

RESOLUTION NO. 2011-182

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER REVIEW REQUIRED FOR THE EXTENSION
OF APPROVALS FOR THE LAGUNA CREEK COURTYARD PROJECT
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING
AN EXTENSION OF A DESIGN REVIEW AND UNIFORM SIGN PROGRAM
FOR THE LAGUNA CREEK COURTYARD PROJECT
(EG-11-032) (ASSESSOR'S PARCEL NUMBER 116-0011-011)**

WHEREAS, on September 10, 2008, the City Council of the City of Elk Grove ("City") approved a Design Review and Uniform Sign Program for Empire West / Laguna LLC (hereinafter referred to as the "Owner") for the Laguna Creek Courtyard project (the "Project"), file number EG-07-055 (the "Project") by adoption of Resolution No. 2008-222; and

WHEREAS, the proposed Project is located on approximately 1.4 gross acres located at 9150 Bruceville Road, on real property in the incorporated portions of the City more particularly described as Assessor Parcel Number 116-0011-011; and

WHEREAS, the Project approval also included a Rezone that became effective in November of 2008; and

WHEREAS, all required services and access to the proposed parcels in compliance with the City's standards are available; and

WHEREAS, the City, in approving the Project, determined that the Project is exempt from California Environmental Quality Act (hereinafter referred to as CEQA) review pursuant to CEQA Guidelines Sections 15183 (projects consistent with a General Plan for which EIR was certified) and 15332 (in-fill developments); and

WHEREAS, no adverse environmental effects were identified during staff review of the development application and Project site visits; and

WHEREAS, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment; and

WHEREAS, the approval of the Project is set to expire, pursuant to Section 23.18.020 of Title 23 of the Elk Grove Municipal Code (herein after the "Zoning Code") and condition of approval number four, 36 months after the date of approval on September 8, 2011; and

WHEREAS, on July 22, 2011 the Applicant, Don Del Grande, Inc., filed a timely application for extension of the project approvals with the City; and

WHEREAS, pursuant to Section 23.18.060 of the Zoning Code, the City may approve a 12 month extension of the Design Review, and Uniform Sign Program; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this Project because it was the approving authority for the original approvals; and

WHEREAS, the Project has been routed to agencies and departments for review and comment and those agencies and departments have recommended additional conditions of approval that are necessary to ensure consistency with adopted development standards that were enacted since the Project was originally approved in 2008; and

WHEREAS, the City Council considered the extension of the Project on September 28, 2011.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove finds that the requested extension of an approval for a Design Review and Uniform Sign Program for the Laguna Creek Courtyard Project (the "Project") is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 (projects consistent with a General Plan for which an Environmental Impact Report (EIR) was certified) and 15332 (in-fill developments) based upon the following findings:

Finding:

The proposed Project is exempt from CEQA review pursuant to CEQA Guidelines Sections 15183 (Projects consistent with a General Plan for which an EIR was certified) and 15332 (In-fill development).

Evidence:

CEQA Guidelines Section 15183 mandates that projects which are consistent with the density established by General Plan policies for which an EIR was certified shall not require additional environmental review except as needed to analyze project specific environmental issues not addressed in said EIR. As stated in this staff report, the proposed project is consistent with all applicable General Plan policies. The City Council certified an EIR for its General Plan in November, 2003. Staff review of the proposed project concludes that there are no project-specific significant adverse environmental effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR.

CEQA Guidelines Section 15332 exempts from further CEQA review those projects which: are consistent with the General Plan; are within city limits on a site no larger than five acres substantially surrounded by urban uses; are located on a site that has no value as habitat for rare or endangered species; would not result in significant adverse effects related to traffic, noise air quality or water quality; and are located on a site that can be adequately served by all required utilities and public services. The proposed project is located on a 1.4-acre site in an urbanized area substantially surrounded by commercial and residential development. The site was previously developed and does not represent habitat for rare or endangered species. All public utilities and services are available and no significant adverse effects related to traffic, noise air quality or water quality were identified during project review.

Therefore, the proposed Project qualifies for these exemptions and no further CEQA review is required.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council approves the extension for the Project based upon the following findings and subject to the revised Conditions of Approval (Exhibit A) and Project Plans (Exhibit B) incorporated herein by this reference and finds the following:

Extension of Prior Approval

Finding:

The original permit findings can be made and there are changing circumstances or there has been diligent pursuit to exercise the permit that warrants the proposed extension.

Evidence:

In approving the Project, the City made certain findings regarding the Design Review and the Uniform Sign Program. The City can continue to make these same findings, as provided below, because there is no proposed change in the Project by Don Del Grande, Inc. (the "Applicant") and there have been no changes in the Project site that warrant further analysis. There are only minor modifications to the Project required by the City in regards to compliance with water efficiency standards and the use of graffiti resistant paint. The proposed revision of Condition of Approval 41 essentially condenses previous Conditions 41 and 42 into one condition of approval. Therefore, Condition 42 is proposed to be omitted. Additionally, the Applicant has made diligent efforts to pursue the exercise of the permit through the recordation of the Rezone in November 2008. Further work on the project would have continued but for the change in economic conditions as experienced throughout the region and nation since the economic downturn. Therefore, the City finds that the original findings approving the project can be made, there are changing circumstances that warrant an extension of the project approvals, and the Applicant has made efforts to pursue exercise of the permit.

General Plan

Finding:

The proposed Laguna Creek Courtyard (EG-07-055) Project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence:

The Laguna Creek Courtyard site has a General Plan land use designation of Commercial/Office/Multi-Family. The proposed Project has been designed and is consistent with all the goals and policies contained in the General Plan. Conditions of approval have been included to ensure consistency of the Project throughout construction and operation.

Design Review

Finding:

The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City, given the conditions of approval and the requested incentives for the installation of public art.

Evidence:

The site plan, building elevations, and landscape plan for the proposed Laguna Creek Courtyard Project were reviewed for compliance with the development standards established in the City's General Plan, Zoning Code, Improvement Standards, and Design Guidelines for non-residential development. The proposed Project does not lie within any Specific Plan or Special Planning Area. The proposed Project and conditions of approval complies with all applicable development standards. The Project has been designed with a cohesive architectural theme and color palette.

Finding:

The proposed architecture, site design, and landscape are suitable for the purposes of the buildings and the site and will enhance the character of the neighborhood and community.

Evidence:

The site plan, building elevations, landscape plan, and signage for the proposed Project were reviewed for compliance with the Design Guidelines for non-residential development. The Project has been designed with a cohesive architectural theme, utilizing a color palette that will be compatible with adjacent buildings. The proposed buildings will provide jobs within the City, helping to provide the work/housing balance sought in the General Plan. The courtyard area will provide an area for the public to gather and socialize, thereby creating an opportunity for community cohesion and adding increased social value to the project. Additionally, the project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

Finding:

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

Evidence:

The proposed buildings have been designed to the same scale and quality as adjacent buildings. All mechanical equipment will be screened and site lighting is proposed in compliance with safety standards. The proposed signage complements the architecture proposed for the site and meets relevant stipulations of the Zoning Code. The project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

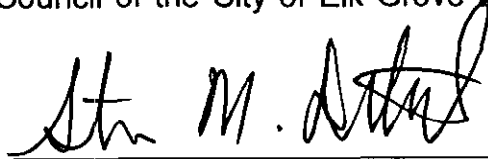
Finding:

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

Evidence:

The Laguna Creek Courtyard provides adequate vehicle and bicycle parking on site; provides adequate vehicle ingress and egress and provides a continuation of the existing landscape corridor and sidewalk along Bruceville Road. The proposed improvements will increase the efficiency of all modes of the travel within the Project site itself as well as within the immediate surrounding area.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of September 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

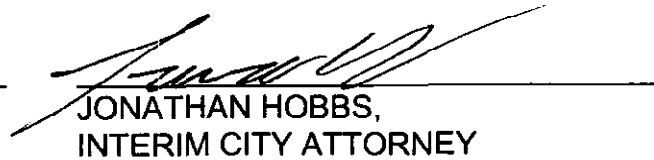

JASON LINDGREN, CITY CLERK
JONATHAN HOBBS,
INTERIM CITY ATTORNEY

EXHIBIT A: CONDITIONS OF APPROVAL

	<u>CONDITIONS OF APPROVAL</u>	<u>TIMING/ IMPLEMENTATION</u>	<u>ENFORCEMENT/ MONITORING</u>	<u>VERIFICATION (DATE AND SIGNATURE)</u>
ON-GOING				
1.	The action approved by this Resolution is for a 12 month extension of the approvals for the Laguna Creek Courtyard project, EG-11-032, as provided in City Council Resolution 2008-222.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	The project shall comply with all conditions of approval described in Resolution 2008-222 and those conditions provided herein.	On-going	Planning	
5.	All conditions of approval in Resolution 2008-222 implemented/enforced by CSD-1 shall now be implemented/enforced by SASD.	On-Going	SASD	
6.	Developing this property will require the payment of sewer impact fees (one time connection fees). Impact fees shall be paid prior to issuance of Building Permits.	Prior to the Issuance of Building Permits	SASD	
7.	Condition of approval number 42 from Resolution 2008-222 shall be rescinded.	Ongoing	Planning / Landscape	
8.	The applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	Ongoing	Planning / Landscape	
9.	Condition of approval number 9 from Resolution 2008-222 shall be revised as follows:	Prior to the Issuance of Improvement Plans	Planning	

EXHIBIT A: CONDITIONS OF APPROVAL

	<u>CONDITIONS OF APPROVAL</u>	<u>TIMING/ IMPLEMENTATION</u>	<u>ENFORCEMENT/ MONITORING</u>	<u>VERIFICATION (DATE AND SIGNATURE)</u>
	<p>Submit a Photometric Plan for both the interim and ultimate site layout configurations with the Civil/Landscape Improvement Plans for review by Planning and Public Works. Photometrics for both conditions shall meet City requirements for on-site lighting while eliminating conflicts between parking lot lights and parking lot shade trees.</p>			
10.	<p>Condition of approval number 10 from Resolution 2008-222 shall be revised as follows:</p> <p>The first paragraph shall read as follows:</p> <p>Prior to submittal of improvement plans to Public Works for review, Applicant shall submit an update to the Arborists report noting current DBH inches to be mitigated for all City-protected trees to be removed, as defined in chapter 19.12 of the Municipal Code. Minimum required mitigation shall be 57 DBH inches. Mitigation may be accomplished using one or a combination of strategies as outlined in the chapter.</p>	<p>Prior to the issuance of Improvement Plans</p>	<p>Planning / Landscape</p>	
11.	<p>Condition of approval number 12 from Resolution 2008-222 shall be revised as follows:</p> <p>The applicant shall submit landscape improvement plans (planting and irrigation) that incorporate the requirements of the City's Zoning Code, Design Guidelines, Water Efficient Landscape Ordinance and project Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</p>	<p>Prior to the issuance of Improvement Plans</p>	<p>Planning / Landscape</p>	
12.	<p>Condition of approval number 41 from Resolution 2008-222 shall be revised as follows:</p> <p>Upon completion of installation of the landscaping for the</p>	<p>Prior to the issuance of Final/Occupancy</p>	<p>Planning</p>	

EXHIBIT A: CONDITIONS OF APPROVAL

<u>CONDITIONS OF APPROVAL</u>	<u>TIMING/ IMPLEMENTATION</u>	<u>ENFORCEMENT/ MONITORING</u>	<u>VERIFICATION (DATE AND SIGNATURE)</u>
<p>project, and prior to final inspection or occupancy of any structure on the site, the project landscape architect shall certify that the landscape has been installed per the approved landscape documentation package and complies with all City water efficient landscape requirements. Certification shall be accomplished by submittal of a Certificate of Completion, on a form provided by the City per the requirements of Section 14.10.130 of the Municipal Code, for review and approval by the Public Works Department.</p>			

EXHIBIT B: PROJECT PLANS

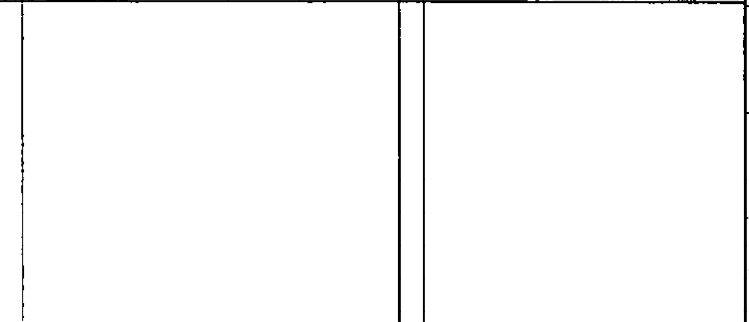
LAGUNA CREEK COURTYARDS

9150 BRUCEVILLE ROAD
ELK GROVE, CA

SHEET INDEX 1 COVER SHEET 2 - 14 LAGUNA CREEK 15 - 16 LAGUNA CREEK 17 - 18 LAGUNA CREEK 19 - 20 LAGUNA CREEK 21 - 22 LAGUNA CREEK 23 - 24 LAGUNA CREEK 25 - 26 LAGUNA CREEK 27 - 28 LAGUNA CREEK	PROJECT DATA PROJECT NAME: LAGUNA CREEK COURTYARDS PROJECT NUMBER: 9150 BRUCEVILLE ROAD OWNER: TRACAP, INC. DESIGNER: TRACAP, INC. DESIGN NUMBER: 9150 BRUCEVILLE ROAD DATE: 10/12/10	PROJECT CODE SUMMARY COURTYARD NUMBER: 001 COURTYARD AREA: 2000 SQ. FT. COURTYARD PERMITS: 2000 SQ. FT. COURTYARD PERMITS: 2000 SQ. FT.	PROJECT DESCRIPTION REVISION FROM 10/12/10	PROJECT CODE SUMMARY COURTYARD NUMBER: 001 COURTYARD AREA: 2000 SQ. FT. COURTYARD PERMITS: 2000 SQ. FT. COURTYARD PERMITS: 2000 SQ. FT.	PROJECT DESIGN CONSULTANTS PROJECT NUMBER: 9150 BRUCEVILLE ROAD PROJECT AREA: 9150 BRUCEVILLE ROAD PROJECT ADDRESS: 9150 BRUCEVILLE ROAD PROJECT CITY: ELK GROVE, CA PROJECT STATE: CA PROJECT ZIP: 95759 PROJECT PHONE: (916) 486-1234 PROJECT FAX: (916) 486-5678 PROJECT EMAIL: info@tracap.com PROJECT WEBSITE: www.tracap.com	COVER SHEET LAGUNA CREEK COURTYARDS 9150 BRUCEVILLE ROAD ELK GROVE, CA	CS DO NOT USE FOR CONSTRUCTION UNLESS INDICATED OTHERWISE REVISION NUMBER: 10/12/10 DATE: 10/12/10
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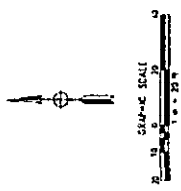
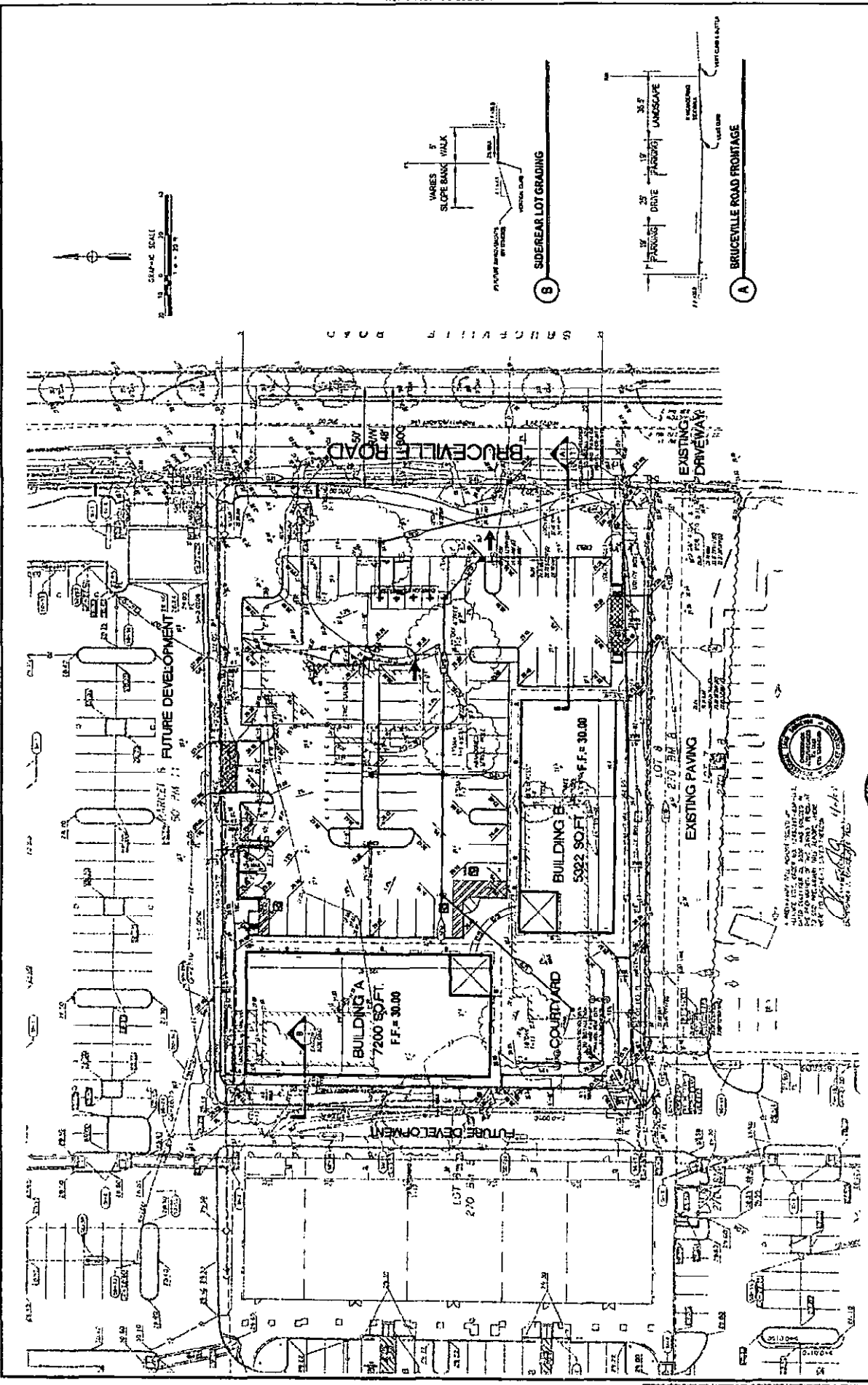
JUSTIFICATION STATEMENT

ALL THE INFORMATION ON THIS SHEET IS THE PROPERTY OF TRACAP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRACAP, INC. THE INFORMATION ON THIS SHEET IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.



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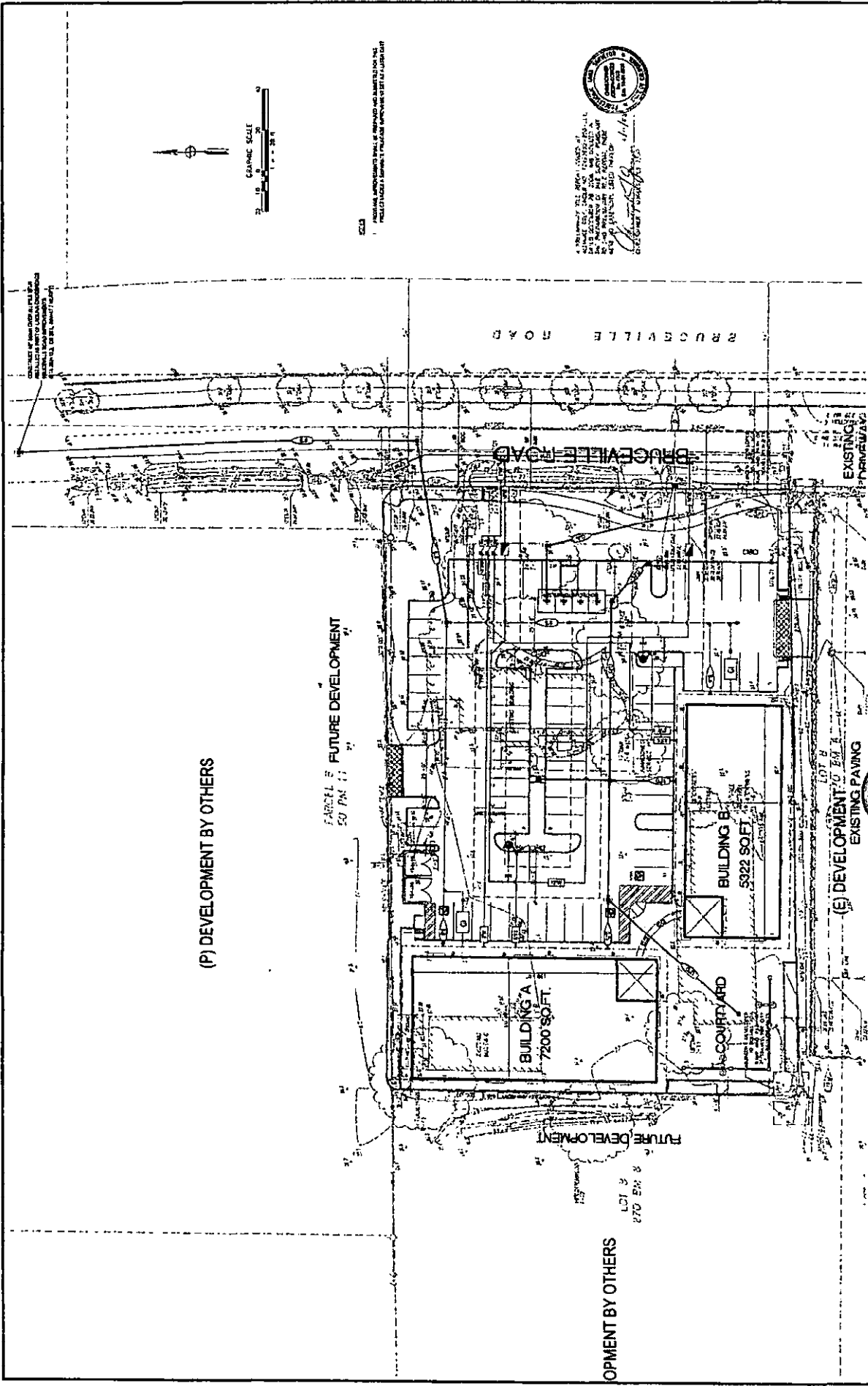
(B) SIDE REAR LOT GRADING

(A) BRUCEVILLE ROAD FRONTAGE

<p>PROJECT INFORMATION</p> <p>CLIENT: MORTON & PITALO, INC.</p> <p>PROJECT: LAGUNA CREEK COURTYARD</p> <p>DATE: 01/20/2014</p>	
<p>DESIGNER: MORTON & PITALO, INC.</p> <p>11000 W. BRUCEVILLE ROAD, SUITE 200, HOUSTON, TX 77057</p> <p>PH: 281.416.1100 FAX: 281.416.1101</p> <p>WWW.MORTONANDPITALO.COM</p>	
<p>DATE: 01/20/2014</p> <p>SCALE: 1" = 20'</p> <p>PROJECT: LAGUNA CREEK COURTYARD</p> <p>DATE: 01/20/2014</p>	
<p>COMPILED BY: [Name]</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>PROJ. D-G-A</p>	
<p>DATE: 01/20/2014</p> <p>SCALE: 1" = 20'</p> <p>PROJECT: LAGUNA CREEK COURTYARD</p> <p>DATE: 01/20/2014</p>	
<p>DESCRIPTION</p> <p>NO. 1</p> <p>NO. 2</p> <p>NO. 3</p> <p>NO. 4</p>	



A rectangular stamp containing the text: 'I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY OF HOUSTON FOR REVIEW AND APPROVAL.' It is signed by 'Morton & Pitalo, Inc.' and dated '01/20/2014'.



(P) DEVELOPMENT BY OTHERS

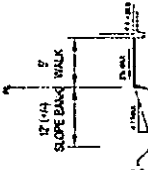
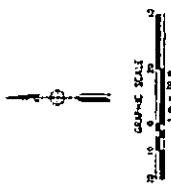
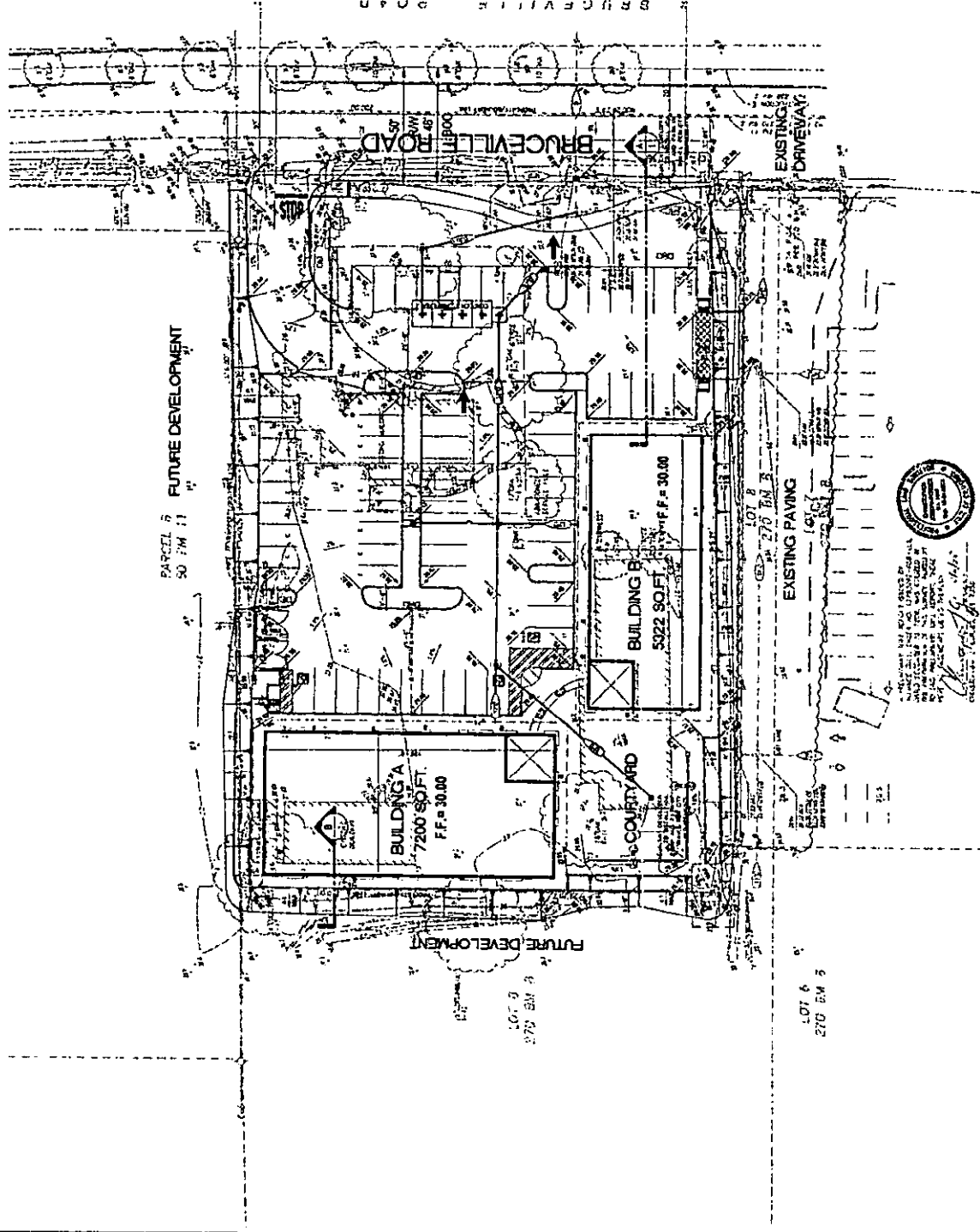
CARCEL 3 FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

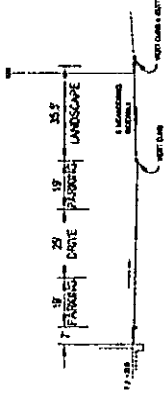
OPMENT BY OTHERS

(E) DEVELOPMENT TO EXIST

DATE: 08/23/2011		SHEET: 2		OF: 4	
<p>MORTON & PITALO, INC. CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING 1880 BAYVIEW BLVD. SUITE 200 - COSTA MESA, CA 92626 PHONE: 714.777.2400 FAX: 714.777.0220 - WWW.MPINC.COM</p>					
<p>mp</p>				<p>LAGUNA CREEK COURTYARD BRUCEVILLE ROAD UTILITY PLAN ULTIMATE LAYOUT CIVIL ENGINEERING</p>	
<p>SCALE: 1" = 20'</p>	<p>DATE: 08/23/2011</p>	<p>PROJECT NO: 11-0000</p>	<p>CLIENT: MORTON & PITALO, INC.</p>	<p>DESIGNED BY: [Name]</p>	<p>CHECKED BY: [Name]</p>
<p>DISCUSSION:</p>	<p>DATE: 08/23/2011</p>	<p>PROJECT NO: 11-0000</p>	<p>CLIENT: MORTON & PITALO, INC.</p>	<p>DESIGNED BY: [Name]</p>	<p>CHECKED BY: [Name]</p>



B SIDEREAR LOT GRADING
NOTE: SIDE REAR LOT GRADING IS TO BE DETERMINED BY CONSTRUCTION.



A BRUCEVILLE ROAD FRONTAGE
NOTE: SIDEWALKS TO BE CONSTRUCTED BY THE OWNER.

FOR ANY INFORMATION PLEASE CONTACT:
MORTON & PITALO, INC.
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
LANDSCAPE ARCHITECTURE - TRAFFIC ENGINEERING
11111 JACOBI AVENUE, SUITE 100, SAN ANTONIO, TEXAS 78240
PHONE: (214) 343-1111 FAX: (214) 343-1111
WWW.MORTONANDPITALO.COM



COMPLETED	DATE
DESIGNED	DATE
REVISION	DATE
PROJ. INCHG.	DATE

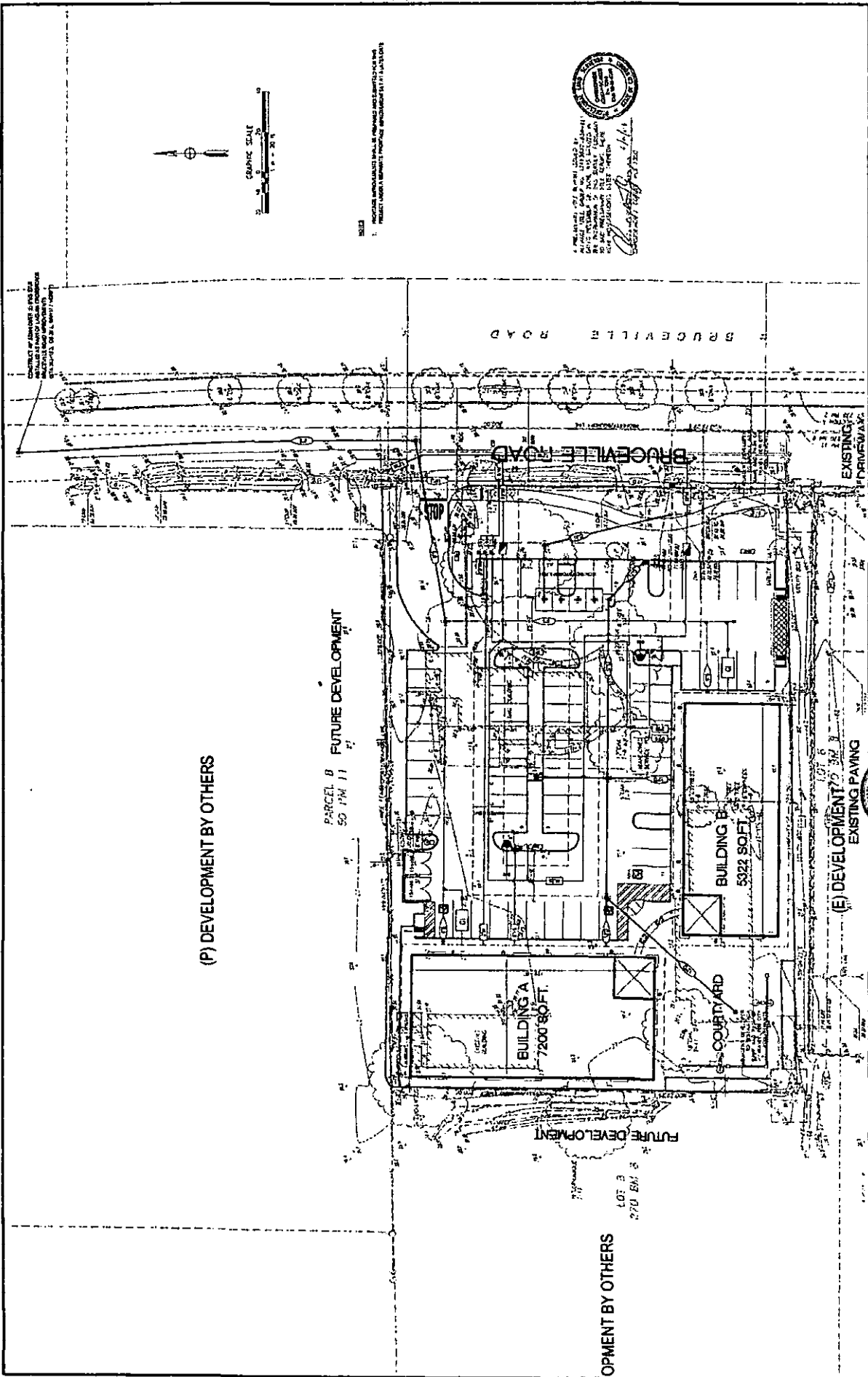
PROJECT NAME	DATE
PROJECT NO.	DATE
PROJECT LOCATION	DATE
PROJECT DESCRIPTION	DATE

SCALE	DATE
1" = 10'	DATE
1" = 20'	DATE
1" = 40'	DATE

NO.	DESCRIPTION

DATE: 11/15/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]

NOT FOR CONSTRUCTION

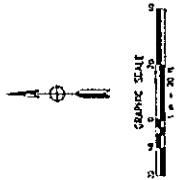


A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF CALIFORNIA, LICENSE NO. 50223, HAS EXAMINED AND APPROVED THIS PLAN FOR THE CITY OF LAGUNA. THIS PLAN SHOWS THE UTILITIES AS SHOWN AND THE ENGINEER HAS NO LIABILITY FOR ANY CHANGES OR ADDITIONS TO THIS PLAN.

Morton & Pitalo, Inc.
01/08/2020

DATE: _____

1. PROJECT APPROVED FOR THE CITY OF LAGUNA AND THE ENGINEER HAS NO LIABILITY FOR ANY CHANGES OR ADDITIONS TO THIS PLAN.



(P) DEVELOPMENT BY OTHERS

PARCEL B
 50 17'x 11 7'

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

OPMENT BY OTHERS

LOT 3
 270 8M 5

(E) DEVELOPMENT
 EXISTING PAVING



DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

NO. _____

DESCRIPTION: _____

NO.	DESCRIPTION

MORTON & PITALO, INC.
 CIVIL ENGINEERING, LAND PLANNING, LAND SURVEYING,
 LANDSCAPE ARCHITECTURE, TRAFFIC ENGINEERING
 PROJECT # 14-1714-021, City of Laguna, Laguna, CA, 92653-7079
 PHONE # 949.487.4400

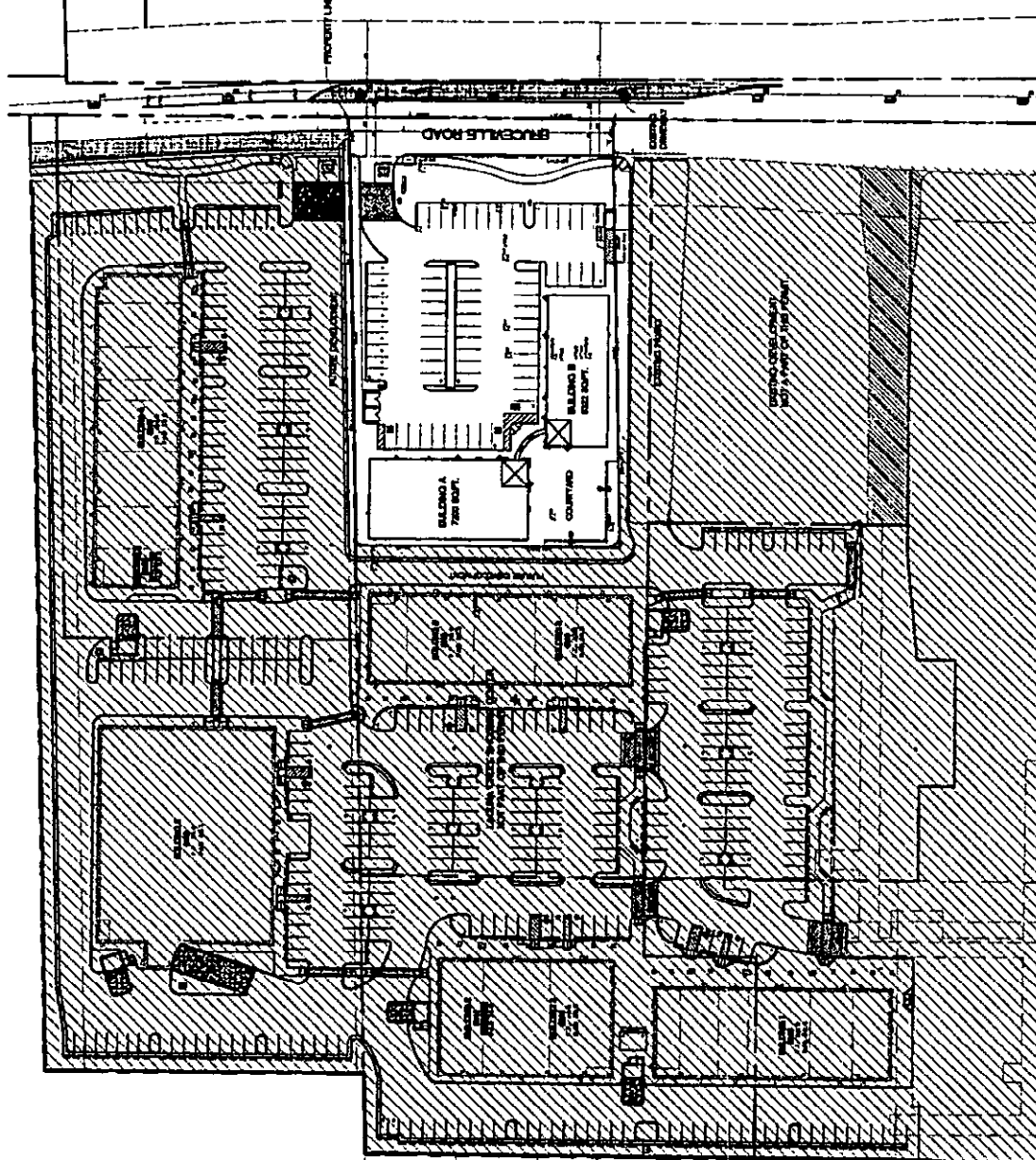


LAGUNA CREEK COURTYARD
 BRUCEVILLE ROAD
 UTILITY PLAN INTERIM LAYOUT

DATE: 01/08/2020

PAGE: 4

CITY OF LAGUNA



OVERALL SITE PLAN	
LACOMA CREEK COURTYARDS 8000 BRUCEVILLE ROAD ELK GROVE CA	
DATE	NOV 2004
BY	J. W. HANSEN
SCALE	1" = 40'-0"
PROJECT NO.	15774730
DATE CREATED	10/27/03
SDO	



AI SITE PLAN

NOT TO BE USED FOR CONSTRUCTION UNLESS REVIEWED AND DATED APPROVAL. PREPARED BY: J. W. HANSEN, CIVIL ENGINEER, S.D.O. 15774730

SITE DETAILS

SCALE: 1/4" = 1'-0"

DATE: 11/20/03

PROJECT: INTERIM SITE PLAN

CLIENT: URBAN GREEN CO. (TRADING)

1000 WEST 10TH AVENUE, SUITE 100

PERMISSION NO. 03-0000-0000

PREPARED BY: ARCHITECTURAL FIRM

NO. 1000 WEST 10TH AVENUE, SUITE 100

PERMISSION NO. 03-0000-0000

LISTING SCHEDULE

- 1. 1000 WEST 10TH AVENUE, SUITE 100
- 2. 1000 WEST 10TH AVENUE, SUITE 100
- 3. 1000 WEST 10TH AVENUE, SUITE 100
- 4. 1000 WEST 10TH AVENUE, SUITE 100
- 5. 1000 WEST 10TH AVENUE, SUITE 100
- 6. 1000 WEST 10TH AVENUE, SUITE 100
- 7. 1000 WEST 10TH AVENUE, SUITE 100
- 8. 1000 WEST 10TH AVENUE, SUITE 100
- 9. 1000 WEST 10TH AVENUE, SUITE 100
- 10. 1000 WEST 10TH AVENUE, SUITE 100

PERMITS CALCULATIONS

TABLE 1: PERMITS REQUIRED

TABLE 2: PERMITS REQUIRED

TABLE 3: PERMITS REQUIRED

INTERIM SITE PLAN

URBAN GREEN CO. (TRADING)

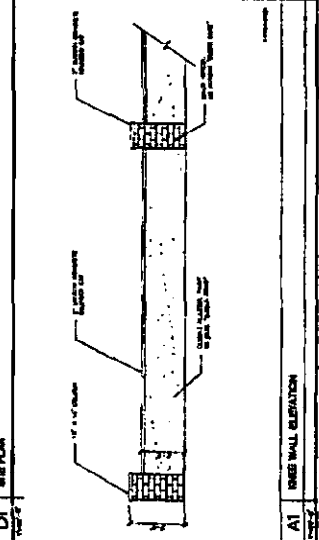
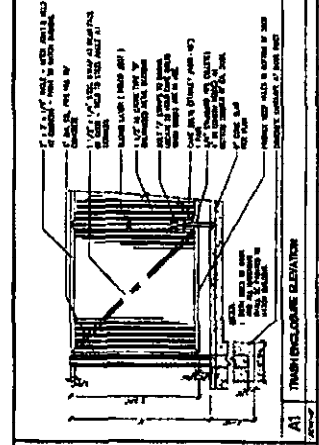
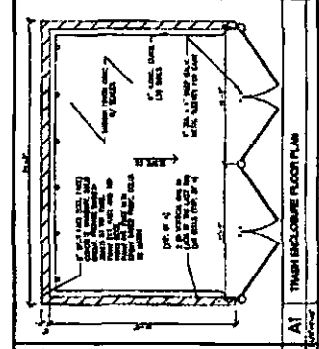
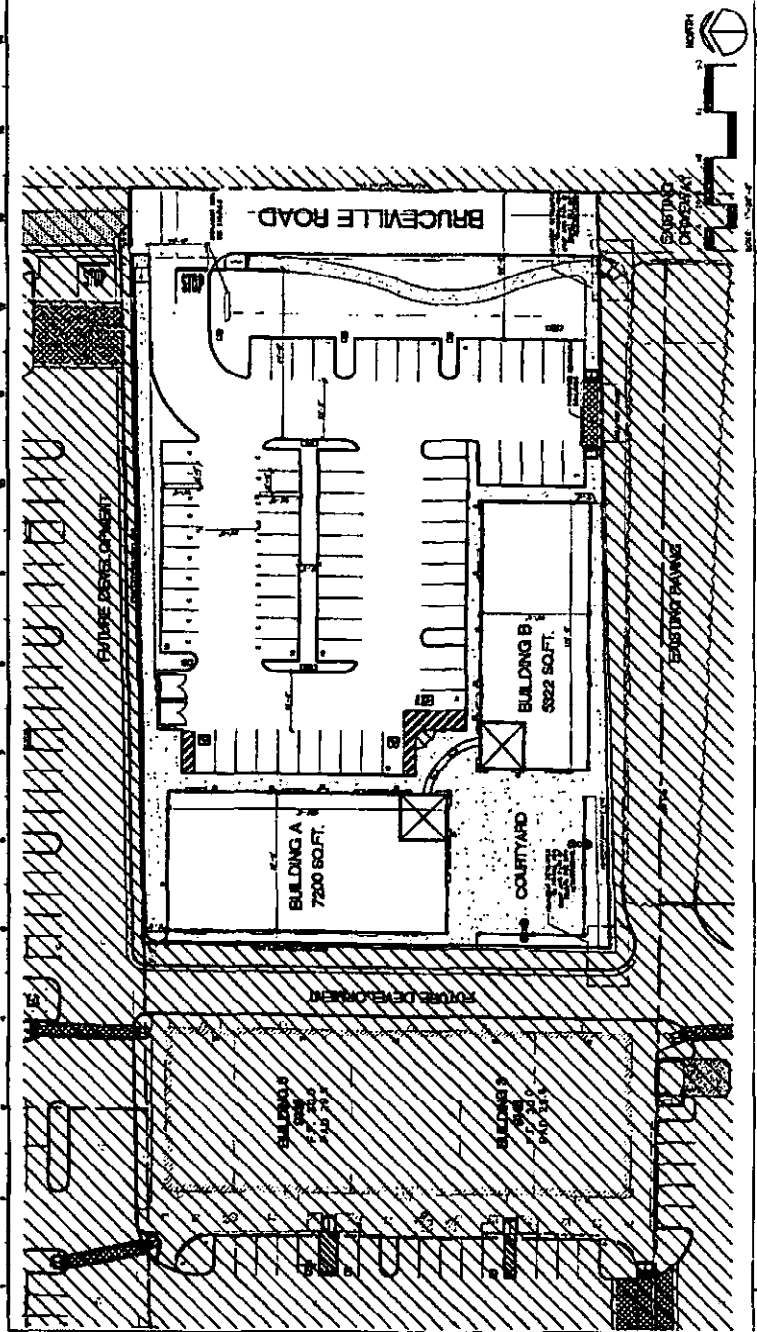
1000 WEST 10TH AVENUE, SUITE 100

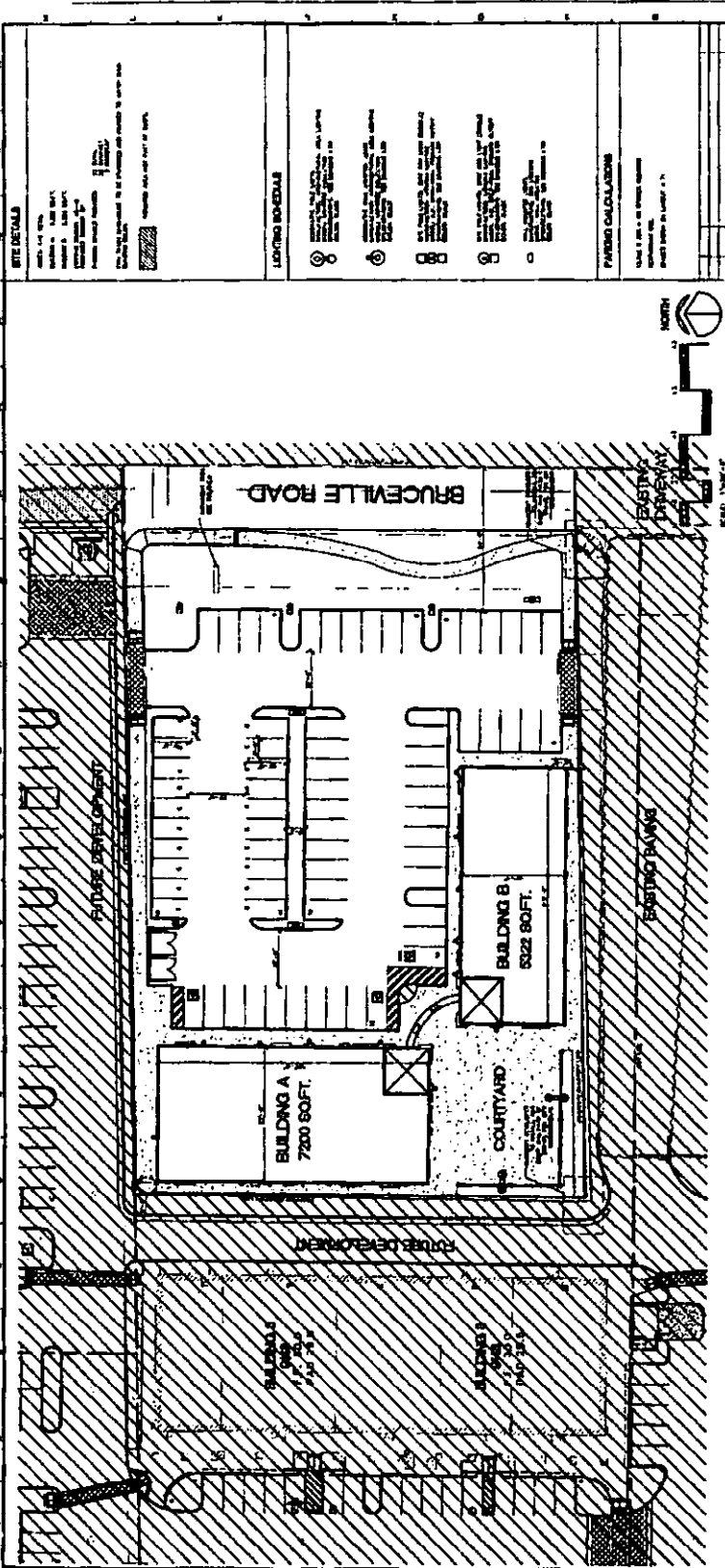
PERMISSION NO. 03-0000-0000

SDI

PERMISSION NO. 03-0000-0000

DATE: 11/20/03





SITE DETAILS

- 1. ALL NEW
- 2. EXISTING
- 3. PROPOSED
- 4. FUTURE DEVELOPMENT

LOOKING SCHEDULE

- 1. LOOKING NORTH
- 2. LOOKING SOUTH
- 3. LOOKING EAST
- 4. LOOKING WEST

PAVING CALCULATIONS

1. ASPHALT

2. CONCRETE

3. GRASS

PAVING CALCULATIONS

1. ASPHALT

2. CONCRETE

3. GRASS

PAVING CALCULATIONS

1. ASPHALT

2. CONCRETE

3. GRASS

ULTIMATE SITE PLAN

1. ALL NEW

2. EXISTING

3. PROPOSED

4. FUTURE DEVELOPMENT

5. UNDEVELOPED

6. OPEN SPACE

7. WATER

8. TREE

9. FENCE

10. SIGN

11. LIGHT

12. UTILITY

13. EROSION CONTROL

14. LANDSCAPE

15. SECURITY

16. SAFETY

17. ACCESS

18. EGRESS

19. VENTILATION

20. INSULATION

21. ROOFING

22. FOUNDATION

23. STRUCTURE

24. MECHANICAL

25. ELECTRICAL

26. PLUMBING

27. HVAC

28. INTERIORS

29. EXTERIORS

30. FINISHES

31. FIXTURES

32. FURNITURE

33. EQUIPMENT

34. MATERIALS

35. LABOR

36. COSTS

37. SCHEDULE

38. RISKS

39. COMPLIANCE

40. PERMITS

41. REGULATIONS

42. STANDARDS

43. BEST PRACTICES

44. INNOVATION

45. SUSTAINABILITY

46. QUALITY

47. SAFETY

48. HEALTH

49. ENVIRONMENT

50. SOCIETY

51. ECONOMY

52. CULTURE

53. IDENTITY

54. HERITAGE

55. VALUES

56. BELIEFS

57. ETHICS

58. LEGALS

59. POLITICALS

60. SOCIALS

61. PSYCHOLOGICALS

62. PHYSICALS

63. EMOTIONALS

64. INTELLECTUALS

65. SPIRITUALS

66. METAPHYSICALS

67. SUPERNATURALS

68. MYSTICALS

69. SACRALS

70. SACERDOTALS

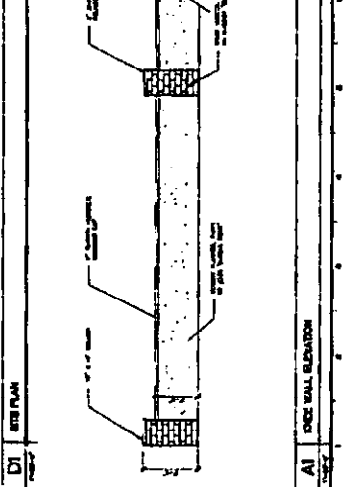
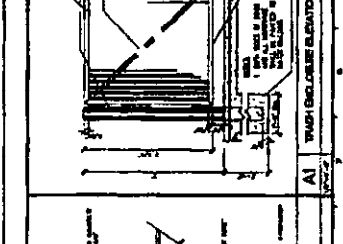
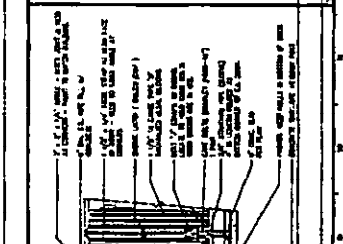
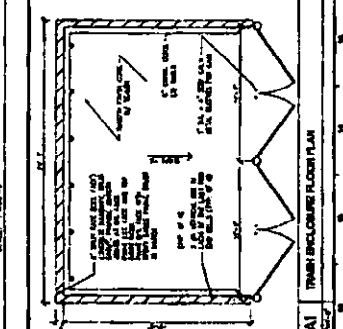
71. SACRIFICIALS

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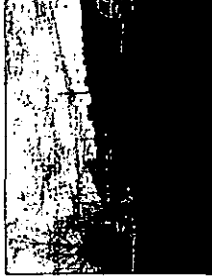




View from the intersection from east side of the street



View from the intersection from east side of the street



View from the intersection from east side of the street

DATE	
BY	
FOR	
PROJECT	
SCALE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	

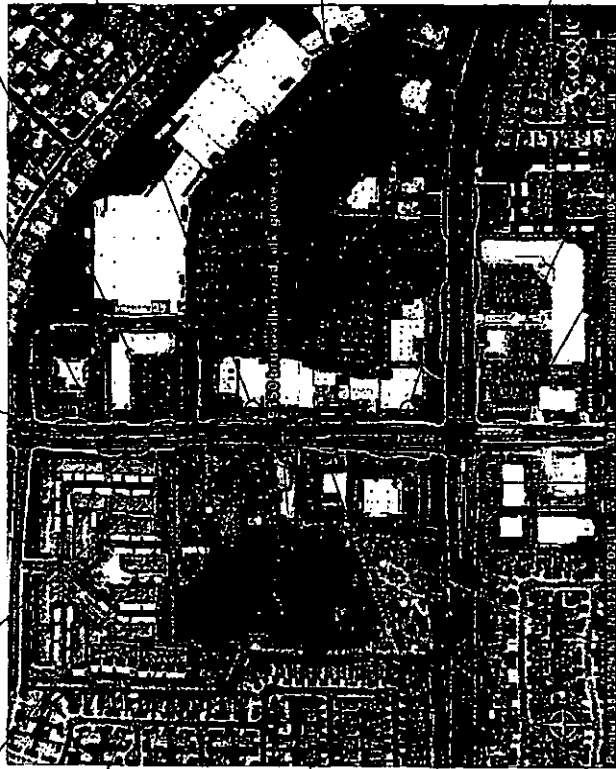
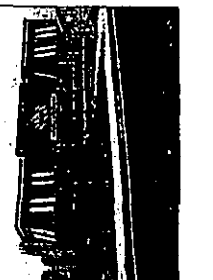
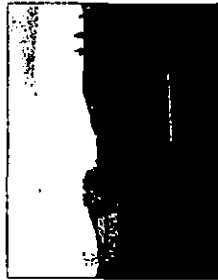
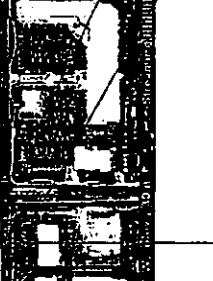
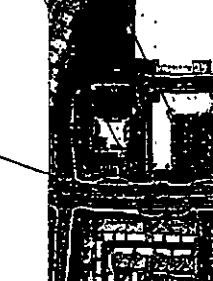
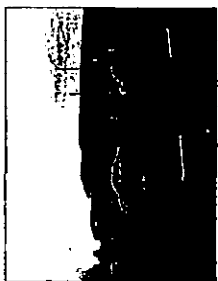
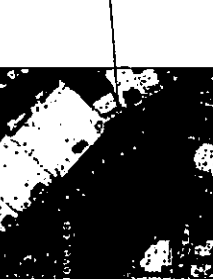
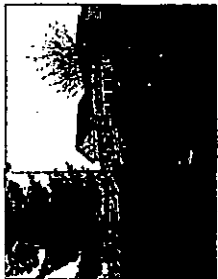
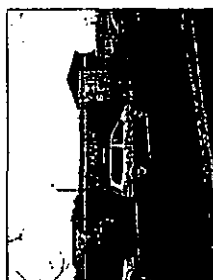
STREETSCAPE
 LAKONA CREEK COURTYARD
 5800 BRUCEVILLE ROAD
 ELK GROVE, CA

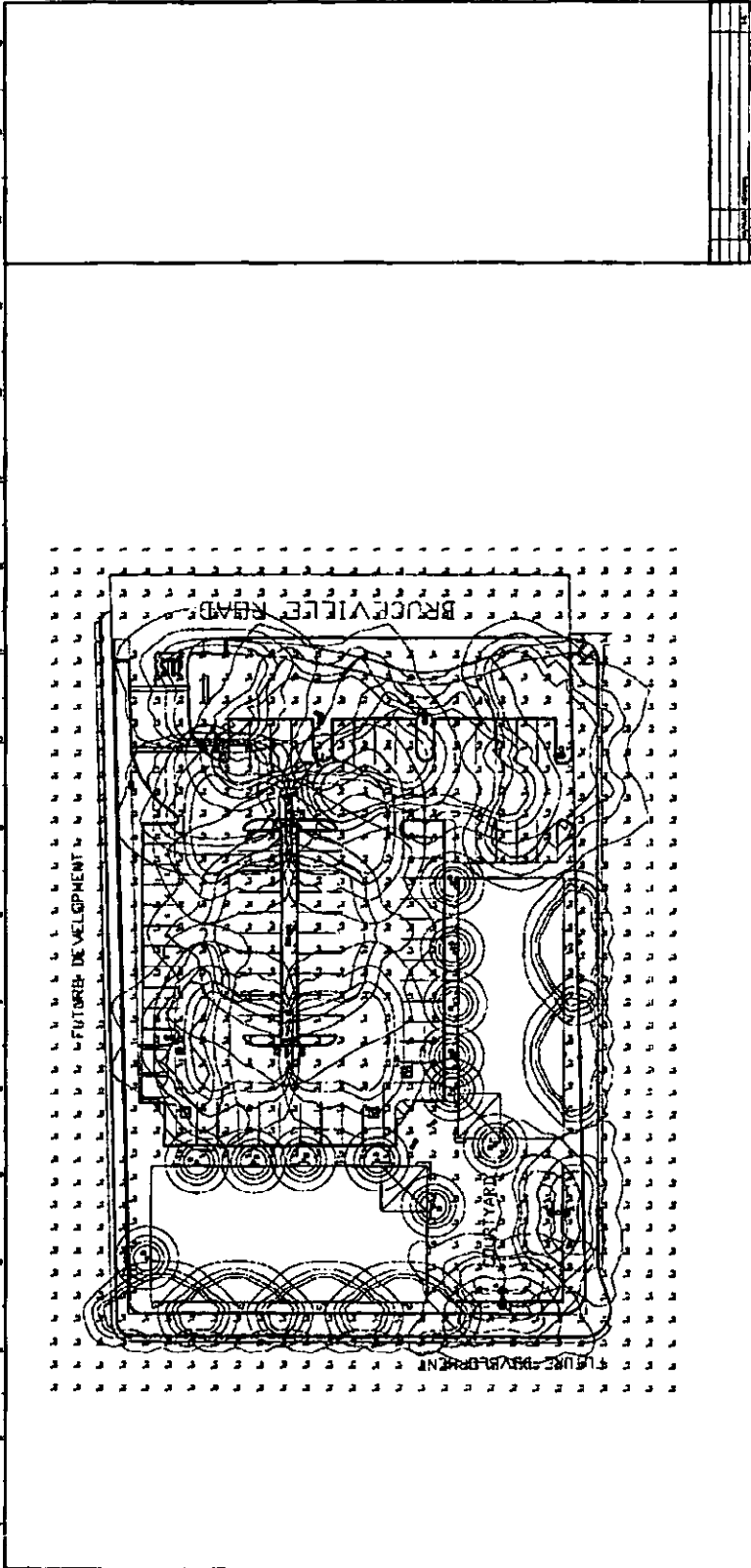
CIRHL ARCHITECTURE & INTERIORS - EXPERIENTIAL, STRATEGICAL, VISUAL
 3000 BRUCEVILLE ROAD, SUITE 100, ELK GROVE, CA 95759
 916.481.1111
 www.cirhl.com

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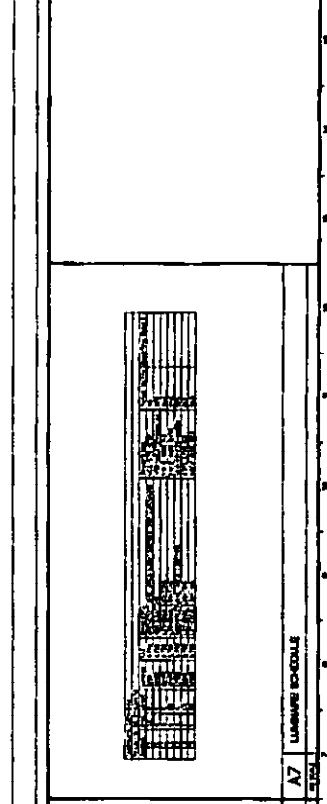
PH. JOB NUMBER: 181120010
 DRAWING CREATED: 10/17/17

SD2





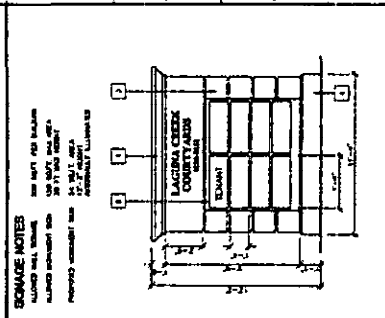
SITE PHOTOMETRIC PLAN	
LACUNA CREEK COURTYARD 3800 BRUCVILLE ROAD BRUCVILLE, GA	
DATE	1/11/97
DESIGNED BY	DAVID L. BROWN
CHECKED BY	DAVID L. BROWN
SCALE	AS SHOWN
LTCB	



A1	STATISTICAL SUMMARY
A7	LUMINAIR SCHEDULE
LTCB	

MATERIALS/COLOR SCHEDULE

1	CONCRETE	AS SHOWN
2	WOOD	AS SHOWN
3	GLASS	AS SHOWN
4	PAINT	AS SHOWN
5	ROOFING	AS SHOWN
6	INSULATION	AS SHOWN
7	CEILING	AS SHOWN
8	FLOORING	AS SHOWN
9	WALLS	AS SHOWN
10	DOORS	AS SHOWN
11	WINDOWS	AS SHOWN
12	ROOF	AS SHOWN
13	FOUNDATION	AS SHOWN
14	MECHANICAL	AS SHOWN
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199	PLUMBING	AS SHOWN
200	MECHANICAL	AS SHOWN



E16 MONUMENT SIGN

SCALE: 1/8" = 1'-0"

PRELIMINARY ELEVATIONS

BUILDING A

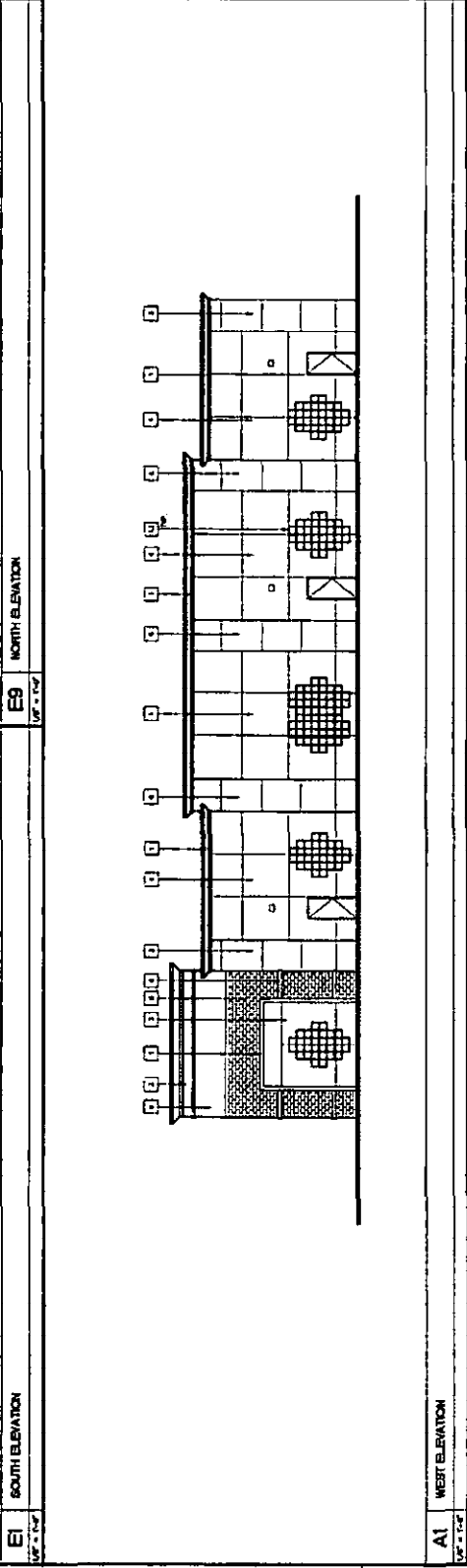
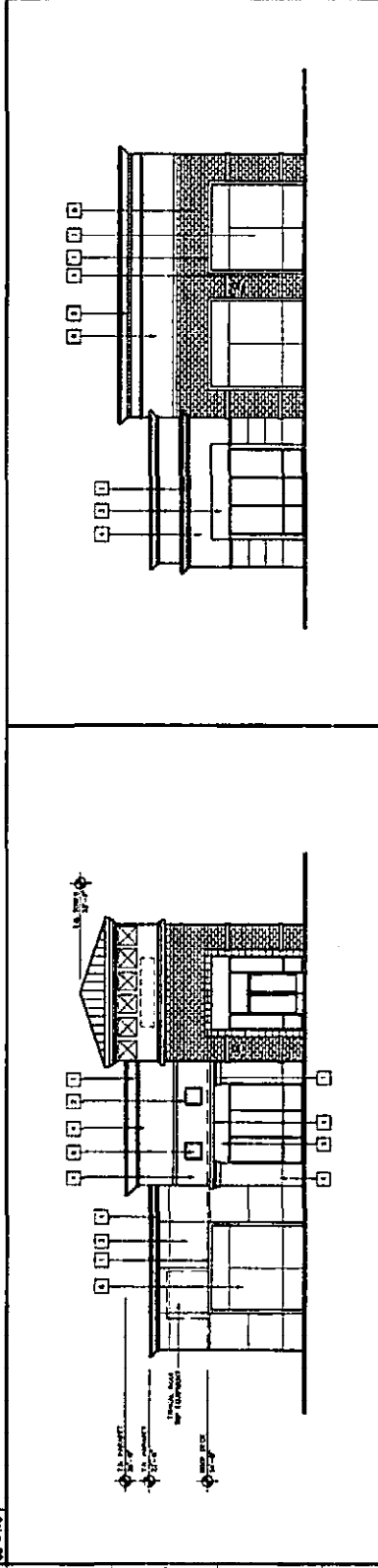
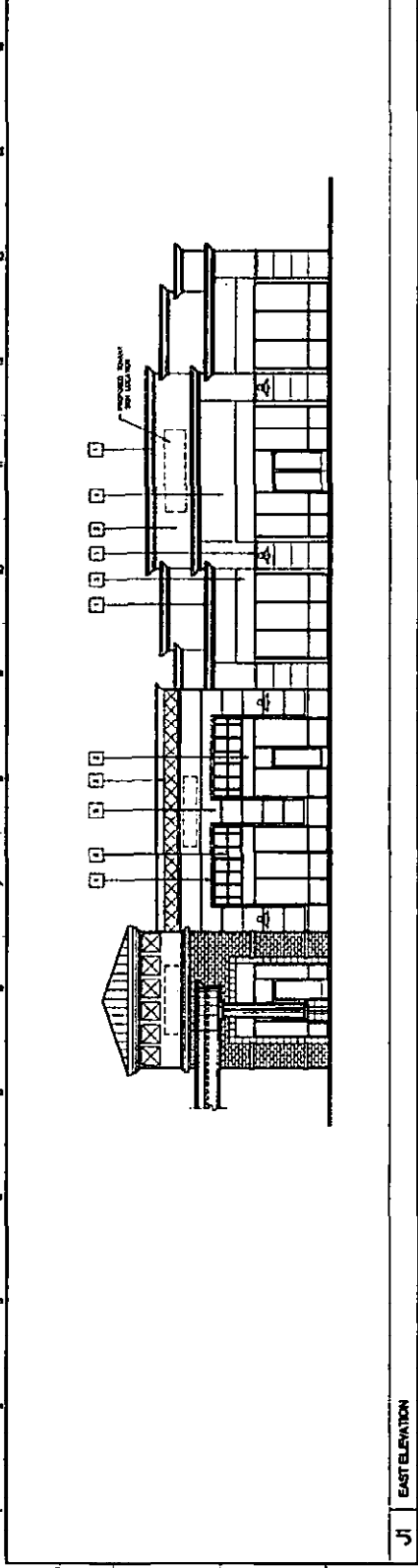
LAKEMAN CREEK COURTYARDS
 9600 BRUCEVILLE ROAD
 ELK GROVE, CA

CRHIL
 ARCHITECTURE • INTERIORS • ENVIRONMENTAL SERVICES
 10000 FINESTREET, SUITE 100
 ELK GROVE, CA 95757
 TEL: (916) 481-1111
 FAX: (916) 481-1112
 WWW: WWW.CRHIL.COM

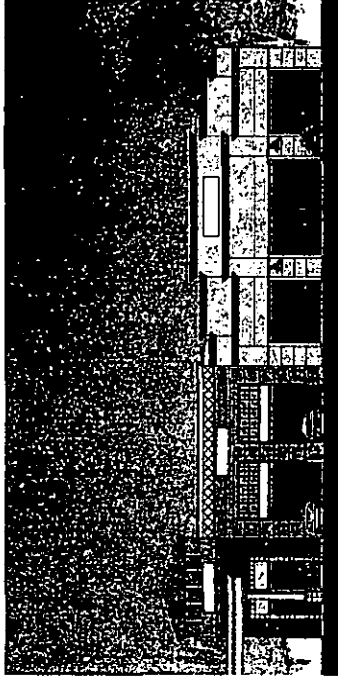
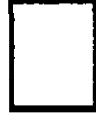
DO NOT USE FOR CONSTRUCTION UNLESS REVISED AND DATED

PL. JOB NUMBER: PL000006
 DRAWING CREATED: 10/24/07

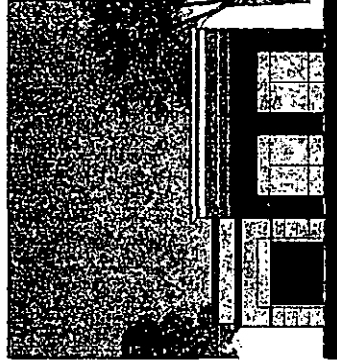
A2



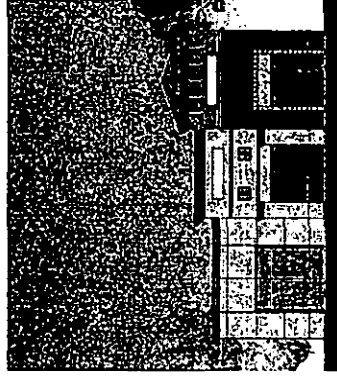
COLOR LEGEND



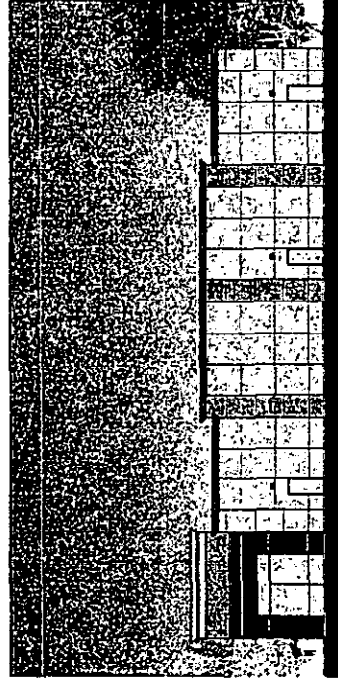
EAST ELEVATION (BUILDING A)



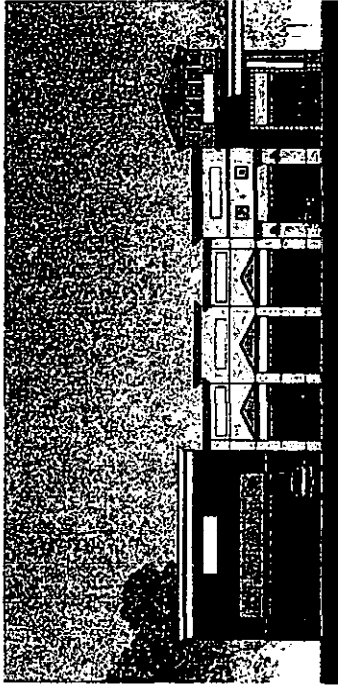
NORTH ELEVATION (BUILDING A)



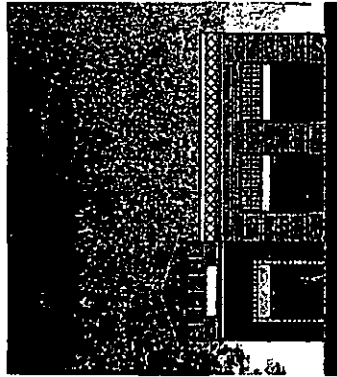
SOUTH ELEVATION (BUILDING A)



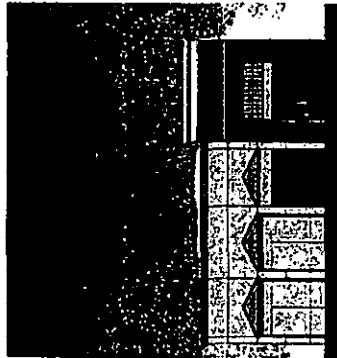
WEST ELEVATION (BUILDING A)



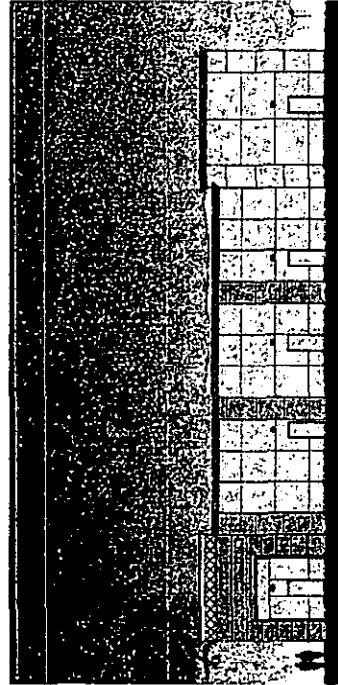
NORTH ELEVATION (BUILDING B)



WEST ELEVATION (BUILDING B)



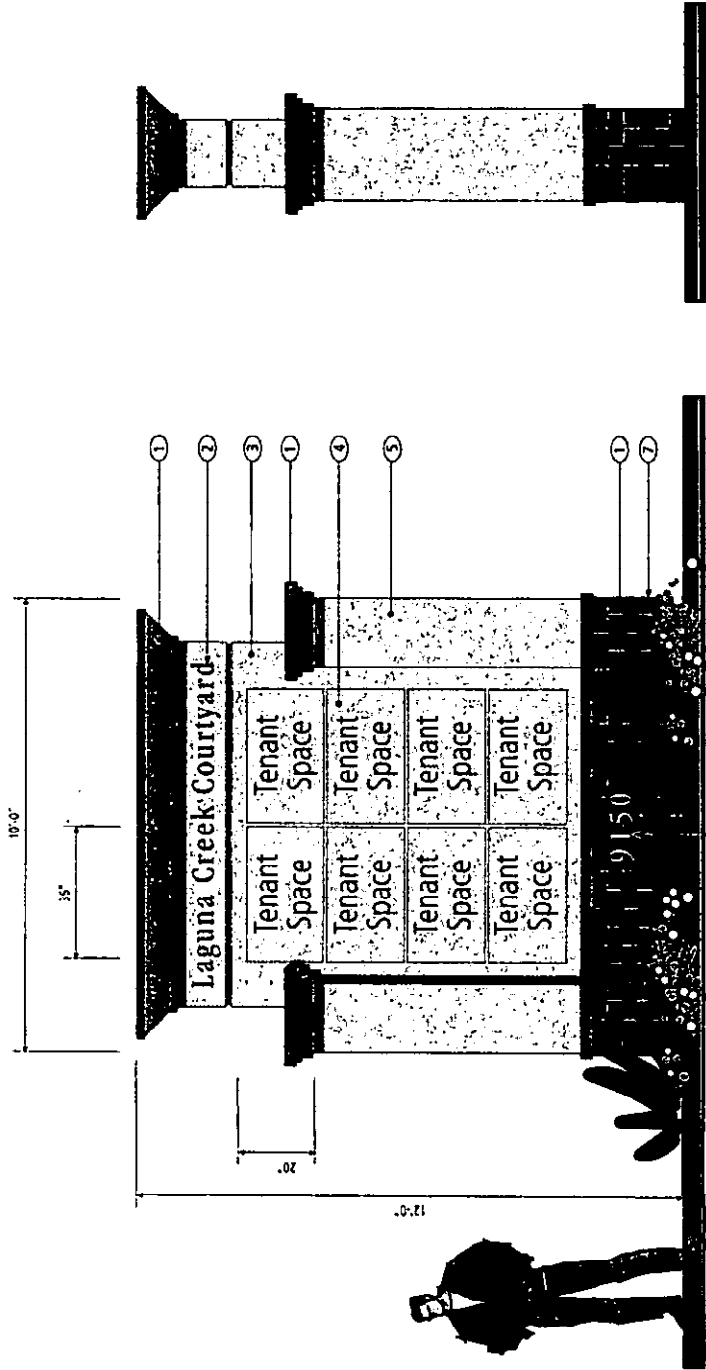
EAST ELEVATION (BUILDING B)



SOUTH ELEVATION (BUILDING B)

9150 BRUCEVILLE RD.
ELK GROVE, CA

RHIL
DESIGN GROUP INC.
ILLUSTRATIONS



A D/F Illum. Monument
Scale 3/8" = 1'-0"

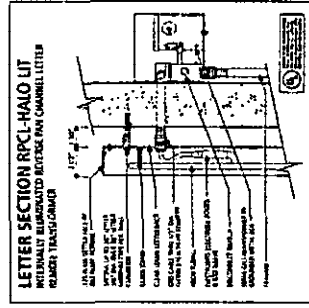
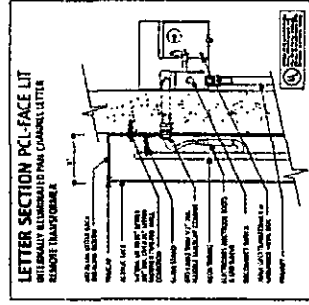
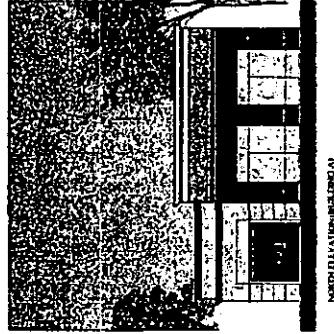
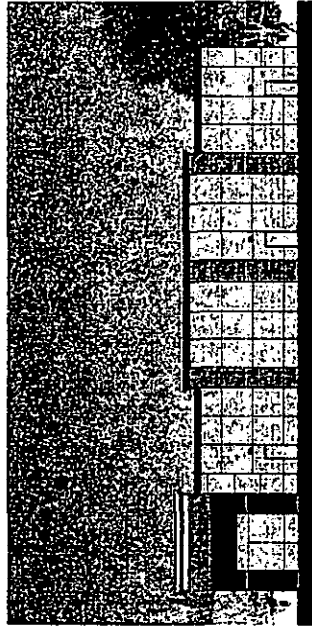
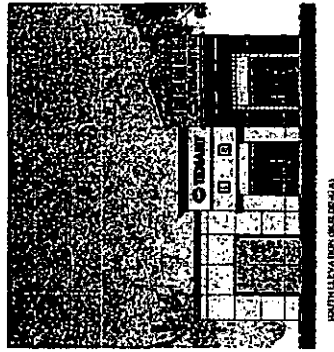
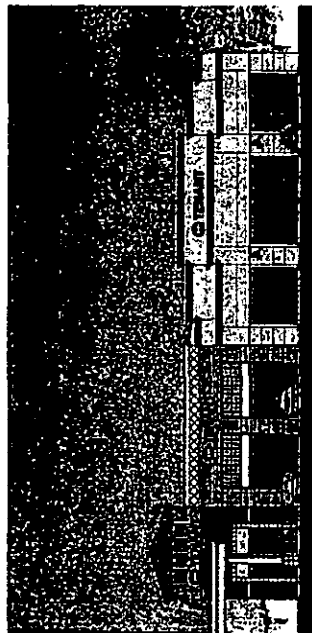
MATERIAL SCHEDULE

- ① Cornice / Column Caps / Trim
Fabricated aluminum part IC "Mable Season",
terracotta finish
- ② Center Identity - Main Illumination
31" Clear acrylic post/trim 1/2". Apply 3M White
diffuser over/edge with 3M 8 Back Vinyl film.
- ③ Cabinet
Fabricated aluminum part IC "Dapper Ice",
terracotta finish
- ④ Inset Panels
18" Aluminum panels part top and back with
3M 8 Back Vinyl film. Fabric panels
IC "Seed Pear", satin finish
- ⑤ Columns
Fabricated aluminum part IC "Legend Ice",
terracotta finish
- ⑥ Address Numerals
KCO numerals part IC "Seed Pear", satin finish
- ⑦ Brick Veneer
HC "Madison" "burnt rose"

Building "A"

General Requirements

- A) Tenants are allowed one (1) sign per establishment.
- B) Tenants are allowed 1 square foot of sign area for 1 linear foot of tenant building frontage. Sign length not to exceed 80% of tenant frontage.
- C) Signs may be either face illuminated or halo illuminated, or a combination of the both. Halo illuminated, reverse pan channel letters to be pegged off fascia 1'-1/2".
- D) The allowable sign area includes all signs visible from the exterior and located within 5 feet of any window.
- E) Sign copy shall be limited to the name and established logo design of tenant.
- F) Cabinet signs will not be allowed with the exception of shaped pan channel cabinet signs of a tenant's logo.
- G) Signs must meet or exceed U.L. approved standards.



2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2114
www.pacificneon.com

Project No: 07-2390-00
Account: Executive: Balpa Cundiff
Client Approval:

Address:
Laguna Creek Courtyard
9150 Bruceville Road
Elk Grove, California

Project Title:
Laguna Creek Courtyard

Status:
 Preliminary: 7.13.07 Revision:

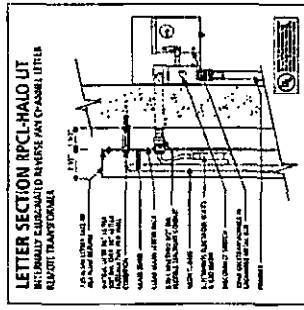
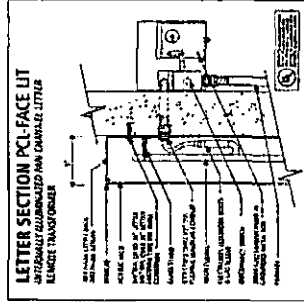
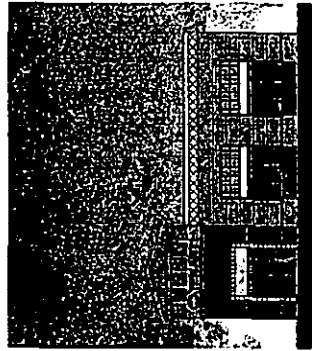
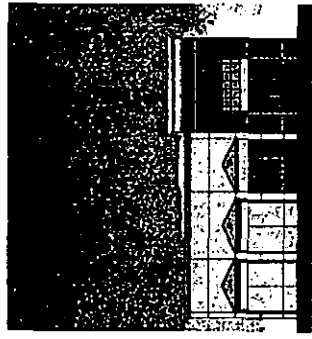
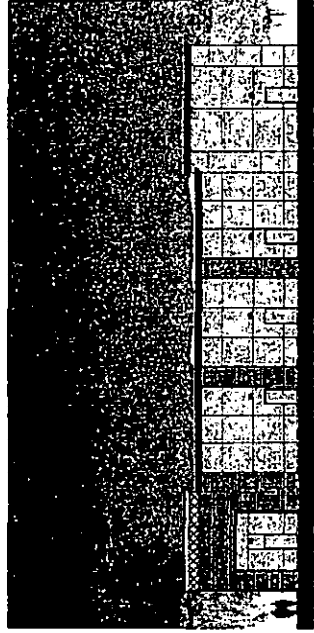
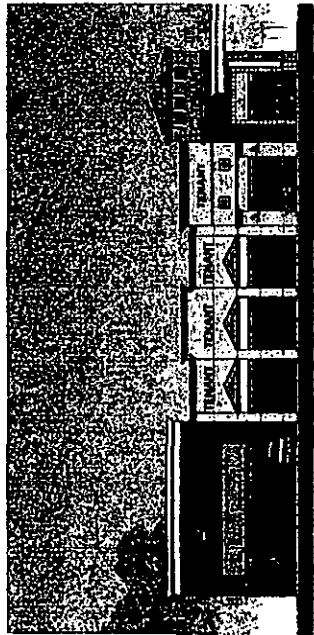
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Sheet No. **2**
BH

Building "B"

General Requirements

- A) Tenants are allowed one (1) sign per establishment.
- B) Tenants are allowed 1 square foot of sign area for 1 linear foot of tenant building frontage. Sign length not to exceed 80% of tenant frontage.
- C) Signs may be either face illuminated or halo illuminated, or a combination of the both. Halo illuminated, reverse pan channel letters to be pegged off fascia 1-1/2".
- D) The allowable sign area includes all signs visible from the exterior and located within 5 feet of any window.
- E) Sign copy shall be limited to the name and established logo design of Tenant.
- F) Cabinet signs will not be allowed with the exception of shaped pan channel cabinet signs of a Tenant's logo.
- G) Signs must meet or exceed ULL approved standards.



2938 Academy Way
Sacramento CA 95815
Tel 916 927-0527
Fax 916 927-2414
www.pacificneon.com

Project Title:
Laguna Creek Courtyard

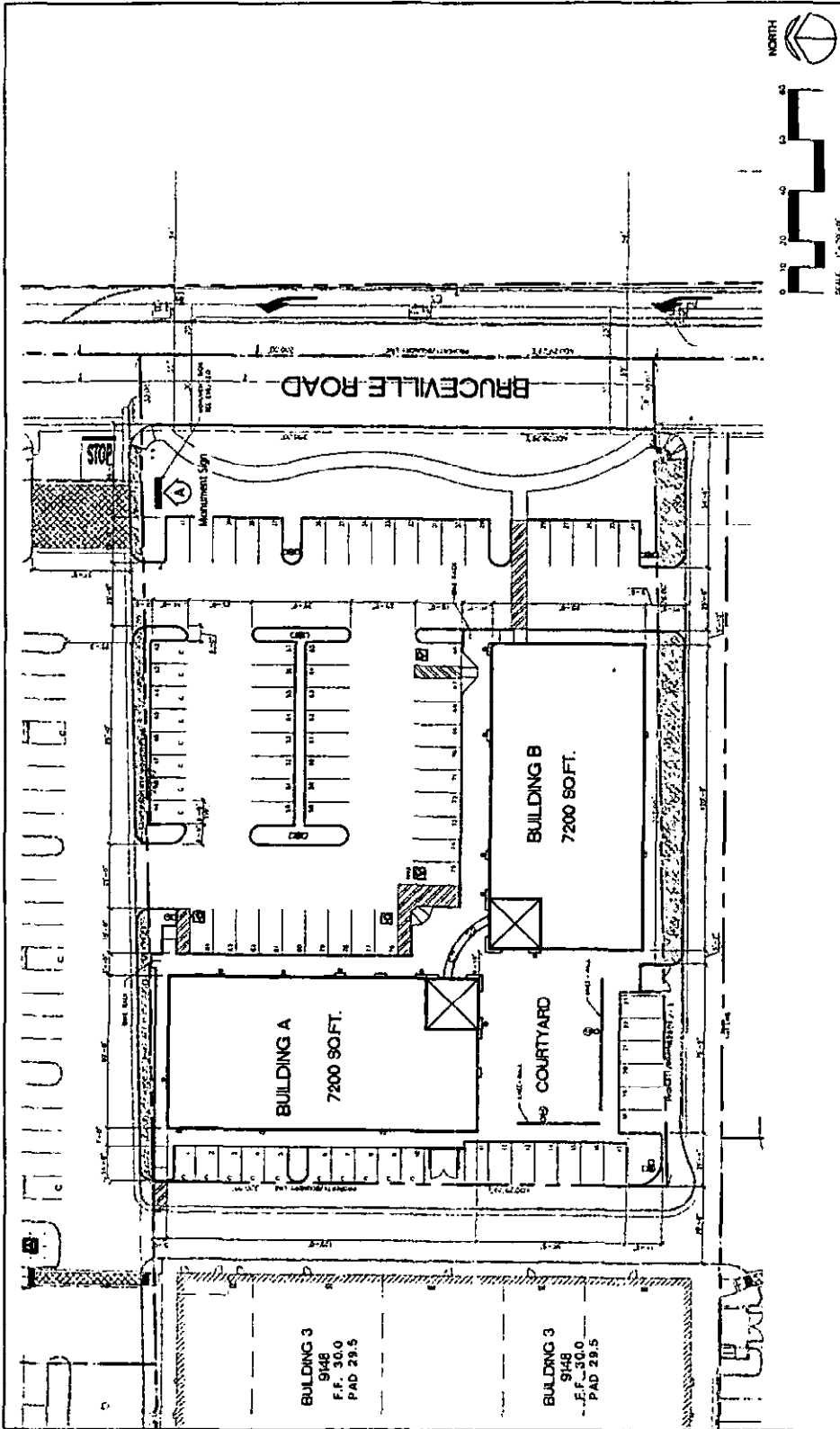
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**9150 Bruceville Road
Elk Grove, California**

Status: Preliminary: 7:13:07

Revised:

Sheet No: **3**
BH

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2939 Academy Way
 Sacramento CA 95815
 Tel: 916.937.0537
 Fax: 916.937.2414
 www.pacificneon.com

Project No. 07-2398-06
 Account Executive: Rajya Condit
 Client: Approval

Project Name:
Laguna Creek Courtyard

Address:
**9150 Bruceville Road
 Elk Grove, California**

Status
 Preliminary: 7.11.07 Revision

Sheet No.
4
 BH

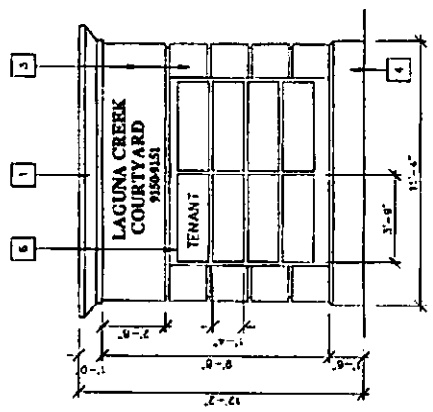
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MATERIAL COLOR SCHEDULE	
1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	PAINT
6	ROOFING
7	LANDSCAPE
8	FINISH
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	Cooling
14	Lighting
15	Acoustic
16	Fire Protection
17	Security
18	Accessibility
19	Energy Efficiency
20	Other

REMARKS NOTE
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

MONUMENT SIGN	
LAGUNA CREEK COURTYARD 8800 SAGUARO BLVD LAGUNA HILLS, CA	
UBHL UNIVERSAL BUSINESS SIGNAGE 10000 S. HUNTERS BLVD., SUITE 100 HUNTERS GREEN, CA 92647 TEL: 714.941.1111 WWW.UBHL.COM	
DO NOT USE FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.	
SIGN NUMBER (REQUIRED) DESIGNED CHECKED: 10/1/10	SN1



A1 MONUMENT SIGN
 10/1/10

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-182**

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

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 28, 2011 by the following vote:

AYES : COUNCILMEMBERS: *Detrick, Cooper, Davis, Hume, Scherman*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


**Jason Lindgren, City Clerk
City of Elk Grove, California**