXIBLE CONDUIT	P	PROJECTOR	PH	PHASE
	MOTOR CONNECTION		DD DOUBLE DUPLEX RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS.		BRANCH CIRCUIT WIRING. ARROW INDICATES HOME RELATED PANEL WITH CIRCUITS AS NOTED.	(R)	REMOVE	(RR)	REMOVE AND RELOCATE
	NON FUSED DISCONNECT SWITCH		R RANGE RECEPTACLE		CONDUIT CONCEALED IN WALL OR CEILING SPACE	TTB	TELEPHONE TERMINAL BOARD	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
	HEAVY DUTY FUSED DISCONNECT SWITCH		C CLOCK RECEPTACLE		CONDUIT ROUTED BELOW FLOOR / GRADE	TYP	TYPICAL	UL	UNDERWRITERS LABORATORIES
	JUNCTION BOX		B BELL		REFERENCE NOTE				
	TRANSFORMER		I INTERCOM		MECHANICAL EQUIPMENT CONNECTION ITEM. REFER TO SCHEDULE				
	CONTACTOR COIL		T TELEVISION						
	RELAY		TV TV CAMERA						
	WEATHER PROOF PUSH BUTTON		SD SMOKE DETECTOR, TYPE AS REQUIRED BY NFPA						
	2 TONE CHIME								
	MAGNETIC DOOR HOLD								
	SPEAKER								
	KEY PAD								

TAG	FIXTURE DESCRIPTION	MANUFACTURER	MODEL NUMBER	BALLAST TYPE	LAMP TYPE	LAMP WATTAGE	LAMP QUANTITY	FIXTURE WATTAGE	NOTES
SA	LED POLE LUMINAIRE W/HOUSE SIDE SHIELD	LITHONIA	KAO LED 300 700 40A R2 ANV GLT HB	NA	LED	80	1	80.0	
SB	42" LED SQUARE BOLLARD	LUMINER	353 81 LED B 1 4000 T2 20R15	NA	LED	8.16	1	8.2	
SC	LED WALL PACK	LUMINER	KTORJA	NA	LED	18	1	18.0	
SD	LED DECORATIVE POST TOP W/DOWN REFLECTOR	MCGRAW EDISON	D44 200 LED E 1.5 x 844 D	NA	LED	87.5	1	87.5	VOID @ 14' AFF
SE	LED POLE LUMINAIRE W/HOUSE SIDE SHIELD	EATON	GLEON AP 08 LED E1 5L2 1055	NA	LED	445	1	445.0	
SF	LED POLE LUMINAIRE W/HOUSE SIDE SHIELD	EATON	GLEON AP 08 LED E1 5L4 1055	NA	LED	445	1	445.0	
SG	LED POLE LUMINAIRE W/HOUSE SIDE SHIELD	EATON	GLEON AP 04 LED E1 5L3 3403	NA	LED	225	1	225.0	
SH	POWEE COCHERE LUMINAIRE	LITHONIA	POX LED P4 400 TSM 040	NA	LED	85	1	85	

NOT ALL FIXTURES ARE USED ON THIS PROJECT.

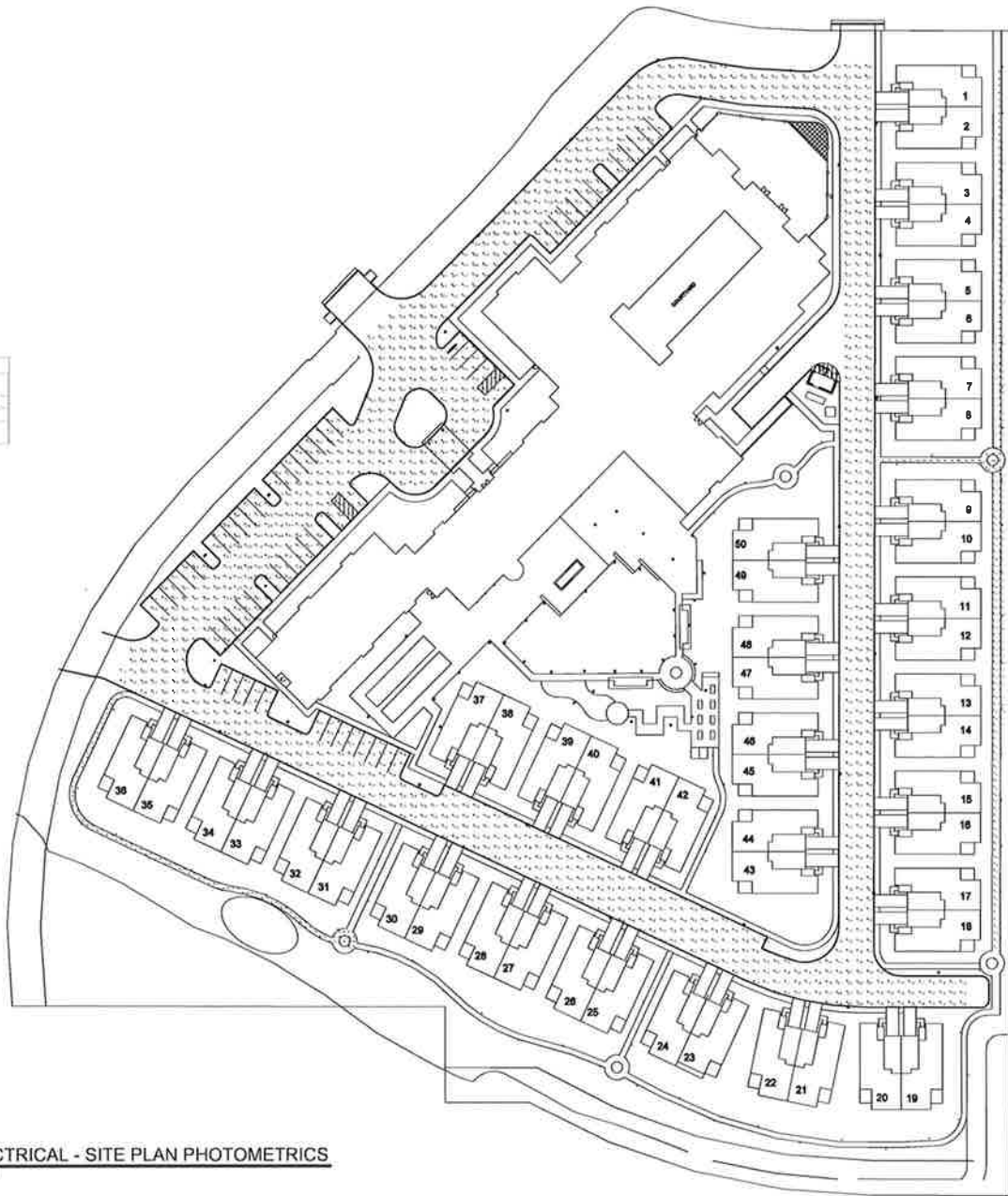
E-001	ELECTRICAL - LEGEND / SHEET INDEX
E-100	ELECTRICAL - SITE PLAN
E-101	ELECTRICAL - SITE PLAN - PHOTOMETRICS
E-102	ELECTRICAL - SITE LIGHTING CUT SHEETS
E-103	ELECTRICAL - SITE LIGHTING CUT SHEETS
E-104	ELECTRICAL - SITE LIGHTING CUT SHEETS
E-105	ELECTRICAL - SITE LIGHTING CUT SHEETS

- NOTES**
- ① MOUNTING HEIGHT AT 20'
 - ② MOUNTING HEIGHT AT 25'
 - ③ MOUNTING HEIGHT AT 30'
 - ④ MOUNTING HEIGHT AT 35'



1 ELECTRICAL - SITE PLAN
E-100 1" = 40'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Path	+	4.1 fc	20.9 fc	0.1 fc	209.0:1	41.0:1
P Lot and Road	+	4.9 fc	13.8 fc	1.9 fc	13.6:1	4.5:1
Sample SW Path	+	5.0 fc	17.5 fc	0.1 fc	175.0:1	50.0:1



1 ELECTRICAL - SITE PLAN PHOTOMETRICS
E-100 1" = 40'



THE LANDING AT ELK GROVE | SENIOR LIVING

City of Elk Grove, California

PROJECT NUMBER: 15888 | DATE: 10/24/2016 | © JEFFREY SIMONIS + ASSOCIATES ARCHITECTS PLANNERS, INC.



23

KAD LED Area Luminaire with Mast Arm Mount

Specifications

- SKU: 131M
- Length: 17.12"
- Height: 7.13"
- Width: 3.62"

Introduction

The Cortex® Series Luminaire offers outdoor area lighting solutions with advanced edge for a variable look that complements any application. The KAD LED combines the latest in LED technology with the benefits of the Cortex® Series for highly high performance illumination that can be used for retrofitting 100-400W metal halide area lighting applications with typical energy savings of 20% and equivalent beam life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 100W 40X 18X MVOLT KMA DBXKD

Model	Power	Beam Diameter	Beam Spread	Mounting	Voltage	Material	Finish
40C	100W	40X	18X	MVOLT	KMA	DBXKD	

Accessories

- 100W LED Driver
- 100W LED Driver
- 100W LED Driver

Lumière

DESCRIPTION

The Lumière 303-B1-LEDZ is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application. The Lumière 303-B1-LEDZ is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application.

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Lumark

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LED LIGHTING

DESCRIPTION

The LED lighting solutions offer a wide range of options for various applications. The LED lighting solutions offer a wide range of options for various applications.

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McGraw-Edison

DESCRIPTION

The McGraw-Edison Gxx 080-LED E1-6 is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application. The McGraw-Edison Gxx 080-LED E1-6 is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application.

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Garbaty/GC Generation Series LED

DESCRIPTION

The Garbaty/GC Generation Series LED is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application. The Garbaty/GC Generation Series LED is a premium, low-profile, dimmable LED luminaire that provides a clean, modern look for any application.

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McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 276K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #	GLEON-AF-08-LED-E1-SL2-HSS	Type	SE
Project	ELK GROVE MC	Date	
Comments			
Prepared by			

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

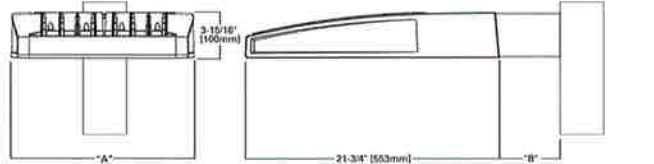


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

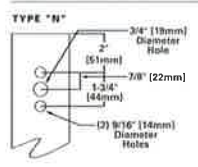


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	64 (24.5 kgs)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (408mm)	63 (28.6 kgs)	1.12

NOTE: 1. Optional arm length to be used when mounting two fixtures at 90° on a slight pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

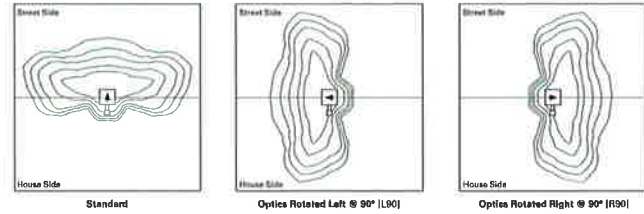
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
60°C Max. Temperature (HA Option)



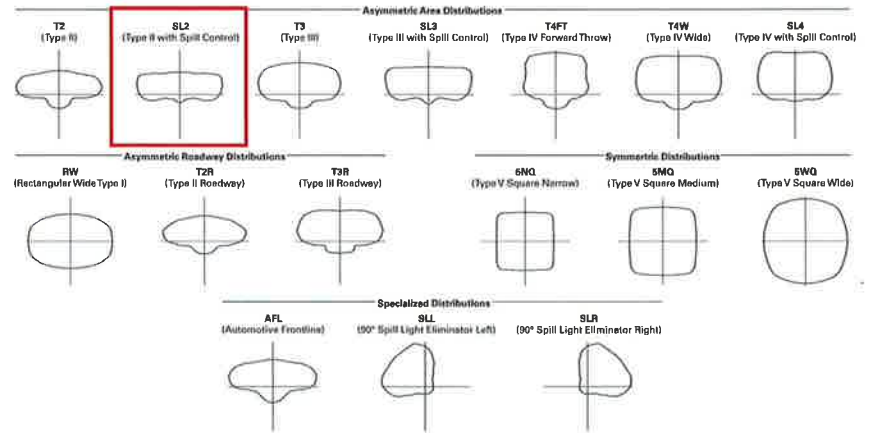
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GLEON GALLEON LED

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

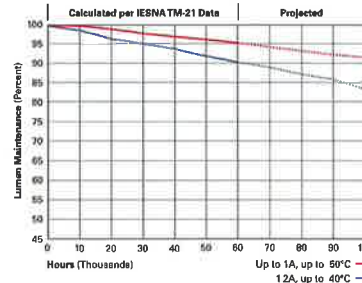


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 60°C	> 95%	418,000
1.2A	Up to 40°C	> 90%	206,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.98
50°C	0.97



Eaton
1121 Highway 31 South
Fayetteville, GA 30769
P: 770-496-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.



THE LANDING AT ELK GROVE | SENIOR LIVING

City of Elk Grove, California
70-A PROJECT NUMBER: 15089 | DATE: 10.04.2016 | © JEFFREY D'AMORE + ASSOCIATES ARCHITECTS PLANNERS, INC.



5905 GRANITE LAKE DRIVE, SUITE 100 | GRANITE BAY, CALIFORNIA 95710 | P: 916.783.2700 | WWW.JAARCH.COM

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/cUL Listed for wet locations.

Catalog #	GLEON-AF-08-LED-E1-SL4-HSS	Type	SF
Project	ELK GROVE MC	Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (± 276K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

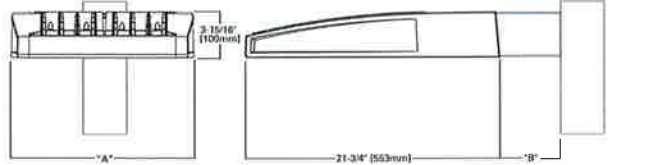


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

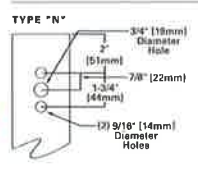


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm * (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs)	0.96
6-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs)	1.07
8-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.0 kgs)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

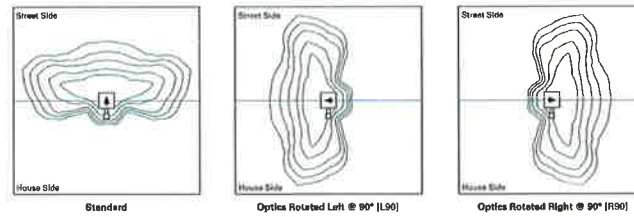
UL/cUL Wet Location Listed
ISO 9001
LM78 / LM80 Compliant
3G Vibration Resist
IP68 Rated

ENERGY DATA

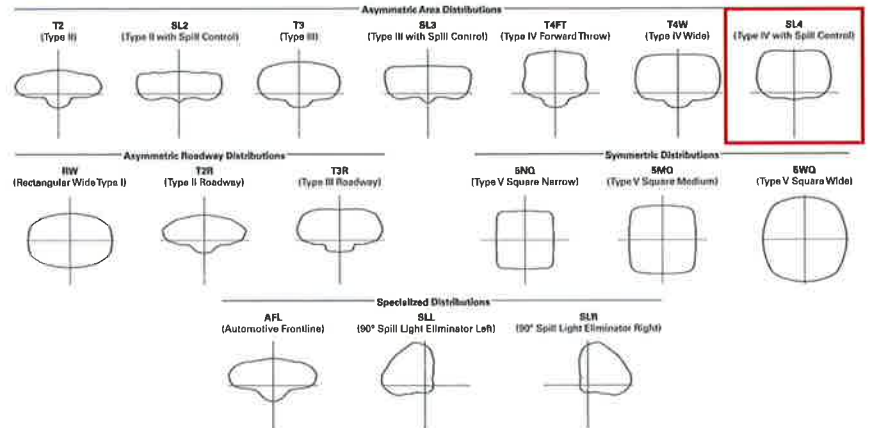
Electronic LED Driver
> 0.9 Power Factor
< 20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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OPTIC ORIENTATION

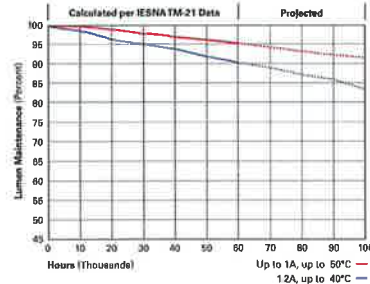


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 96%	418,000
1.2A	Up to 40°C	> 90%	206,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
40°C	0.99
50°C	0.97



Eaton
1121 Highway 24 South
Fayetteville, GA 30538
P: 770-426-6800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.



GLEON GALLEON LED

GLEON GALLEON LED

NOMINAL POWER LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	59	113	166	226	279	333	391	445	601	558
Input Current @ 120V (A)	0.51	1.02	1.53	2.03	2.56	3.08	3.56	4.08	4.8	5.07
Input Current @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)	0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.69
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28

Options	1	2	3	4	5	6	7	8	9	10
4000K/5000K Lumens	5,118	11,951	17,833	23,563	29,196	34,937	41,317	46,814	62,221	57,817
3000K Lumens	5,414	10,579	16,798	20,859	25,843	30,926	36,574	41,440	48,226	51,180
BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,493	12,688	18,932	25,016	30,994	37,080	43,983	48,699	65,439	61,280
3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,928	43,994	49,075	64,334
BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,234	12,181	18,178	24,017	29,756	35,608	42,111	47,716	53,225	58,930
3000K Lumens	5,618	10,783	16,089	21,280	26,340	31,621	37,277	42,237	47,116	52,165
BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,372	12,453	18,560	24,550	30,418	36,400	43,049	49,776	54,409	60,238
3000K Lumens	5,640	11,023	16,447	21,732	26,928	32,221	38,108	43,177	48,163	53,324
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,816	42,356	47,992	53,634	59,271
3000K Lumens	5,550	10,845	16,163	21,383	26,493	31,703	37,494	42,493	47,388	52,467
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,909	47,372	52,843	58,506
3000K Lumens	5,479	10,708	15,973	21,107	26,161	31,294	37,008	41,934	46,777	51,790
BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G6	B4-U0-G6	B4-U0-G5
4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,246	46,734	52,130	57,717
3000K Lumens	5,404	10,581	16,759	20,822	25,798	30,873	36,510	41,389	46,145	51,091
BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,253	12,180	18,174	24,013	29,753	35,604	42,108	47,708	53,218	58,921
3000K Lumens	5,617	10,782	16,088	21,266	26,337	31,517	37,277	42,231	47,109	52,167
BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
4000K/5000K Lumens	6,922	11,572	17,268	22,818	28,269	33,829	40,008	45,330	60,566	56,984
3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,845	35,413	40,128	44,761	49,557
BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G6	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
4000K/5000K Lumens	6,428	12,583	18,746	24,768	30,888	36,723	43,429	49,208	64,891	60,776
3000K Lumens	5,691	11,121	16,684	21,925	27,165	32,507	38,443	43,659	48,590	53,798
BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B6-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B6-U0-G4
4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,259	37,400	44,228	50,114	56,902	61,893
3000K Lumens	5,795	11,326	16,886	22,328	27,665	33,108	38,161	44,381	49,484	54,788
BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B6-U0-G3	B5-U0-G3	B5-U0-G4	B6-U0-G4	B6-U0-G5	B6-U0-G5	B5-U0-G5
4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,338	37,499	44,347	50,248	56,051	62,056
3000K Lumens	5,610	11,365	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B6-U0-G5	B5-U0-G5
4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,824	48,786	51,777
3000K Lumens	4,849	9,474	14,137	18,779	23,144	27,894	32,753	37,111	41,398	46,833
BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,398	60,225
3000K Lumens	5,640	11,020	16,443	21,726	26,820	32,214	38,096	43,188	48,161	53,311
BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
4000K/5000K Lumens	6,394	12,484	18,644	24,634	30,521	36,624	43,194	48,942	54,693	60,444
3000K Lumens	5,680	11,089	16,604	21,806	27,017	32,331	38,235	43,329	48,328	53,505
BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 78 CRI.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-OM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED-Solid State Light Emitting Diodes	E1=120-277V 347=347V * 480=480V **	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4=Type IV Forward Throw T4W=Type IV Wide 5N0=Type V Narrow 5M0=Type V Square Medium 5W0=Type V Square Wide SL2=Type II w/Spill Control SL4=Type IV w/Spill Control SL5=Type III w/Spill Control SL6=Type III w/Spill Control SL7=Type III w/Spill Control SL8=Type III w/Spill Control SL9=Type III w/Spill Control SL10=Type III w/Spill Control	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]-Arm for Round or Square Dole EA=Extended Arm * W=Wall Mount WM=Wall Mount OM=Quick Mount Arm (Standard Length) * OMEA=Quick Mount Arm (Extended Length) **

Options (Add as Suffix)	Accessories (Order Separately)
7030=70 CRI 3000K ** 8030=80 CRI 3000K ** 7060=70 CRI 6000K ** 7060=70 CRI 6000K ** 600=Drive Current Factory Set to Nominal 600mA ** 800=Drive Current Factory Set to Nominal 800mA ** 1200=Drive Current Factory Set to Nominal 1200mA ** F=Single Fuse (120, 277 or 347V, Must Specify Voltage) FF=Double Fuse (120, 240 or 480V, Must Specify Voltage) 2L=Two Circuits ** DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) PERF=NEMA 7-10V Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD146=Alar Hours Dim, 5 Hours ** AHD246=Alar Hours Dim, 6 Hours ** AHD255=Alar Hours Dim, 7 Hours ** AHD355=Alar Hours Dim, 8 Hours ** HA=50°C High Ambient ** MSI/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ** MSI/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ** MSI/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ** MSI/DIM-L60=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ** MSI/X-L08=BI-Level Motion Sensor, Maximum 8' Mounting Height ** MSI/X-L20=BI-Level Motion Sensor, 9' - 20' Mounting Height ** MSI/X-L40=BI-Level Motion Sensor, 21' - 40' Mounting Height ** MSI/X-L60=BI-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ** MSI-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ** MSI-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ** MSI-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ** MSI-L60=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ** LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 16' - 40' Mounting Height ** LWR-LW=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ** LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 16' - 40' Mounting Height ** RHO=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware CE=Light Sensor Tray Elite Mounted to Mesh Housing * HSS=Factory Installed House Side Shield ** CE=CEC Marking **	OA/RA1016=NEMA Photocontrol Multi-Tap - 105 - 285V OA/RA1024=NEMA Photocontrol 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1913=Photocontrol Shorting Clip DA/RA1816=120V Photocontrol MA1282=10KV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1193-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1194-XX=4-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1195-XX=2-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1196-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1198-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1199-XX=2-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1200-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1201-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1202-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1203-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1204-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1205-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1206-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1207-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1208-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon MA1209-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. 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DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly visible, low profile design. Featured, high efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building entries and security lighting applications. IP66 rated and ULNULC. Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Square for optimal thermal performance. Heavy-well, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and road. Optional cool feet hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application specific. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (ev. 3100 CCT to 10 CRI), Optional 3000K, 5000K and 8000K CCT.

Electrical
LED drivers are mounted to Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple diode patterns ranging from 1.125" to 4.75". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five year warranty.

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple diode patterns ranging from 1.125" to 4.75". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty Five year warranty.

McGraw-Edison

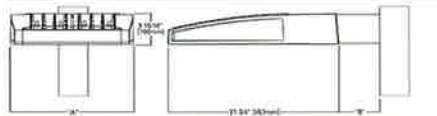
Model	GLEON-AF-04-LED-E1-8LS-HSS	Color	SG
Location	ELK GROVE MC		
Notes			
Approved By			



GLEON LED

1-10 Light Square Solid State LED AREA/SITE LUMINAIRE

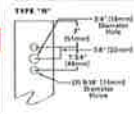
DIMENSIONS



DIMENSION DATA

Number of Light Squares	1" WxH (25mm)	2" Standard Arm Length (50mm)	3" Optional Arm Length (75mm)	Weight with Arm (lbs.)	SPA (Sq Ft)
1-4	15.125" (383mm)	2"	3"	2.5	0.46
5-8	21.125" (536mm)	2"	3"	4.5	1.00
9-16	27.125" (690mm)	2"	3"	8.5	1.63
17-24	33.125" (844mm)	2"	3"	12.5	2.26

DRILLING PATTERN



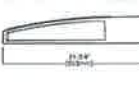
ARM MOUNTING REQUIREMENTS

Configuration	8' Arm	10' Arm
GLEON AF 01	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 02	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 03	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 04	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 05	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 06	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 07	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 08	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 09	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 10	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 11	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 12	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 13	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 14	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 15	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 16	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 17	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 18	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 19	2' Arm (Standard)	2' Arm (Standard)
GLEON AF 20	2' Arm (Standard)	2' Arm (Standard)

STANDARD WALL MOUNT



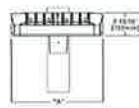
MAST ARM MOUNT



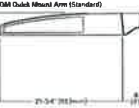
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMA Quick Mount Arm (Flared)

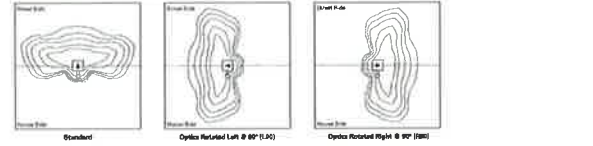


QUICK MOUNT ARM DATA

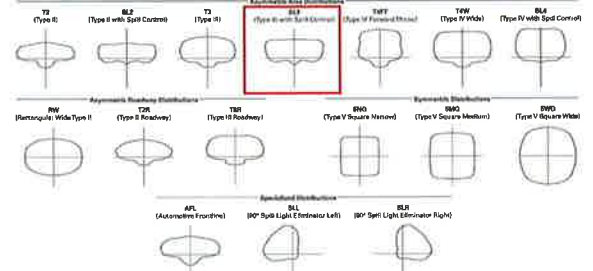
Number of Light Squares**	1" WxH	Weight with QM Arm (lbs.)	Weight with QMA Arm (lbs.)	SPA (Sq Ft)
1-4	15.125" (383mm)	2.5	2.5	0.46
5-8	21.125" (536mm)	4.5	4.5	1.00
9-16	27.125" (690mm)	8.5	8.5	1.63
17-24	33.125" (844mm)	12.5	12.5	2.26



OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	T80-T90 Lumen Maintenance (80,000 Hours)	Projected L70 (Hours)
1.0A @ 35°C	35°C to 40°C	~90%	~175,000
1.0A @ 40°C	40°C to 45°C	~85%	~150,000

LUMEN ROLLOFF CURVE

Ambient Temperature	Lumen Modifier
35°C	1.00
40°C	0.95
45°C	0.90
50°C	0.85



	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On Going				
1.	<p>The development approved by this action is for the Rezone from Shopping Center (SC) to General Commercial (GC) consistent with the General Plan; Major Design Review for the construction of the new residential elderly care facility; and Conditional Use Permit for the residential care facility for the elderly use in the GC zone as described in the Planning Commission staff report and associated Exhibits and Attachments illustrated in the Project plans below:</p> <ul style="list-style-type: none"> • Zoning Map (received November 23, 2016) • Site Plan and Grading Plan (received November 23, 2016) • Project Plans (received November 21, 2016) <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all Elk Grove Municipal Code provisions, statutes, regulations, and procedures.	On Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On Going	Planning	
4.	<p>Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • Citywide Design Guidelines 	On Going	Planning Public Works Building	

	<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 Public Works. All street improvements shall include vertical curb and gutter, except along the frontages to residential lots, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works EGWD SASD SMUD PG&E	
6.	The City may revoke the Conditional Use Permit for the residential care facility consistent with Elk Grove Municipal Code Section 23.20.020 for cause upon a finding that the permit was obtained or extended by false, misleading or incomplete information and/or that one or more of the conditions of approval herein have been violated, or have not been complied with.	On Going	Planning	
7.	<p>There shall be an age restriction for the following uses:</p> <p>a) Assisted Living shall be for persons 60 years of age or older consistent with State licensing,</p> <p>b) Memory care shall be for persons defined by the Department of Social Services,</p> <p>c) Independent living cottages shall be for persons age 55 or older.</p>	On Going	Planning	
8.	The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.	On Going	Planning Engineering CCSD EGWD SASD	
9.	<p>Approval of this Project does not relieve the Applicant from the applicable 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 • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit 	On Going	Planning Public Works Building CCSD EGWD SASD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	The proposed Independent Living Cottages shall have a 20-foot setback to the eastern property line, which deviates from the 25-foot setback as required by Section 23.29.020.	On Going	Planning	
11.	No building mounted signage shall be permitted on the cottage units and/or along the south and east property lines.	On Going	Planning	
12.	The proposed Project shall comply with Chapter 23.56 Lighting of the City of Elk Grove Zoning Code. The submitted photometric plan is not approved for a deviation from the City standards.	On Going	Planning	
13.	The proposed Project may deviate from EGMC Sections 23.54.040 (Landscape Development Standards) and 23.54.050 (Special Landscape Provisions) to have a less dense landscape buffer on the east property line abutting the residential neighborhood, all subject to review and approval of the Development Services Director.. The Applicant shall submit a revised landscape plan to be reviewed and approved by the Development Services Director.	On Going	Planning	
14.	Secure fencing around the construction site with locking gates, and appropriate lighting, shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.	On Going	EGPD	
15.	Tree canopies shall not interfere with or block the lighting, or otherwise create shadows and areas of concealment.	On Going	EGPD	
Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval				
16.	The Planning Division shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	
17.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.	Improvement Plans	SASD	
19.	Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, than each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.	Improvement Plans	SASD	
20.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required.	Improvement Plans	SASD	
21.	Sewer easement shall be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Improvement Plans	SASD	
22.	Developing this property shall require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at SASD for sewer impact fee information.	Improvement Plans	SASD Regional San	
23.	Prior to the approval of the Improvement Plan, the property owner(s) shall; (1) approve (a) the formation of a new or annexation to 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 ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. 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 CCSD, no building permits or further building permits for the property shall be issued, or approval of the Improvement Plan shall be provided.	Improvement Plans	CCSD Fire	
24.	The Applicant shall email an electronic copy in PDF format of the improvement plans related only to the water system to Bruce Kamilos (bkamilos@egwd.org) for review and comment. The cover sheet of the improvement plans shall include a title block for "Mark J. Madison, General Manager, Elk Grove Water District" to approve the plans.	Improvement Plans	EGWD	
25.	The Applicant shall be responsible for all costs involved in the extension of any water mains or other water utilities infrastructure to serve this project as required.	Improvement Plans	EGWD	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
26.	All improvements related to water utilities infrastructure shall conform to the most current version of the EGWD Standard Construction Specifications and Standard Detail Drawings.	Improvement Plans	EGWD	
27.	For projects that require tying into or hot tapping EGWD's existing water system infrastructure, the Applicant's contractor shall notify EGWD 48 hours in advance so that EGWD can provide onsite supervision for all service line taps and tee cut-ins on EGWD-owned infrastructure.	Improvement Plans	EGWD	
28.	Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and a minimum of 10 feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances.	Improvement Plans	SMUD	
29.	Structural setbacks less than 14 feet from public road right-of-way shall require the developer to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.	Improvement Plans	SMUD	
30.	To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5-feet from any SMUD trench. The Applicant shall verify with other utilities (gas, telephone, etc.) for their specific clearance requirements.	Improvement Plans	SMUD	
31.	Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE's may require additional PUE and/or a dedicated SMUD easement.	Improvement Plans	SMUD	
32.	SMUD equipment shall be accessible to a 26,000-pound SMUD service vehicle in all weather. SMUD equipment shall be no further than 15 feet from a drivable surface. The drivable surface shall have a minimum width of 20-feet.	Improvement Plans	SMUD	
33.	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 Plan or Grading Permit(s) Whichever Occurs First	Engineering Public Works	
34.	For any work proposed outside of the Project's property boundaries, the Applicant shall obtain an easement and/or right-of-entry from the appropriate property owner to the satisfaction of the City.	Improvement Plans	Engineering	
35.	The Applicant shall install a 25' landscape corridor adjacent to East Stockton Blvd along the Project frontage to the satisfaction of the City.	Improvement Plans	Engineering	
36.	The Applicant shall design and construct a Class I multi-use trail along East Stockton Blvd, adjacent to the Project's frontage from Cantwell Drive to the southerly driveway as shown on the Preliminary Grading, Drainage, and Paving Plan. Trail improvements, including alignment, width, clearances, radii, and structural section shall be in accordance with the Bicycle, Pedestrian and Trails Master Plan and to the satisfaction of the City.	Improvement Plans	Engineering Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	The Applicant shall design and construct a Class I multi-use trail and maintenance access road along East Stockton Blvd, adjacent to the Project's frontage, from the southerly driveway to the edge of the existing 100-year floodplain limit. Trail improvements, including alignment, width, clearances, radii, and structural section shall be in accordance with the Bicycle, Pedestrian and Trails Master Plan and to the satisfaction of the City.	Improvement Plans	Engineering Public Works	
38.	The Applicant shall design and construct a southbound left-turn pocket on East Stockton Blvd at the northerly driveway to the satisfaction of the City. The left-turn lane shall include a minimum of 50' pocket with a 60' bay taper. The Applicant shall also extend the existing northbound left-turn pocket to a minimum of 100' to the satisfaction of the City. Modification to the existing median and striping, including consideration for left-out movements at the Project driveway, shall be determined during Improvement Plan review.	Improvement Plans	Engineering Public Works	
39.	The southerly driveway on East Stockton Blvd shall be limited to right-in movements only. The Applicant shall install appropriate traffic control improvements at the driveway to restrict all other turn movements, except for emergency vehicle access. Improvements shall be determined during Improvement Plan review.	Improvement Plans	Engineering Public Works CCSD Fire	
40.	The Applicant shall replace all existing rolled curb and gutter with vertical curb and gutter on Cantwell Drive to the satisfaction of the City.	Improvement Plans	Engineering	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL OR ISSUANCE				
41.	The gates on the trash enclosure shall be constructed of either a slotted metal gate to allow visibility into the enclosures, or the gate shall be open at the bottom with a minimum twelve (12) inch vertical visibility. This provides natural surveillance and visibility for staff safety and to prevent trespassing and loitering.	Building Permit	EGPD	
42.	All permit fees and related costs shall be paid in full before EGWD will provide water service.	Building Permit	EGWD	
43.	The Applicant shall be responsible for installation of boxes and setters for the meter. Upon receipt of notification of installation of boxes and setters and payment of bill by Applicant EGWD will install the meters.	Building Permit	EGWD	

44.	Prior to the issuance of Building Permit(s) or approval of the Improvement Plan, whichever comes first, the property Owner(s) shall; (1) approve (a) the formation of a new or annexation to 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 ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. 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 CCSD, no building permits or further building permits for the property shall be issued, or approval of the Improvement Plan shall be provided.	Building Permit	CCSD Fire	
45.	Prior to issuance of building permit, the Project area 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	
46.	Prior to recording issuance of building permit, the Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 3, 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_cfd/s/assessment_other_district_information/	Building Permit	Finance	

47.	Prior to issuance of building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see: http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10 .	Building Permit	Finance	
48.	The Applicant shall dedicate to the City, a 25' wide drainage easement for the existing 30" storm drain pipe, located adjacent to the Project's easterly property line to the satisfaction of the City.	1st Building Permit	Engineering Public Works	
49.	The Applicant shall dedicate to the City, a 20' wide access/trail easement for the existing maintenance road located at the Project's southerly boundary, if applicable, to the satisfaction of the City.	1st Building Permit	Engineering Public Works	
50.	The Applicant shall dedicate to the City a 20' wide Irrevocable Offer of Dedication (IOD) for the Class I multi-use trail and maintenance access road north of Whitehouse Creek, as shown on the Preliminary Grading, Drainage, and Paving Plan, to the satisfaction of the City.	1st Building Permit	Engineering Public Works	
51.	The Applicant shall provide to the City any required Irrevocable Offers of Dedication (IODs) in fee simple to the extent applicable, and the City may accept the offer at any time. Until formally accepted by the City, the responsibility for all taxes, maintenance and upkeep of the areas encumbered by IODs shall be the sole responsibility of the Applicant and any subsequent owners.	1st Building Permit	Engineering	
52.	The Applicant shall dedicate to the City, a trail easement within the landscape corridor adjacent to the Project's East Stockton Blvd frontage, if applicable, to the satisfaction of the City.	1st Building Permit	Engineering	
53.	The Applicant shall dedicate to the City, an access easement over the maintenance road adjacent to the Project's East Stockton Blvd frontage, south of the southerly driveway to the satisfaction of the City.	1st Building Permit	Engineering	
54.	The Applicant shall dedicate to the City, a floodway easement, from the northern edge of the floodplain limit to the southerly property line to the satisfaction of the City.	1st Building Permit	Engineering	
55.	Any on-site traffic calming devices and locations shall be approved by the City prior to installation, including, but not limited to, speed bumps.	1st Building Permit	Engineering	

56.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Engineering. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
57.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE REZONE FOR THE LANDING AT ELK GROVE ASSISTED LIVING
PROJECT (EG 16-028)**

WHEREAS, the proposed Rezone from Shopping Center (SC) to General Commercial (GC) is required to allow consideration of a residential care facility for the elderly on the Project site consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M); and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, State CEQA Guidelines Section 15183 identifies that projects consistent with a general plan for which an environmental impact report was certified are exempt from CEQA; and

WHEREAS, an Environmental Impact Report was prepared and certified for the General Plan and this Project is consistent with the density and intensity assumed for the General Plan. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 15, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting and recommended by a vote of 4-0 that the City Council approve the Rezone;

WHEREAS, the City Council held a duly noticed public hearing on January 11, 2017, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting; and

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

Section 1: Purpose

The purpose of this Ordinance is to rezone land 10.35-acre vacant site on the southeast corner of East Stockton Boulevard and Cantwell Boulevard (APN: 116-0030-053-000) from Shopping Center (SC) to General Commercial (GC), consistent with the General Plan land use designations consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M).

Section 2: Findings

This Ordinance is adopted based upon the following findings:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared).

Evidence: The subject property is designated for C/O/M in the City's General Plan, which is consistent with the proposed use. An EIR was prepared for the General Plan (Elk Grove General Plan EIR; SCH# 2002062082). Staff has reviewed the proposed action for consistency with the existing allowed development density, as described under the CEQA Guidelines, and determined that the project is consistent and there would be no new or increased severity of previously disclosed impacts.

Rezone

Finding: The proposed Zoning Map Amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed zoning of GC is consistent with the General Plan land use designations of C/O/M. Additionally, the proposed zoning would change the current zoning from the most intense commercial designation of SC to a lesser intense commercial zoning of GC. The proposed GC zoning is compatible with commercial zoning to the north and west, and reduces the intensity of commercial uses permitted adjacent to the single-family residential homes and land to the west and south. The deviation is necessary because while the multi-level retirement community use is classified as a commercial use, allowable under the GC zoning designation, the independent living cottages are not commercial structures with the character and nature of the Project's mixed density residential.

Section 3: Action

The City Council hereby approves the rezoning of property from Shopping Center (SC) to General Commercial (GC), which is consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M), as shown in Exhibit A.

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or

application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Savings Clause

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

Section 7: Effective Date and Publication

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

ORDINANCE: **01-2017**
INTRODUCED: January 11, 2017
ADOPTED:
EFFECTIVE:

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS,
CITY ATTORNEY

Date signed: _____



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, January 11, 2017**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

LANDING ASSISTED LIVING FACILITY (EG-16-028) – REZONE, DESIGN REVIEW AND CONDITIONAL USE PERMIT:

The Project consists of development of a new residential care facility for the elderly with 48 memory care units, 107 assisted living units, and 50 independent living units on a 10.35-acre vacant site on the southeast corner of East Stockton Boulevard and Cantwell Boulevard. Requested and required entitlements are as follows:

- Rezone from Shopping Center (SC) to General Commercial (GC) consistent with the General Plan;
- Major Design Review for the construction of the new residential elderly care facility; and
- Conditional Use Permit for the residential care facility for the elderly use in the SC zone.

The Planning Commission reviewed this item on December 15, 2016 and voted 4-0 to recommend the Project.

PROPERTY OWNER:
Family Real Property Limited Partnership
George Carpenter, Representative
3001 I Street, Suite 300
Sacramento, CA 95816

APPLICANT:
Jeremy Sutter
Jeffrey DeMure + Associates, Inc.
5905 Granite Lake Drive, Suite 140
Granite Bay, CA 95746

LOCATION/APN: Southeast Corner of East Stockton Blvd. and Cantwell Blvd;
APN: 116-0030-053-000

ZONING: Shopping Center (SC)

ENVIRONMENTAL: Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183(i)(2), no further environmental review is required.

Information or questions regarding this item should be referred to Kristi Rojas, (916) 478-2245, or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.

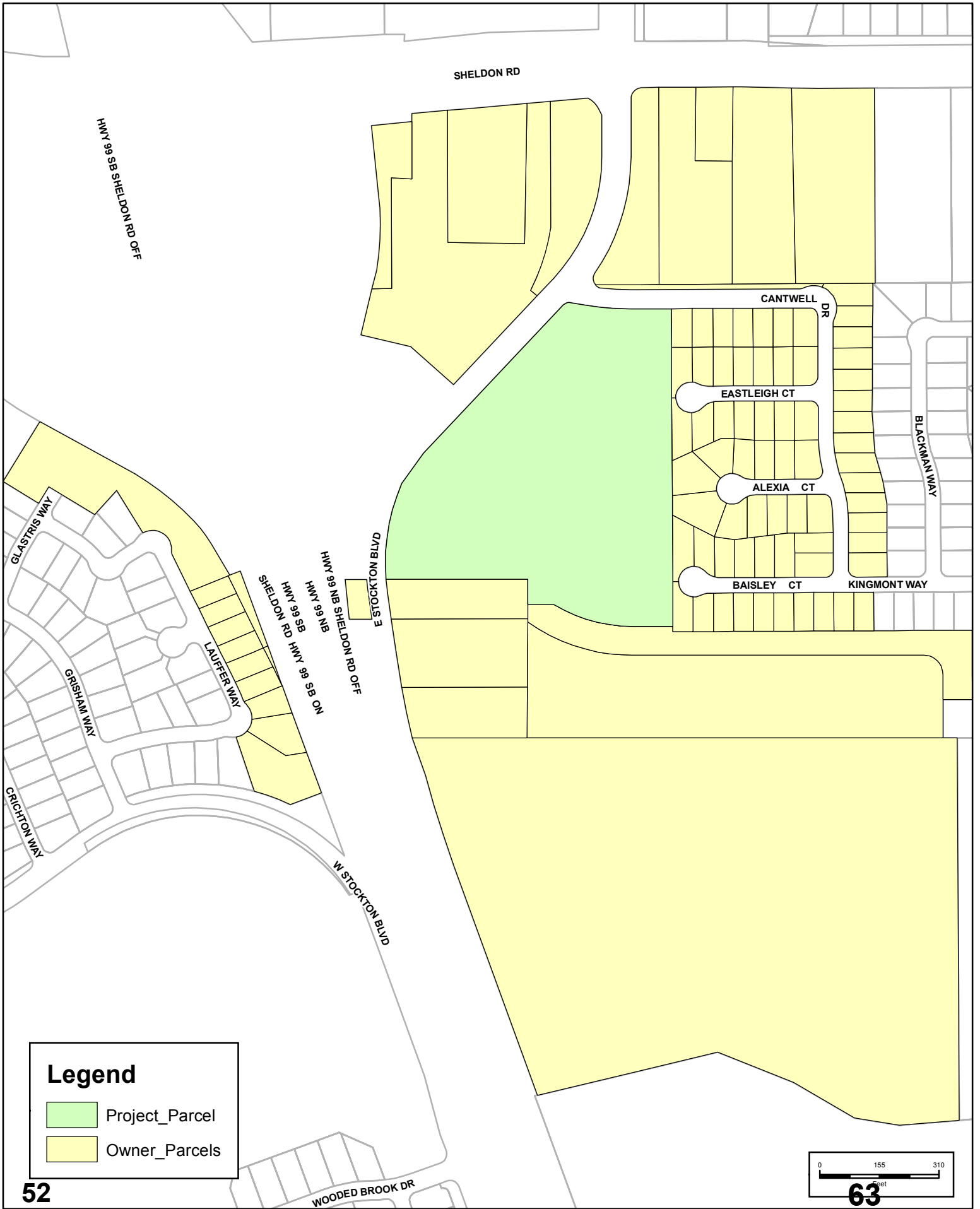
Dated/Published: December 30, 2016

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Landing Senior Facility EG16028 - 500 ft Radius for Owners



APN	ADDRESS	CITY	STATE	ZIP
11613000630000	8821 KOTO DR	ELK GROVE	CA	95624
11613001060000	8371 BAISLEY CT	ELK GROVE	CA	95624
11613000810000	626 VERANO TER	FREMONT	CA	94539
11613001050000	8416 CANTWELL WY	ELK GROVE	CA	95624
11613000640000	8389 CANTWELL DR	ELK GROVE	CA	95624
11613001000000	8358 ALEXIA CT	ELK GROVE	CA	95624
11600300690000	8372 SHELDON RD	ELK GROVE	CA	95624
11600300760000	9067 MOONEY RD	ELK GROVE	CA	95624
11613000600000	8405 CANTWELL DR	ELK GROVE	CA	95624
11614000020000	8354 BAISLEY CT	ELK GROVE	CA	95624
11614400430000	8275 LAUFFER WY	ELK GROVE	CA	95758
11613000660000	8381 CANTWELL DR	ELK GROVE	CA	95624
11613000590000	8409 CANTWELL DR	ELK GROVE	CA	95624
11613000690000	PO BOX 1266	SAN JOSE	CA	95108
11613000610000	8401 CANTWELL DR	ELK GROVE	CA	95624
11613000830000	8351 EASTLEIGH CT	ELK GROVE	CA	95624
11613000970000	8351 ALEXIA CT	ELK GROVE	CA	95624
11613000760000	8348 CANTWELL DR	ELK GROVE	CA	95624
11614000080000	8378 BAISLEY CT	ELK GROVE	CA	95624
11613000860000	8350 EASTLEIGH CT	ELK GROVE	CA	95624
11614400420000	8271 LAUFFER WY	ELK GROVE	CA	95758
11600300950000	8820 ELK GROVE BLVD STE. 3	ELK GROVE	CA	95624
11613001090000	8359 BAISLEY CT	ELK GROVE	CA	95624
11600300920000	3001 I ST STE 300	SACRAMENTO	CA	95816
11600300750000	8939 E STOCKTON BL	ELK GROVE	CA	95624
11600300990000	PO BOX 529	WILTON	CA	95693
11613001110000	8351 BAISLEY CT	ELK GROVE	CA	95624
11614400540000	512 LOBOS AV A	PACIFIC GROVE	CA	93950
11613000930000	8367 ALEXIA CT	ELK GROVE	CA	95624
11600300980000	9560 DE LA ROSA PL	ELK GROVE	CA	95758
11614000040000	2367 47TH AV	SAN FRANCISCO	CA	94116
11600300860000	PO BOX 1300	MORGAN HILL	CA	95038
11614400560000	8255 LAUFFER WY	ELK GROVE	CA	95758
11613000920000	8371 ALEXIA CT	ELK GROVE	CA	95624
11613000720000	8332 CANTWELL DR	ELK GROVE	CA	95624
11600301110000	3001 I ST 300	SACRAMENTO	CA	95816
11613000680000	48 SOMERSET ST	SAN FRANCISCO	CA	94134
11614000100000	8386 KINGMONT WY	ELK GROVE	CA	95624
11614000030000	8358 BAISLEY CT	ELK GROVE	CA	95624
11613001080000	8363 BAISLEY CT	ELK GROVE	CA	95624
11613000980000	8350 ALEXIA CT	ELK GROVE	CA	95624
11613000880000	5591 SKY PKWY STE 407	SACRAMENTO	CA	95823
11613000670000	8377 CANTWELL DR	ELK GROVE	CA	95624
11613000570000	8417 CANTWELL DR	ELK GROVE	CA	95624
11614400530000	8243 LAUFFER WY	ELK GROVE	CA	95758
11613001100000	1564 HOLLENBECK AV APT 3	SUNNYVALE	CA	94087
11613000950000	8359 ALEXIA CT	ELK GROVE	CA	95624
11613000870000	8354 EASTLEIGH CT	ELK GROVE	CA	95624
11614400400000	8263 LAUFFER WY	ELK GROVE	CA	95758
11613000750000	8344 CANTWELL DR	ELK GROVE	CA	95624
11613000890000	8362 EASTLEIGH CT	ELK GROVE	CA	95624
11613000910000	8370 EASTLEIGH CT	ELK GROVE	CA	95624
11613000700000	8365 CANTWELL DR	ELK GROVE	CA	95624
11614000010000	8350 BAISLEY CT	ELK GROVE	CA	95624
11614400510000	PO BOX 163653	SACRAMENTO	CA	95816
11613000840000	8347 EASTLEIGH CT	ELK GROVE	CA	95624
11613000800000	8363 EASTLEIGH CT	ELK GROVE	CA	95624
11613001040000	2612 SUNNYCREST CT	FREMONT	CA	94539
11613000900000	57 PEABODY ST	SAN FRANCISCO	CA	94134
11613000850000	8346 EASTLEIGH CT	ELK GROVE	CA	95624
11613001070000	8367 BAISLEY CT	ELK GROVE	CA	95624

11613000580000	8413 CANTWELL DR	ELK GROVE	CA	95624
11614000060000	8370 BAISLEY CT	ELK GROVE	CA	95624
11613000990000	8354 ALEXIA CT	ELK GROVE	CA	95624
11600300890000	8364 SHELDON RD	ELK GROVE	CA	95624
11614000070000	8374 BAISLEY CT	ELK GROVE	CA	95624
11613000650000	20 W THIRD AV 101	SAN MATEO	CA	94402
11613000620000	8397 CANTWELL DR	ELK GROVE	CA	95624
11614400550000	8251 LAUFFER WY	ELK GROVE	CA	95758
11614000090000	8382 KINGMONT WY	ELK GROVE	CA	95624
11614400410000	8267 LAUFFER WY	ELK GROVE	CA	95758
11614000050000	1108 NOVEMBER DR	CUPERTINO	CA	95014
11613001030000	8180 HANUMAN CT	SACRAMENTO	CA	95829
11613000710000	8328 CANTWELL DR	ELK GROVE	CA	95624
11613000770000	8352 CANTWELL DR	ELK GROVE	CA	95624
11613000790000	8367 EASTLEIGH CT	ELK GROVE	CA	95624
11614400390000	3496 PRINCE CHARLES CT	SAN JOSE	CA	95132
11613000730000	8336 CANTWELL DR	ELK GROVE	CA	95624
11613000960000	8355 ALEXIA CT	ELK GROVE	CA	95624
11613000780000	8371 EASTLEIGH CT	ELK GROVE	CA	95624
11613000940000	8363 ALEXIA CT	ELK GROVE	CA	95624
11613000740000	6208 TILDEN ST	FORT COLLINS	CO	80528
11613001010000	8362 ALEXIA CT	ELK GROVE	CA	95624
11613000820000	8355 EASTLEIGH CT	ELK GROVE	CA	95624
11613001020000	8366 ALEXIA CT	ELK GROVE	CA	95624
11600300810000	8386 SHELDON RD	ELK GROVE	CA	95624
	5905 GRANITE LAKE DR., STE.	GRANITE BAY	CA	95746
11614400190000	8215 LAUFFER WY	ELK GROVE	CA	95758
11614400200000	8219 LAUFFER WY	ELK GROVE	CA	95758
11614400540000	8247 LAUFFER WY	ELK GROVE	CA	95758
11614400390000	8259 LAUFFER WY	ELK GROVE	CA	95758
11614400440000	8279 LAUFFER WY	ELK GROVE	CA	95758
11613000740000	8340 CANTWELL DR	ELK GROVE	CA	95624
11613001100000	8355 BAISLEY CT	ELK GROVE	CA	95624
11613000560000	8357 BLACKMAN WY	ELK GROVE	CA	95624
11613000880000	8358 EASTLEIGH CT	ELK GROVE	CA	95624
11613000810000	8359 EASTLEIGH CT	ELK GROVE	CA	95624
11600300980000	8360 SHELDON RD	ELK GROVE	CA	95624
11613000550000	8361 BLACKMAN WY	ELK GROVE	CA	95624
11614000040000	8362 BAISLEY CT	ELK GROVE	CA	95624
11613000540000	8365 BLACKMAN WY	ELK GROVE	CA	95624
11614000050000	8366 BAISLEY CT	ELK GROVE	CA	95624
11613000900000	8366 EASTLEIGH CT	ELK GROVE	CA	95624
11613000530000	8369 BLACKMAN WY	ELK GROVE	CA	95624
11613000690000	8369 CANTWELL DR	ELK GROVE	CA	95624
11613001030000	8370 ALEXIA CT	ELK GROVE	CA	95624
11613000520000	8373 BLACKMAN WY	ELK GROVE	CA	95624
11613000680000	8373 CANTWELL DR	ELK GROVE	CA	95624
11613000510000	8377 BLACKMAN WY	ELK GROVE	CA	95624
11613000500000	8381 BLACKMAN WY	ELK GROVE	CA	95624
11613000490000	8385 BLACKMAN WY	ELK GROVE	CA	95624
11613000650000	8385 CANTWELL DR	ELK GROVE	CA	95624
11613000480000	8389 BLACKMAN WY	ELK GROVE	CA	95624
11614000110000	8390 KINGMONT WY	ELK GROVE	CA	95624
11613000470000	8393 BLACKMAN WY	ELK GROVE	CA	95624
11613000630000	8393 CANTWELL DR	ELK GROVE	CA	95624
11614000120000	8394 KINGMONT WY	ELK GROVE	CA	95624
11613000460000	8397 BLACKMAN WY	ELK GROVE	CA	95624
11614000130000	8398 KINGMONT WY	ELK GROVE	CA	95624
11600300780000	8400 SHELDON RD	ELK GROVE	CA	95624
11613000450000	8401 BLACKMAN WY	ELK GROVE	CA	95624
11614000140000	8402 KINGMONT WY	ELK GROVE	CA	95624
11614000150000	8406 KINGMONT WY	ELK GROVE	CA	95624

11613001040000	8412 CANTWELL WY	ELK GROVE	CA	95624
11613001050000	8416 CANTWELL DR	ELK GROVE	CA	95624
11614400170000	8882 GLASTRIS WY	ELK GROVE	CA	95758
11614400180000	8883 GLASTRIS WY	ELK GROVE	CA	95758
11614000180000	8908 BROOKSTOWN PL	ELK GROVE	CA	95624
11614000190000	8912 BROOKSTOWN PL	ELK GROVE	CA	95624
11614000200000	8916 BROOKSTOWN PL	ELK GROVE	CA	95624
11600220020000	9189 E STOCKTON BL	ELK GROVE	CA	95624

Agency	Contact	Address	City	State	Zip
Cosumnes Fire Department	George Apple	10573 E. Stockton Blvd.	Elk Grove	CA	95624
Cosumnes Parks & Recreation	Paul Mewton	8820 Elk Grove Blvd. Ste. #3	Elk Grove	CA	95624
Elk Grove Unified School District	Kim Williams	9510 Elk Grove-Florin Road	Elk Grove	CA	95626
Elk Grove Water Services	Bruce Kamilos	9257 Elk Grove Blvd.	Elk Grove	CA	95624
Frontier	Summer Simunich	9260 E. Stockton Blvd	Elk Grove	CA	95624
AT&T	Astrid Willard	2700 Watt Ave Rm 3473-11	Sacramento	CA	65821
Pacific Gas & Electric	Dawn Plise	343 Sacramento Street	Auburn	CA	95603
Sac. Co. Water Resources	Bob Gardner	827 Seventh Street Rm 301	Sacramento	CA	95814
Sacramento Area Sewer District	Amandeep Singh	10060 Goethe Road	Sacramento	CA	95827
SMUD	Yujean Kim	6201 S Street	Sacramento	CA	95817
CA Dept. of Fish and Wildlife	Tanya Sheya	1701 Nimbus Rd., Ste. A	Rancho Cordova	CA	95670
CRWQCB	Liz Lee	11020 Sun Center Dr. #200	Rancho Cordova	CA	95670-6114
Caltrans District 3, Transportation	Alex Fong	2379 Gateway Oaks Dr, Ste 150	Sacramento	CA	95833

Requestor	Contact	Address	City	State	Zip
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Hock Construction Management, Inc	Les Hock	10630 Mather Blvd.	Sacramento	CA	95655
Northern California Carpenters	Katie Boyd	265 Hegenberger Rd., Suite 220	Oakland	CA	94621
SMUD	Rob Ferrera	6201 S Street, MS B203	Sacramento	CA	95817
Taylor & Wiley	Matt Keasling	2870 Gateway Oaks Dr., Ste 200	Sacramento	CA	95833
Ring Hunter Holland & Schenone	Justin J. Schnitzler	985 Moraga Road, Suite 210	Lafayette	CA	94549
MerloneGeier Partners	Gary S Muljat	3191 Zinfandel Drive, Suite 23	Rancho Cordova	CA	95670
	John Jaeger	9543 Roblin Court	Elk Grove	CA	95758
	J.P. Morgan	2217 Raindance Drive	Roseville	CA	95747
Taylor Morrison	Jay Pawlek	81 Blue Ravine Rd. Suite 220	Folsom	CA	95630
Perkinscoie	Christopher Chou	505 Howard Street, Suite 1000	San Francisco	CA	94105-3204