

RESOLUTION NO. 2023-064

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO
STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A MINOR DESIGN
REVIEW AND TREE REMOVAL PERMIT FOR THE MESA AT LAGUNA RIDGE
PHASE 2 PROJECT (PLNG22-021)
ASSESSOR PARCEL NUMBERS: 132-0050-034 AND 132-0050-026**

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on March 29, 2022, from Mesa at Laguna Ridge, LP (Property Owner) requesting a Rezone, Specific Plan Amendment, Minor Design Review, and Tree Removal Permit for the Mesa at Laguna Ridge Phase 2 Project PLNG22-021 (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs 132-0050-034 and 132-0050-026; and

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

WHEREAS, the Planning Commission held a duly-noticed public hearing on March 2, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0-1 (Poole absent) to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on March 22, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove finds that no further environmental review is required for the Project under CEQA Guidelines pursuant to State CEQA Guidelines Sections 15183 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required for the Project under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

Staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The Project is subject to the General Plan MMRP.

The General Plan relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is not part of a pre-screened area as defined by the City’s Transportation Analysis Guidelines adopted with the General Plan; therefore, the Project is not exempt from VMT analysis. The Applicant submitted a VMT analysis from CWE dated December 9, 2022, for the Project. The analysis was reviewed by the City’s Traffic Engineer. In comparison with the City’s General Plan, the land use designation limit for High Density Residential is 20.60 VMT per service population and the submitted analysis states that the Project will result in 19.37 VMT per service population, which is less than the General Plan threshold. Additionally, the Project shall comply with the City’s Climate Action Plan (CAP) measures for new multi-unit residential development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

The Applicant provided a Cultural Resources Analysis dated April 12, 2022, for the site (Michael Baker International) pursuant to the requirements for non-participatory sites within the Laguna Ridge Specific Plan. Conditions of approval have been added to the project that will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards in archaeology shall be retained to determine the significance of the discovery. The Applicant also provided a Phase 1 Environmental Site Assessment for the property, which did not identify any environmental concerns. In addition, there are no hazardous substances or petroleum products used or stored on the site.

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

AND BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves a Minor Design Review and Tree Removal Permit for the Project as described in Exhibit A, illustrated in Exhibit B, and subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Minor Design Review

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

Evidence #1: The Project requires approval of a Minor Design Review for a 143-unit multi residential development. The Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. The proposed Project is consistent with the following General Plan Policies:

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

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

Additionally, the Project complies with the development standards of Elk Grove Municipal Code (EGMC) Title 23, Zoning. Overall, the building design strategically gathers and breaks façade planes and roof lines to reduce the overall massing of the building. The Project design includes a variety of building materials, including stucco and stone veneer with tile roofing. The Project also includes earthtone colors in order to provide visual interest from the street. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

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

Evidence #2: The site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines for multi-unit residential development and it is concluded that the architecture and site planning meet all applicable design requirements. The buildings along the street provide variation and massing breaks from the use of different colors, materials, gabled roofs, recessed at the upper floor balconies and a large amount of windows. The Project design will include a variety of materials that include stucco and stone veneer and tile roofing. The variety of colors and materials will be compatible with the existing buildings of Phase 1, as well as we the character of the nearby neighborhood.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of

exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed Project has been designed consistent with the requirements of the Elk Grove Design Guidelines for multi-unit residential development and it is concluded that the architecture and site planning meet all applicable design requirements. The buildings throughout the site provide a variation of massing breaks with the use of a variety of architectural details, recessed upper-level balconies, gabled roof, and a variety of colors and materials. The architecture of Phase 2 will be compatible with Phase 1 with the use of similar colors, shapes and materials of the existing buildings, which is also consistent with the requirements of the Elk Grove Design Guidelines.

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

Evidence #4: The Project site includes pedestrian access points from the adjacent streets for pedestrian circulation to and throughout the site. Two vehicular entries into the site are proposed: one from Bruceville Road, which is existing and shared with Phase 1, and the second from Elefa Avenue. Bruceville Road has an existing Class II bicycle lane and Elefa Avenue has a proposed Class II bicycle lane. Both were reviewed by the City's Trails Committee on February 1, 2023. Throughout the property, there are pathways that interconnect the Project to the public streets. As affirmed by the support of the Trails Committee, the Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation for the site or for the surrounding streets.

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

Evidence #5: The Project does not require a tentative subdivision map; therefore, this finding is not applicable.

Tree Removal Permit

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

Evidence: An Arborist report was submitted for review that evaluated existing trees and the tree removals required based on the proposed site improvements. The Arborist report identified 10 trees of local importance proposed for removal with this application; these trees are Oak trees with at least a six-inch diameter. The reason for the removal of the trees is to allow for roadway improvements (pavement widening, bike lane, new landscaping, sidewalk, etc.) to be constructed on Bruceville Road and Elefa Avenue consistent with the General Plan and LRSP.

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


Evidence: The trees proposed for removal are located within the public right-of-way necessary to construct Bruceville Road and Elefa Avenue. The trees to be removed are not near any other trees of local importance; therefore, removal of the identified trees will not negatively impact the health, safety, or prosperity of surrounding trees. In addition, the landscaping plan shows new Valley Oak trees in addition to other various trees as part of the new landscaping for the Project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of March 2023




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

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Mesa at Laguna Ridge Phase 2 (PLNG22-021)
Project Description

PROJECT DESCRIPTION

The Mesa at Laguna Ridge Phase 2 Project (the “Project”) consists of a Rezone and Specific Plan Amendment to amend the zoning designation of 10.13 acres from the Medium Design Residential-15 (RD-15) designation to the High Density Residential-20 (RD-20) designation; a Minor Design Review; and a Tree Removal Permit for a new multi-unit residential apartment complex with 143 units and additional site improvements including parking, lighting, and landscaping. The new multi-family development will be constructed in compliance with the City’s applicable Climate Action Plan (“CAP”) measures.

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EXHIBIT B

THE MESA AT LAGUNA RIDGE

ELK GROVE, CALIFORNIA

THE MESA AT
LAGUNA RIDGE, LP



CITY OF ELK GROVE
09.08.2022 | PLANNING REVISIONS

VICINITY MAP



NEIGHBORHOOD MAP



PROJECT TEAM

OWNER/APPLICANT:
THE MESA LAGUNA RIDGE, LP
10371 BRUCEVILLE ROAD, OFFICE
ELK GROVE, CALIFORNIA 95757
CONTACT: MOWE HY
PHONE: 916.509.9176
EMAIL: MOWEHY@GMAIL.COM

ARCHITECT:
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS, INC.
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CALIFORNIA 95746
CONTACT: JEFF LUCKE
PHONE: 916.783.3700
EMAIL: JLUCKE@JDAARCH.COM

CIVIL ENGINEER:
RFE ENGINEERING, INC.
2260 DOUGLAS BOULEVARD, SUITE 160
ROSEVILLE, CALIFORNIA 95661
CONTACT: ROBERT F. EYNCK
PHONE: 916.772.7800
EMAIL: REYNCK@RFEENGINEERING.COM

LANDSCAPE ARCHITECT:
YAMASAKI LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CALIFORNIA 95603
CONTACT: THERESA ZARO
PHONE: 530.885.0040
EMAIL: THERESA@YAMASAKI-LA.COM

SHEET INDEX

A0	COVER SHEET
C1	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2.2	PRELIMINARY SECTIONS
C3	PRELIMINARY WATER AND SEWER PLAN
C4	PRELIMINARY FIRE ACCESS PLAN
C5	REZONE EXHIBIT
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EX2	SETBACK FROM LDR EXHIBIT
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L2 OF 2	LANDSCAPE NOTES AND LEGENDS
A1.1	INTEGRATED WASTE MANAGEMENT PLAN
A2.1	BUILDING E FLOOR PLAN FIRST FLOOR
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A2.5	BUILDING F + G FLOOR PLAN THIRD FLOOR
A2.6	BUILDING H FLOOR PLAN FIRST FLOOR
A2.7	BUILDING H FLOOR PLAN SECOND FLOOR
A2.8	BUILDING I FLOOR PLAN FIRST FLOOR
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A3.1	FLOOR PLAN UNIT 1 + 2
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A4.3	BUILDING H ELEVATIONS
A4.4	BUILDING I ELEVATIONS
A5.1	COLOR + MATERIAL SELECTIONS
E0	PHOTOMETRIC SITE PLAN

PROJECT DATA

UNIT COUNT | REQUIRED PARKING:

PHASE 1			
STUDIO/1 BEDROOM	14 UNITS	1.5 SPACES/UNIT =	21 SPACES
2 BEDROOM	41 UNITS	2.0 SPACES/UNIT =	82 SPACES
3 BEDROOM	0 UNITS	2.0 SPACES/UNIT =	0 SPACES
GUEST		1.0 SPACES/4 UNIT =	14 SPACES
TOTAL	55 UNITS		117 SPACES

PHASE 2			
STUDIO/1 BEDROOM	70 UNITS	1.5 SPACES/UNIT =	105 SPACES
2 BEDROOM	71 UNITS	2.0 SPACES/UNIT =	142 SPACES
3 BEDROOM	2 UNITS	2.0 SPACES/UNIT =	4 SPACES
GUEST		1.0 SPACES/4 UNIT =	36 SPACES
TOTAL	143 UNITS		287 SPACES
TOTAL UNITS PARKING REQUIRED:		198 UNITS	404 SPACES

PROVIDED PARKING:

PHASE 1	
FULL SIZE SPACES	= 102 SPACES
COMPACT SPACES	= 10 SPACES
ACCESSIBLE SPACES	= 6 SPACES
CARPORIT SPACES	= 32 SPACES
ADAPTABLE CARPORIT SPACES	= 2 SPACES
STANDARD GARAGES	= 22 SPACES
ACCESSIBLE GARAGES	= 1 SPACES
TOTAL	175 SPACES

PHASE 2		
COMPACT SPACES	= 3 SPACES	
FULL SIZE SPACES	= 144 SPACES	
ACCESSIBLE SPACES	= 7 SPACES	
ELECTRIC VEHICLE SPACES	= 5 SPACES	
ELECTRIC VEHICLE ACCESSIBLE SPACES	= 2 SPACES	
CARPORIT SPACES	= 68 SPACES	
TOTAL	229 SPACES	
TOTAL PARKING PROVIDED:		404 SPACES

BIKE PARKING:

REQUIRED PARKING:			
PHASE 1			
TOTAL UNITS	55 UNITS	1.0 SPACES/3 UNIT =	19 SPACES
PHASE 2			
TOTAL UNITS	143 UNITS	1.0 SPACES/3 UNIT =	48 SPACES
TOTAL REQUIRED:			67 SPACES

PROVIDED PARKING:

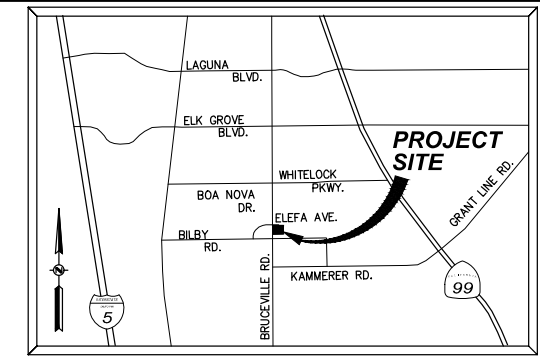
PHASE 1	
INDOOR SECURE SPACES	= 30 SPACES
EXTERIOR RACK SPACES	= 14 SPACES
PHASE 2	
EXTERIOR RACK SPACES	= 48 SPACES
TOTAL PROVIDED	92 SPACES

PRELIMINARY SITE PLAN FOR THE MESA AT LAGUNA RIDGE PHASE 2

10371 BRUCEVILLE ROAD
ELK GROVE, CA 95757
APNs: 132-0050-034 & 026

SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
- C2.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2.2 PRELIMINARY SECTIONS
- C3 PRELIMINARY WATER AND SEWER PLAN
- C4 PRELIMINARY FIRE ACCESS PLAN
- C5 REZONE EXHIBIT



VICINITY MAP
NOT TO SCALE

TOPOGRAPHIC SURVEY:

RFE ENGINEERING, INC
FIELD SURVEY DATED: 03-23-2015
SUPPLEMENTAL SURVEY: 01-25-2022

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 10, T. 6 N., R. 5 E., M.D.M., BETWEEN THE SOUTHWEST CORNER THEREOF AND THE INTERSECTION WITH BRUCEVILLE ROAD AS SHOWN ON THE SUBDIVISION MAP OF "SCHULER RANCH UNIT NO. 1" PER BOOK 314 OF MAPS, AT PAGE 5, WHICH IS THE SAME AS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II, AS PER GPS OBSERVATION.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS SACRAMENTO COUNTY BENCHMARK NO. S-379-002, WHICH IS A 2" BRASS DISC STAMPED "SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS S-379-002" LOCATED ON TOP OF DI ON THE SOUTH SIDE OF WHITELOCK PARKWAY ABOUT 200' WEST OF BRUCEVILLE ROAD. ELEVATION = 28.89 FEET (NAVD 88 DATUM).

JURISDICTION:

CITY OF ELK GROVE

ZONING:

EXISTING: RD-15
PROPOSED: RD-20 198 DU / 10.133 AC = 19.5 DU/AC

USE:

EXISTING: HIGH DENSITY RESIDENTIAL
PROPOSED: HIGH DENSITY RESIDENTIAL

FLOOD PLAIN:

THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD PER FEMA PANEL 06067C0318H EFFECTIVE 08/19/2012.

PROPERTY OWNER/DEVELOPER:

THE MESA LAGUNA RIDGE, LP
10371 BRUCEVILLE ROAD
ELK GROVE, CA 95757

PARKING DATA:

STANDARD STALLS:
REQUIRED: 9' x 19'
PROVIDED: 9' x 17' w/2' OVERHANG
MINIMUM DRIVE AISLE WIDTH:
REQUIRED: 25' - TWO WAY DRIVE AISLE
BETWEEN PARKING STALLS
20' - EMERGENCY ACCESS DRIVE
AISLES
PROVIDED: 25' - TWO WAY DRIVE AISLE
BETWEEN PARKING STALLS
20' - EMERGENCY ACCESS DRIVE
AISLES

SITE INFORMATION:

APN: 132-0050-034
GROSS AREA: 9.861 ACRES
NET AREA: 9.260
APN: 132-0050-026
GROSS AREA: 0.272 ACRES
NET AREA: 0.207 ACRES
OVERALL MERGED CONDITION (ONE RESULTANT PARCEL)
GROSS AREA: 10.133 ACRES
NET AREA: 9.467 ACRES
PHASE 2 PROJECT SIZE
ONSITE: 5.54 ACRES
TOTAL: 6.75 ACRES (BRUCEVILLE RD. AND ELEFA AVE. INCLUSIVE)

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM 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 CWE-RFE'S KNOWLEDGE, THE MESA AT LAGUNA RIDGE PHASE 2 PRELIMINARY DEVELOPMENT PLANS PROPOSED 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 FURTHER 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 PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN ORANGE COAST TITLE COMPANY PRELIMINARY TITLE REPORT NO. 525-2318502-62 DATED MAR 14, 2022 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OUTCLAIMED AN/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

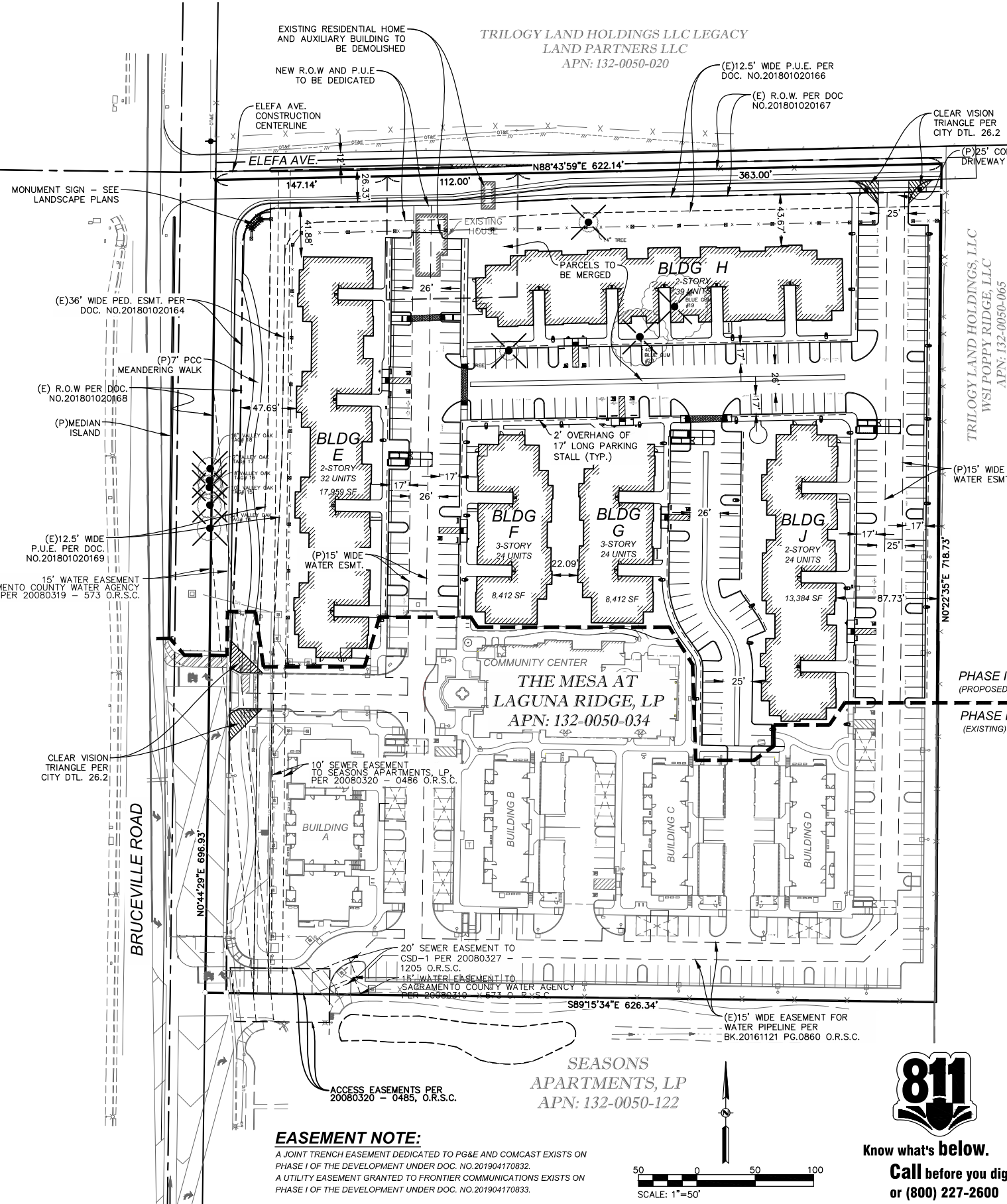
WILLIAM F. MCKINNEY
CALIFORNIA LS NO. 4715
DATE
LICENSED REGISTRATION EXPIRES: 09-30-2023

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW. CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
TELEPHONE MH	---	---
SDMH	---	---
DROP INLET	---	---
2'x3' DROP INLET	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTER	---	---
AIR RELEASE VALVE	---	---
BLOW OFF ASSEMBLY	---	---
UTILITY POLE	---	---
FENCE	---	---
RETAINING WALL	---	---
BLOCK WALL	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
PIPE CAP	---	---
HANDICAP RAMP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
DOOR	---	---

MONUMENT PRESERVATION NOTE:

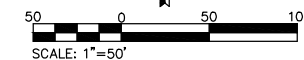
THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND PROTECTION OF EXISTING SURVEY AND PROPERTY CORNER MONUMENTS THAT EXIST AT THE TIME OF CONSTRUCTION IN THE AREA WHERE CONSTRUCTION ACTIVITIES OCCUR. MONUMENTS DISTURBED, OR LOST, DUE TO CONSTRUCTION ACTIVITIES WILL REQUIRE THAT THE CONTRACTOR HAVE THEM REPLACED, IN KIND, BY A LICENSED CALIFORNIA LAND SURVEYOR, WHO WILL BE REQUIRED TO FILE WITH THE COUNTY EITHER A CORNER RECORD OR A RECORD OF SURVEY, WHICHEVER WILL MEET THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT, SECTION 8771(B).

UTILITY REPRESENTATIVES			
UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G.&E.	MIKE WILLIAMS	916-386-5013
ELECTRIC	S.M.U.D.	JOHN YU	916-732-6321
TELEPHONE	FRONTIER COMMUNICATIONS	MIKE BIER	916-691-5617
WATER	SAC COUNTY WATER AGENCY	STEVE MARTINEZ	916-874-3385
SEWER	SAC AREA SEWER DISTRICT	ERIC SCHOLTZ	916-876-7526
DRAINAGE	CITY OF ELK GROVE	MIGUEL MARTINEZ	916-478-3664
U.S.A.			800-227-2600
FIRE	COSUMNES CSD FIRE DEPT.	BRYAN CLARK	916-405-7104
CATV	AT&T	ANDREW KOTZ	916-648-8350



EASEMENT NOTE:

A JOINT TRENCH EASEMENT DEDICATED TO PG&E AND COMCAST EXISTS ON PHASE I OF THE DEVELOPMENT UNDER DOC. NO. 201904170832.
A UTILITY EASEMENT GRANTED TO FRONTIER COMMUNICATIONS EXISTS ON PHASE I OF THE DEVELOPMENT UNDER DOC. NO. 201904170833.



Know what's below.
Call before you dig.
or (800) 227-2600

APPROVED	DATE	REVISION
BY	DATE	NO.
CHECK	BY	DESIGN
DATE	BY	DRAWN
	BY	QUANT.
		ORIGINAL SCALE IS IN INCHES
		2

PRELIMINARY NOT FOR CONSTRUCTION OF CALL

2260 Douglas Blvd., Suite 160, Roseville, CA 95661
Ph: 916-772-1800 | www.cwe-engineering.com

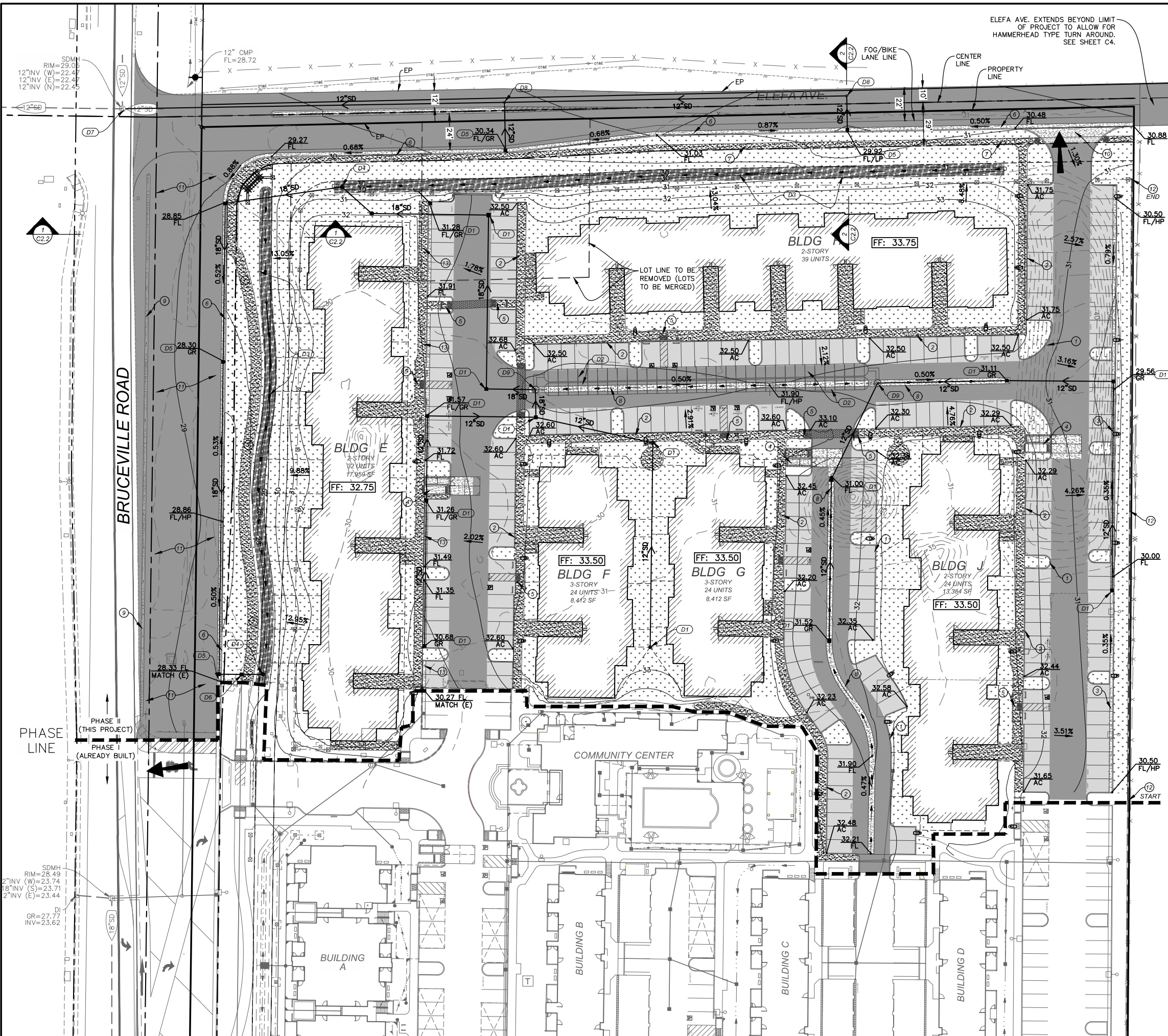
THE MESA AT LAGUNA RIDGE, LP
10371 BRUCEVILLE ROAD
ELK GROVE, CA 95757
PH: (972) 333-5928

THE MESA AT LAGUNA RIDGE PHASE 2 PRELIMINARY SITE PLAN

Sheet
C1
1 of 6
11-14-2022

CWE PROJECT 22-001 - THE MESA AT LAGUNA RIDGE PHASE 2, 10371 BRUCEVILLE ROAD, ELK GROVE, CA 95757

W:\2022 Projects\22-001 Mesa Ph. 2\WORKING CAD\Pre\mry\C2 PRELIM GRADING.dwg Nov 14, 2022--11:03 am



SDMH
RIM=29.06
12" INV (W)=22.47
12" INV (E)=22.47
12" INV (N)=22.45

SDMH
RIM=28.49
27" INV (W)=23.74
18" INV (S)=23.71
27" INV (E)=23.44

DI
GR=27.77
INV=23.62

ELEFA AVE. EXTENDS BEYOND LIMIT OF PROJECT TO ALLOW FOR HAMMERHEAD TYPE TURN AROUND. SEE SHEET C4.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SW, CURB & GUTTER		
DITCH / FLOWLINE		
FENCE		
STORM DRAIN		
TELEPHONE MH		
SDMH		
DROP INLET		
FINISH FLOOR ELEVATION		FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	157.01 AC	13.34 AC
FINISH GRADE SLOPE		
OVERLAND RELEASE		

PAVING LEGEND:

HEAVY DUTY AC		LANDSCAPING	
STANDARD DUTY AC		DECORATIVE PAVEMENT	
HEAVY DUTY PCC		BIORETENTION	
PEDESTRIAN PCC			

GRADING CONSTRUCTION KEYNOTES:

- 1 BARRIER CURB
- 2 MONOLITHIC CURB AND SIDEWALK
- 3 CURB AND GUTTER
- 4 TRASH ENCLOSURE
- 5 ACCESSIBLE RAMP
- 6 CITY OF ELK GROVE TYPE 2 CURB & GUTTER.
- 7 PUBLIC SIDEWALK - SEVEN (7) FEET ALONG BRUCEVILLE RD., FOUR (4) FEET ALONG ELEFA AVE.
- 8 CONCRETE VALLEY GUTTER
- 9 2-FOOT WIDE CONCRETE MEDIAN
- 10 NEW DRIVEWAY PER CITY STDS.
- 11 NEW BRUCEVILLE ROAD PAVEMENT. TO BE USED FOR FUTURE BRUCEVILLE WIDENING.
- 12 CONSTRUCT 6' TALL MASONRY WALL - TO MATCH IN KIND WITH EXISTING WALL.
- 13 CURB, GUTTER, & SIDEWALK

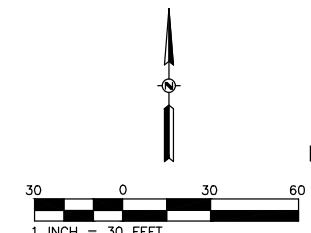
STORM DRAIN CONSTRUCTION KEYNOTES:

- D1 DRAIN INLET
- D2 UNDERGROUND DETENTION CHAMBERS
- D3 BIORETENTION SWALE
- D4 DRAIN INLET WITH GRATE ELEVATED ABOVE SWALE BOTTOM
- D5 CITY OF ELK GROVE DRAIN INLET
- D6 CONNECT TO (E) 18" STORM DRAIN STUB.
- D7 CONNECT TO (E) CITY STORM DRAIN MANHOLE
- D8 INSTALL CITY OF ELK GROVE STORM DRAIN MANHOLE
- D9 INSTALL JENSEN PRECAST STORM DRAIN MANHOLE

ROUGH EARTHWORK VOLUME:

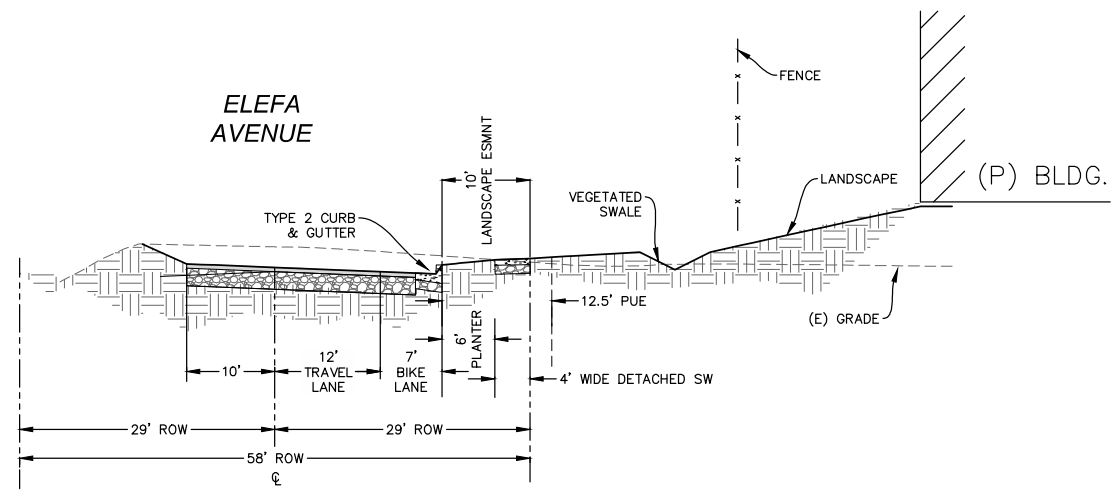
CUT: 8,945 CY
FILL: 9,670 CY
NET: 725 CY FILL

EARTHWORK VOLUMES INCLUDE ON-SITE, BRUCEVILLE RD. AND ELEFA AVE.

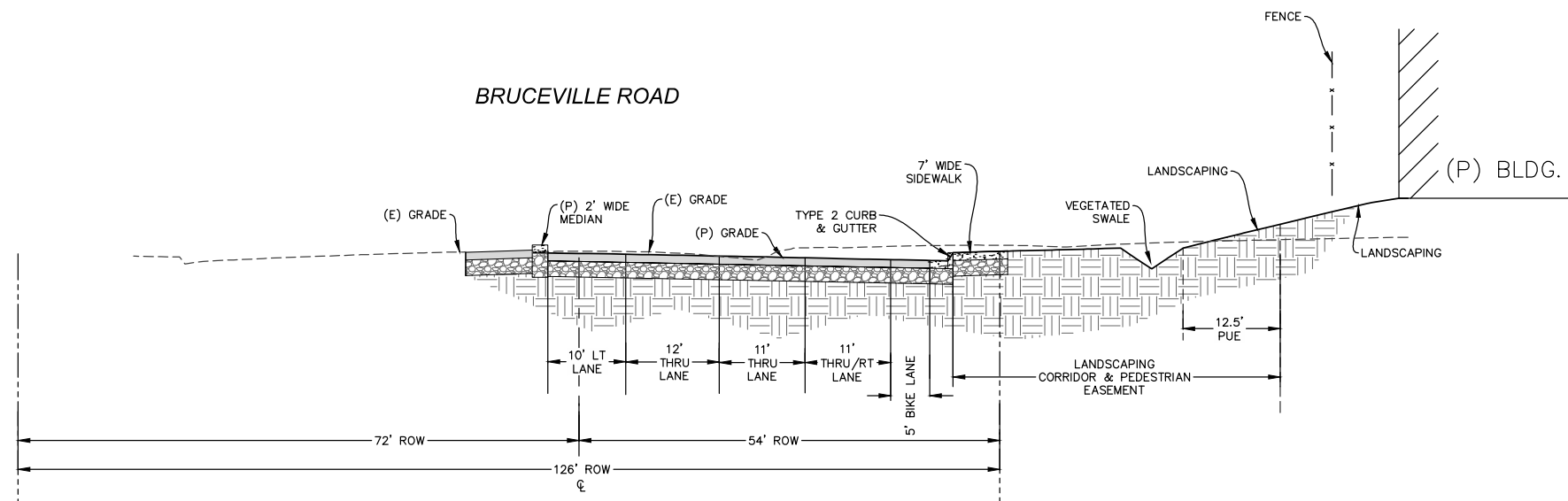


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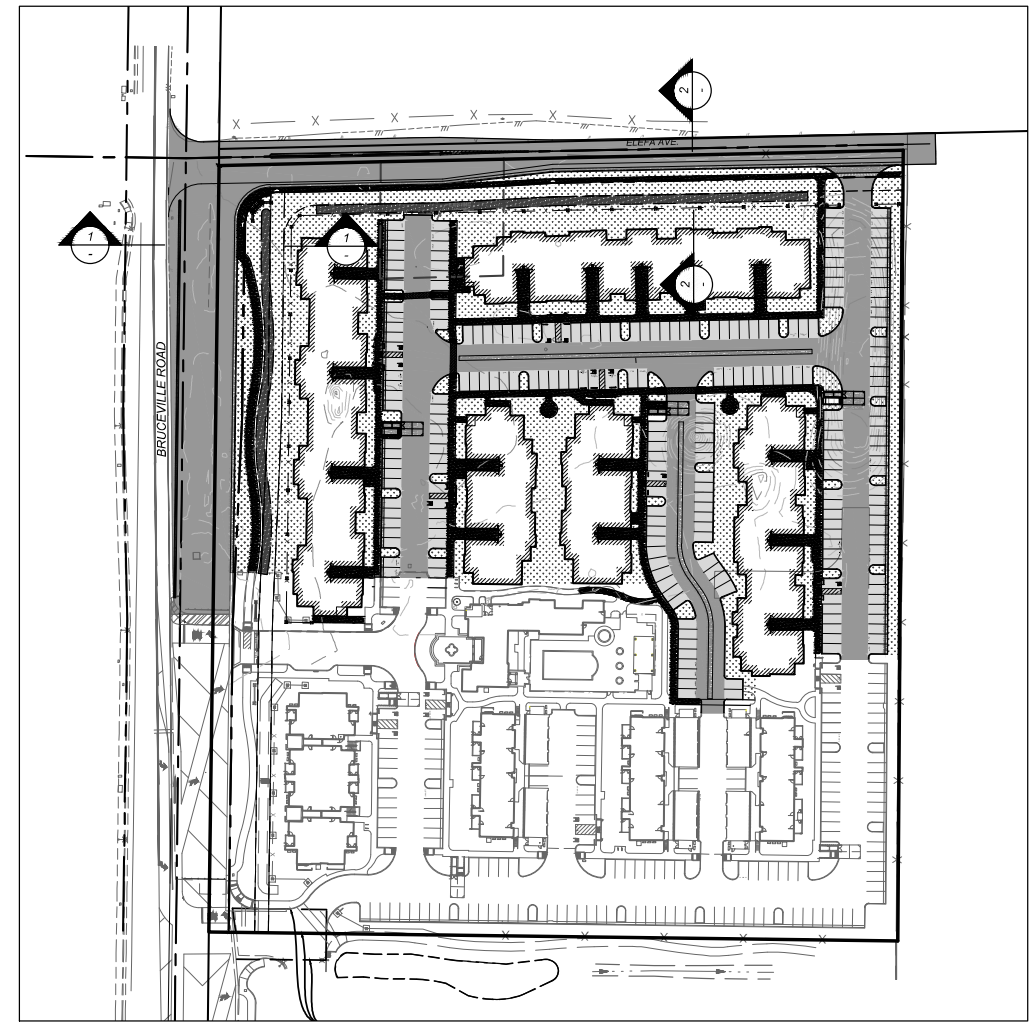
<p>DATE</p> <p>BY</p> <p>APPRVD</p>	<p>REVISION</p> <p>NO.</p> <p>CHECK</p> <p>NO.</p>	<p>DESIGN</p> <p>TSM</p> <p>DATE</p>	<p>DRAWN</p> <p>TSM</p> <p>DATE</p>	<p>QUANT.</p> <p>DATE</p>	<p>ORIGINAL SCALE IS IN INCHES</p> <p>2</p>
<p>PROFESSIONAL SEAL</p> <p>ARCHITECT & ENGINEER</p> <p>No. C90888</p> <p>PRELIMINARY NOT FOR CONSTRUCTION OF CALL</p>					
<p>2260 Douglas Blvd., Suite 150, Roseville, CA 95661 Ph: 916-727-1800 www.cweengineering.com</p>					
<p>THE MESA AT LAGUNA RIDGE PHASE 2</p> <p>10371 BRUCEVILLE ROAD</p> <p>ELK GROVE, CA 95757</p> <p>PRELIMINARY GRADING AND DRAINAGE PLAN</p>					
<p>THE MESA AT LAGUNA RIDGE PHASE 2, 10371 BRUCEVILLE ROAD, ELK GROVE, CA 95757</p>					
<p>Sheet</p> <p>C2.1</p> <p>2 of 6</p> <p>11-14-2022</p>					



2 ELEFA AVE. ROADWAY SECTION
NOT TO SCALE

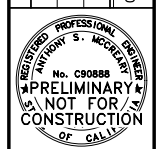


1 BRUCEVILLE RD. EXPANDED INTERSECTION SECTION
NOT TO SCALE



DESIGN	DRAWN	QUANT.	BY	CHECK	NO.	REVISION	DATE	BY	APPRVD
TSM	TSM			RFE					
				RFE					

ORIGINAL SCALE IS IN INCHES
0 1 2



THE MESA LAGUNA RIDGE, LP
10371 BRUCEVILLE ROAD
ELK GROVE, CA 95757
PH: (972) 333-5928

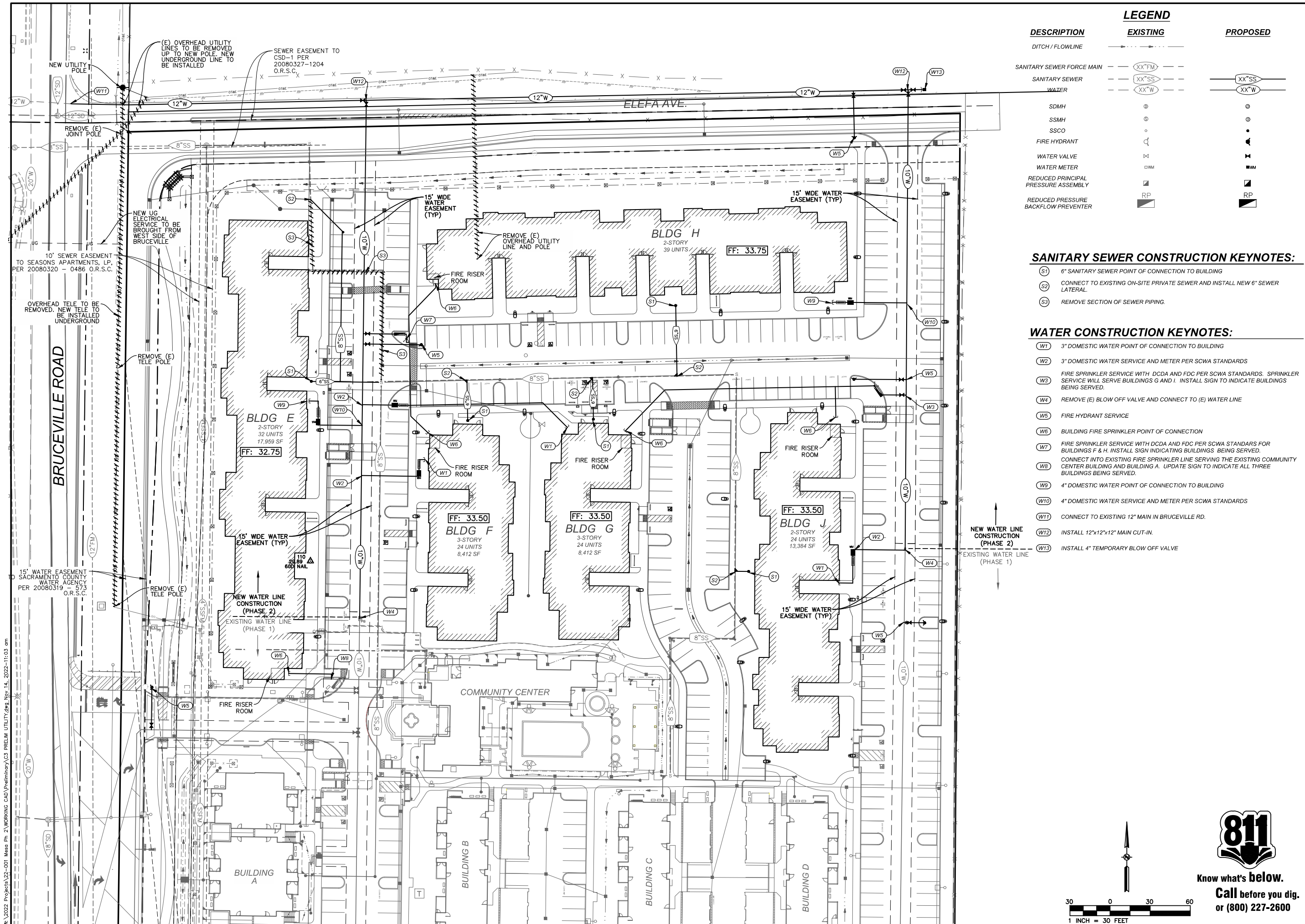
THE MESA AT LAGUNA RIDGE PHASE 2
10371 BRUCEVILLE ROAD
ELK GROVE, CA 95757
PRELIMINARY SECTIONS



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W:\2022 Projects\22-001 Mesa Ph. 2\WORKING CAD\Pre\Initial\02 PRELIM GRADING.dwg Nov. 14, 2022-11:03 am

CWE PROJECT 22-001 - THE MESA AT LAGUNA RIDGE PHASE 2, 10371 BRUCEVILLE ROAD, ELK GROVE, CA 95757



DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
DITCH / FLOWLINE		
SANITARY SEWER FORCE MAIN		
SANITARY SEWER		
WATER		
SDMH		
SSMH		
SSCO		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER		

- SANITARY SEWER CONSTRUCTION KEYNOTES:**
- (S1) 6" SANITARY SEWER POINT OF CONNECTION TO BUILDING
 - (S2) CONNECT TO EXISTING ON-SITE PRIVATE SEWER AND INSTALL NEW 6" SEWER LATERAL.
 - (S3) REMOVE SECTION OF SEWER PIPING.

- WATER CONSTRUCTION KEYNOTES:**
- (W1) 3" DOMESTIC WATER POINT OF CONNECTION TO BUILDING
 - (W2) 3" DOMESTIC WATER SERVICE AND METER PER SCWA STANDARDS
 - (W3) FIRE SPRINKLER SERVICE WITH DCDA AND FDC PER SCWA STANDARDS. SPRINKLER SERVICE WILL SERVE BUILDINGS G AND I. INSTALL SIGN TO INDICATE BUILDINGS BEING SERVED.
 - (W4) REMOVE (E) BLOW OFF VALVE AND CONNECT TO (E) WATER LINE
 - (W5) FIRE HYDRANT SERVICE
 - (W6) BUILDING FIRE SPRINKLER POINT OF CONNECTION
 - (W7) FIRE SPRINKLER SERVICE WITH DCDA AND FDC PER SCWA STANDARDS FOR BUILDINGS F & H. INSTALL SIGN INDICATING BUILDINGS BEING SERVED.
 - (W8) CONNECT INTO EXISTING FIRE SPRINKLER LINE SERVING THE EXISTING COMMUNITY CENTER BUILDING AND BUILDING A. UPDATE SIGN TO INDICATE ALL THREE BUILDINGS BEING SERVED.
 - (W9) 4" DOMESTIC WATER POINT OF CONNECTION TO BUILDING
 - (W10) 4" DOMESTIC WATER SERVICE AND METER PER SCWA STANDARDS
 - (W11) CONNECT TO EXISTING 12" MAIN IN BRUCEVILLE RD.
 - (W12) INSTALL 12"x12"x12" MAIN CUT-IN.
 - (W13) INSTALL 4" TEMPORARY BLOW OFF VALVE

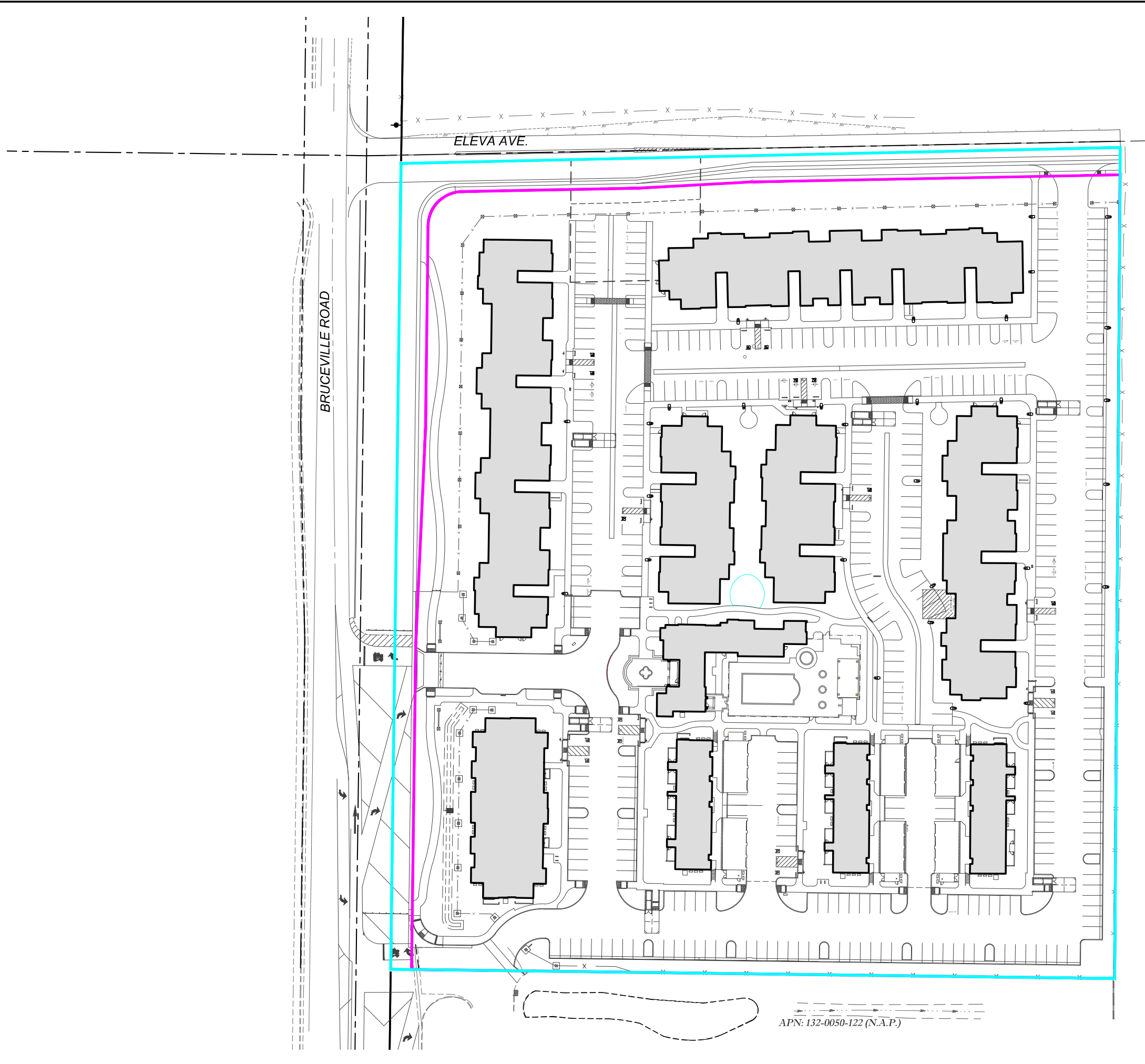
APPROVED BY: _____ DATE: _____	REVISION NO. _____ DESCRIPTION _____	CHECK NO. _____ TSM _____ RFE _____	DESIGN NO. _____ TSM _____ RFE _____	DRAWN NO. _____ TSM _____ RFE _____	QUANT. NO. _____ TSM _____ RFE _____
ORIGINAL SCALE IS IN INCHES 0 1 2					
PRELIMINARY NOT FOR CONSTRUCTION OF CALL					
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THE MESA AT LAGUNA RIDGE PHASE 2 10371 BRUCEVILLE ROAD ELK GROVE, CA 95757 PRELIMINARY WATER AND SEWER PLAN					
SHEET C3 4 of 6 11-14-2022					

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W:\2022 Projects\22-001 Mesa Ph 2 WORKING CAD\Pre\Utility\CS PRELIM UTILITY.dwg, Nov. 14, 2022 - 11:03 am

Z:\2022 Projects\22-001 Mesa Ph. 2\WORKING CAD\Exhibits\EX1 BUILDING SITE COVERAGE EXHIBIT.dwg Jul 22, 2022 - 09:17 am



LEGEND:

- BUILDING AREA
- PROPERTY LINE
- RIGHT-OF-WAY (NET AREA CALC.)

SITE AREA:

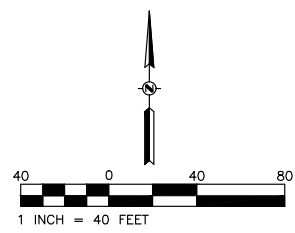
GROSS SITE AREA: 10.133 ACRES
NET SITE AREA: 9.466 ACRES

BUILDING AREA:

PHASE I: 0.564 ACRES
PHASE II: 1.507 ACRES
TOTAL: 2.071 ACRES

BUILDING SITE COVERAGE:

2.071 ACRES / 10.133 ACRES = 20.4% GROSS
2.071 ACRES / 9.466 ACRES = 21.9% NET

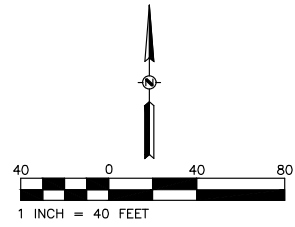
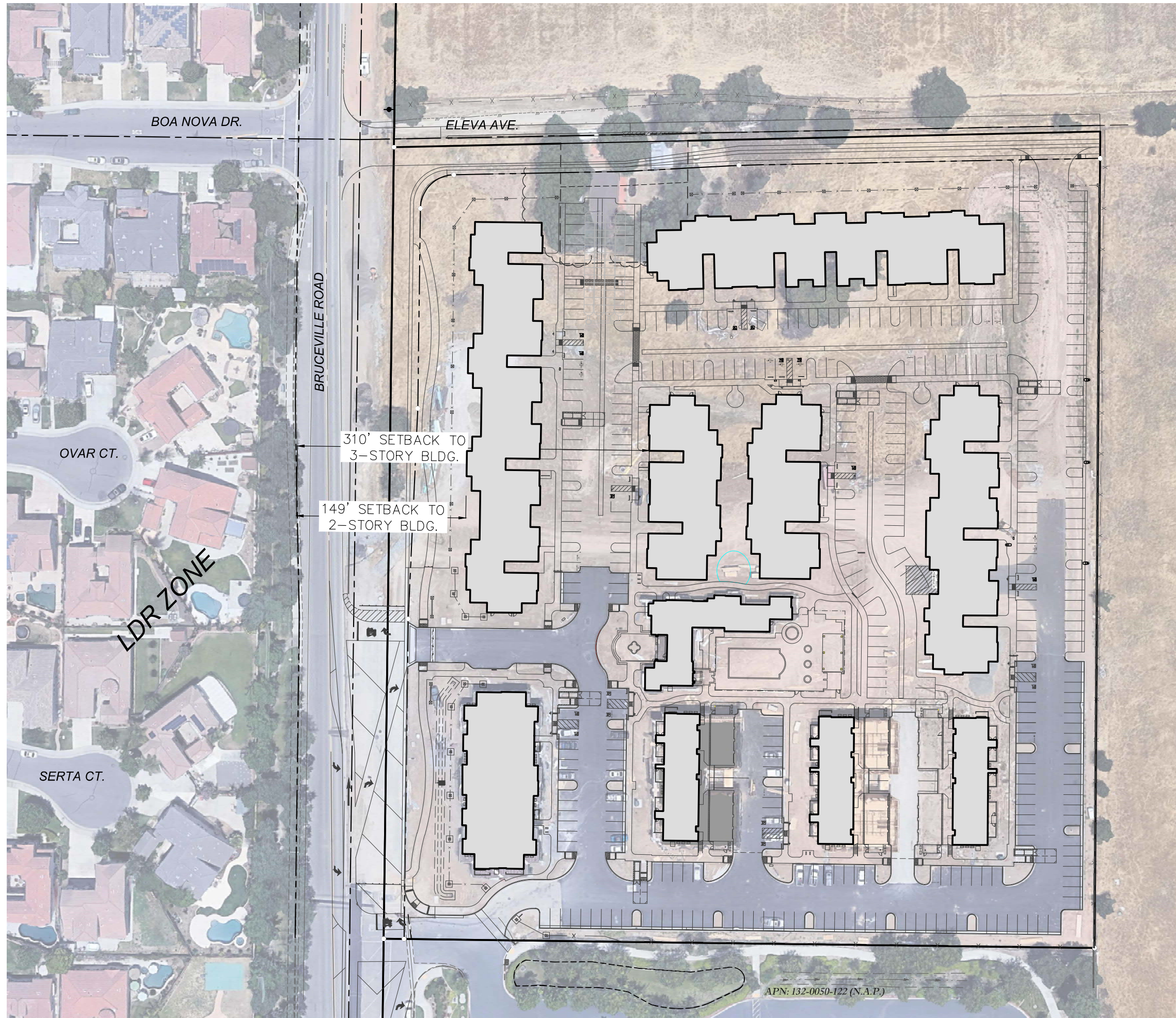


APN: 132-0050-122 (N.A.P.)

DESIGN	DRAWN	QUANT.	BY	CHECK	NO.	REVISION	APPRVD
			TSM	RFE			
			TSM	RFE			
<p>PRELIMINARY NOT FOR CONSTRUCTION OF CALL</p>							
<p>2260 Douglas Blvd, Suite 160, Roseville, CA 95661 Ph: 916-772-7600 www.cwecorp.com</p>							
<p>THE MESA AT LAGUNA RIDGE PHASE 2 10371 BRUCEVILLE ROAD ELK GROVE, CA 95757</p>				<p>THE MESA LAGUNA RIDGE RIDGE, LP 10371 BRUCEVILLE, RD ELK GROVE, CA 95757 PH: (972) 333-5928</p>			
<p>Sheet EX1 of 4</p>							
<p>07/19/2022</p>							

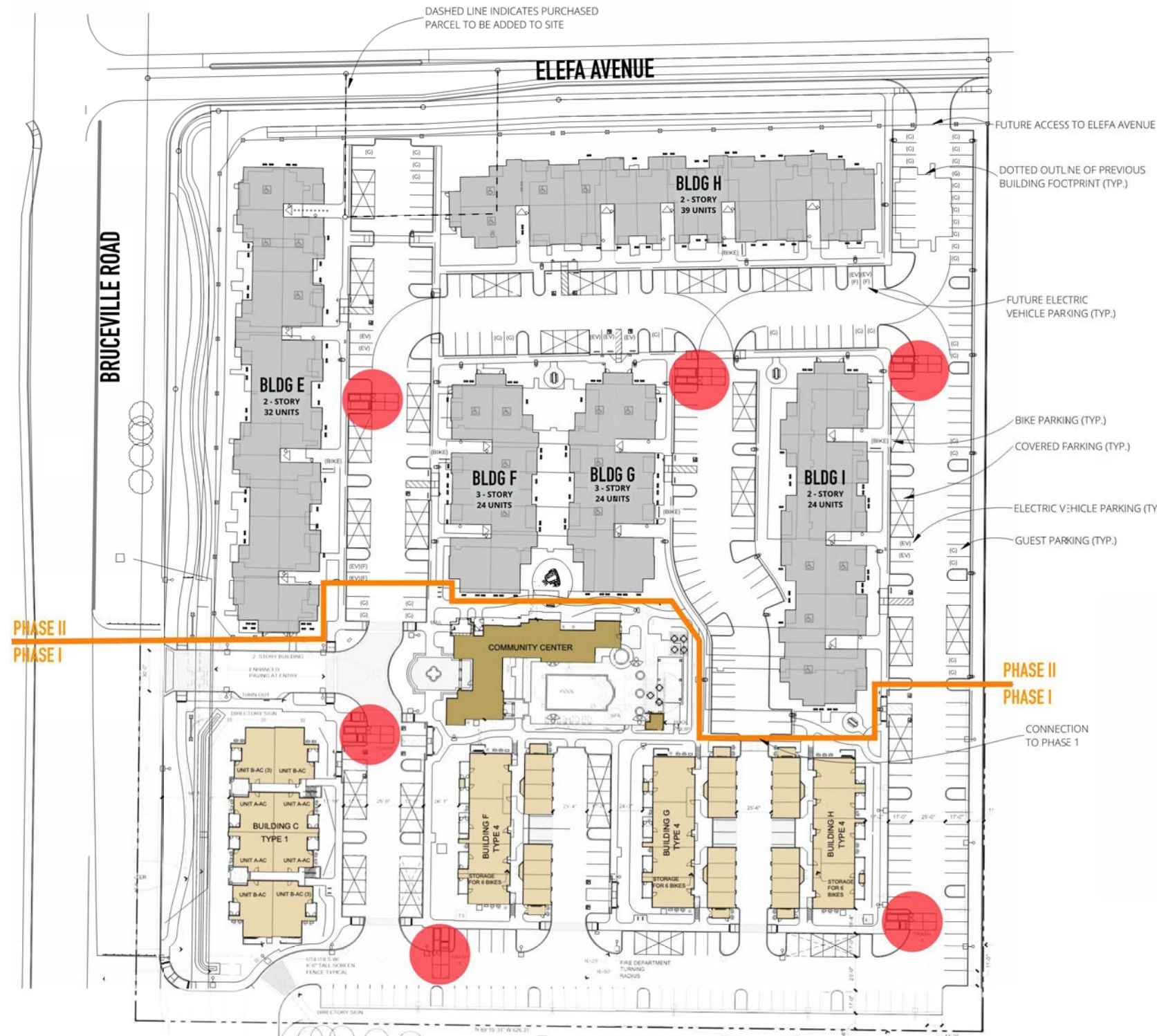
CWE RFE PROJECT 22-001 - THE MESA AT LAGUNA RIDGE PHASE 2, 10371 BRUCEVILLE ROAD, ELK GROVE, CA 95757

Z:\2022 Projects\22-001 Mesa Ph. 2\WORKING CAD\Exhibit\EX2 SETBACK FROM LDR EXHIBIT.dwg Jul 19, 2022-05:24 pm

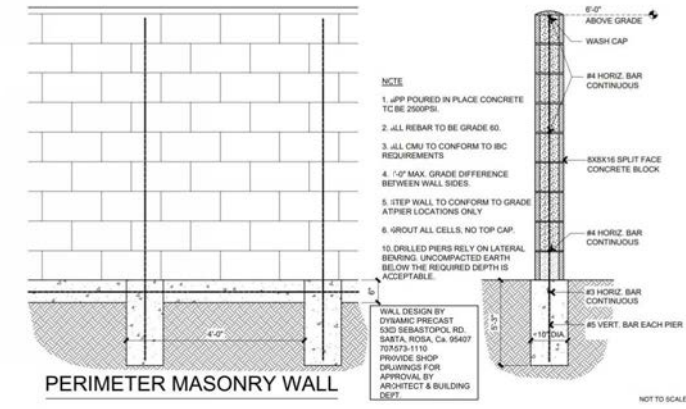


THE MESA AT LAGUNA RIDGE PHASE 2 10371 BRUCEVILLE ROAD ELK GROVE, CA 95757 SETBACK FROM LDR EXHIBIT		THE MESA LAGUNA RIDGE, LP 10371 BRUCEVILLE RD ELK GROVE, CA 95757 PH: (972) 333-5928				BY: TSM RFE DESIGN: TSM RFE DRAWN: TSM RFE QUANT.: TSM RFE		CHECK NO. 2 REVISION:		DATE:		BY:		APPROVD:	
Sheet EX2 of 4 07/19/2022		APN: 132-0050-122 (N.A.P.)		ORIGINAL SCALE IS IN INCHES		0 40 80 1 INCH = 40 FEET		2		2		2		2	

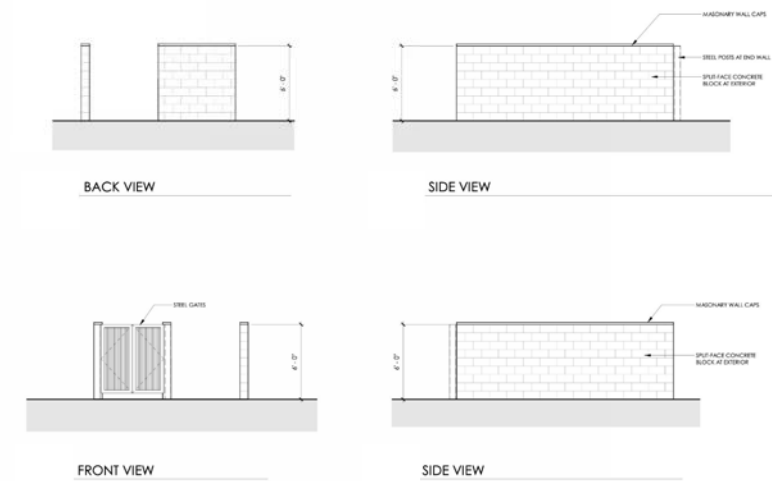
CWE RFE PROJECT 22-001 - THE MESA AT LAGUNA RIDGE PHASE 2, 10371 BRUCEVILLE ROAD, ELK GROVE, CA 95757



SITE PLAN
NOT TO SCALE

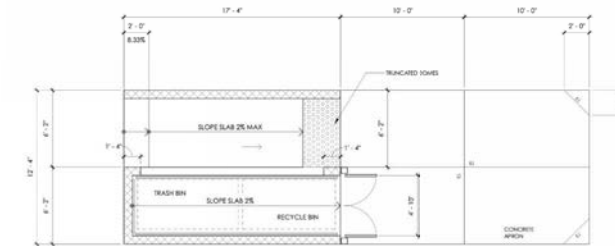


PERIMETER MASONRY WALL
INSPIRATION IMAGE



TRASH ENCLOSURE ELEVATIONS

NOT TO SCALE



TRASH ENCLOSURE PLAN

NOT TO SCALE

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THE MESA AT LAGUNA RIDGE

ELK GROVE, CALIFORNIA

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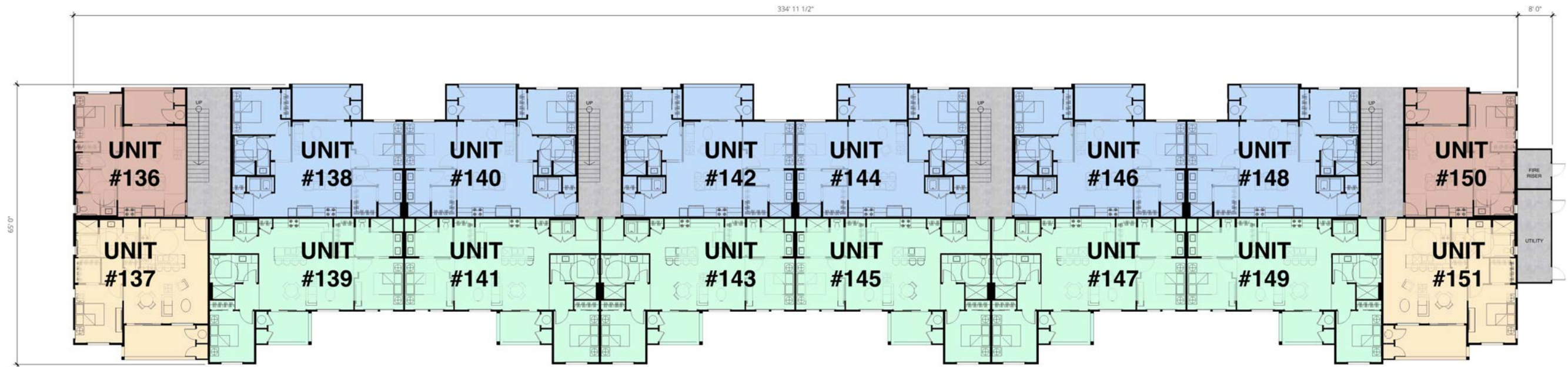
INTEGRATED WASTE MANAGEMENT PLAN



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DATE: 09.08.2022

A1.1

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FIRST FLOOR

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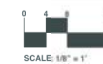
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THE MESA AT LAGUNA RIDGE

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BUILDING E FLOOR PLAN | FIRST FLOOR



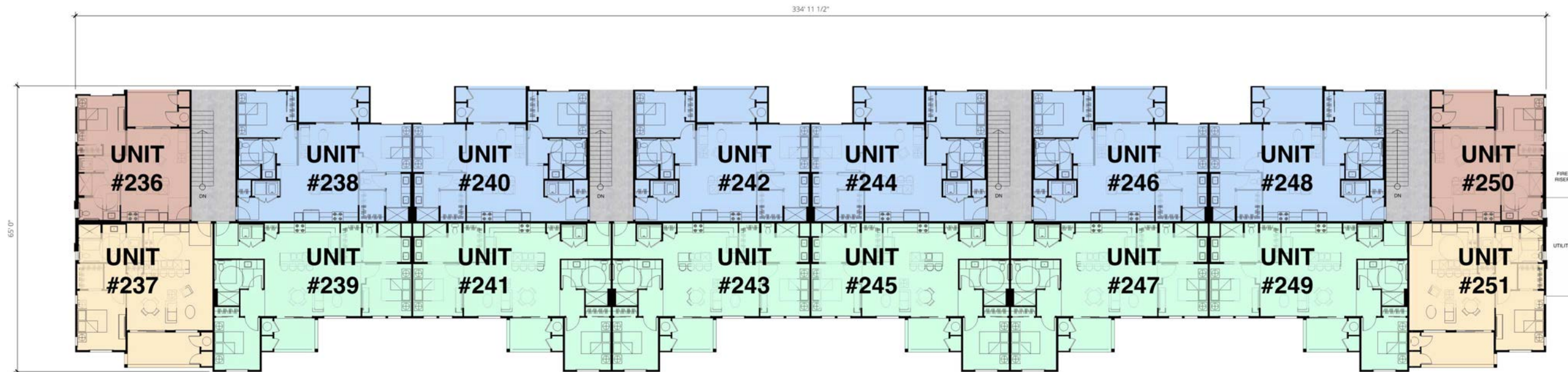
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JDA JOB NUMBER: 22004
DATE: 09.08.2022

A2.1

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SECOND FLOOR

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BUILDING E FLOOR PLAN | SECOND FLOOR



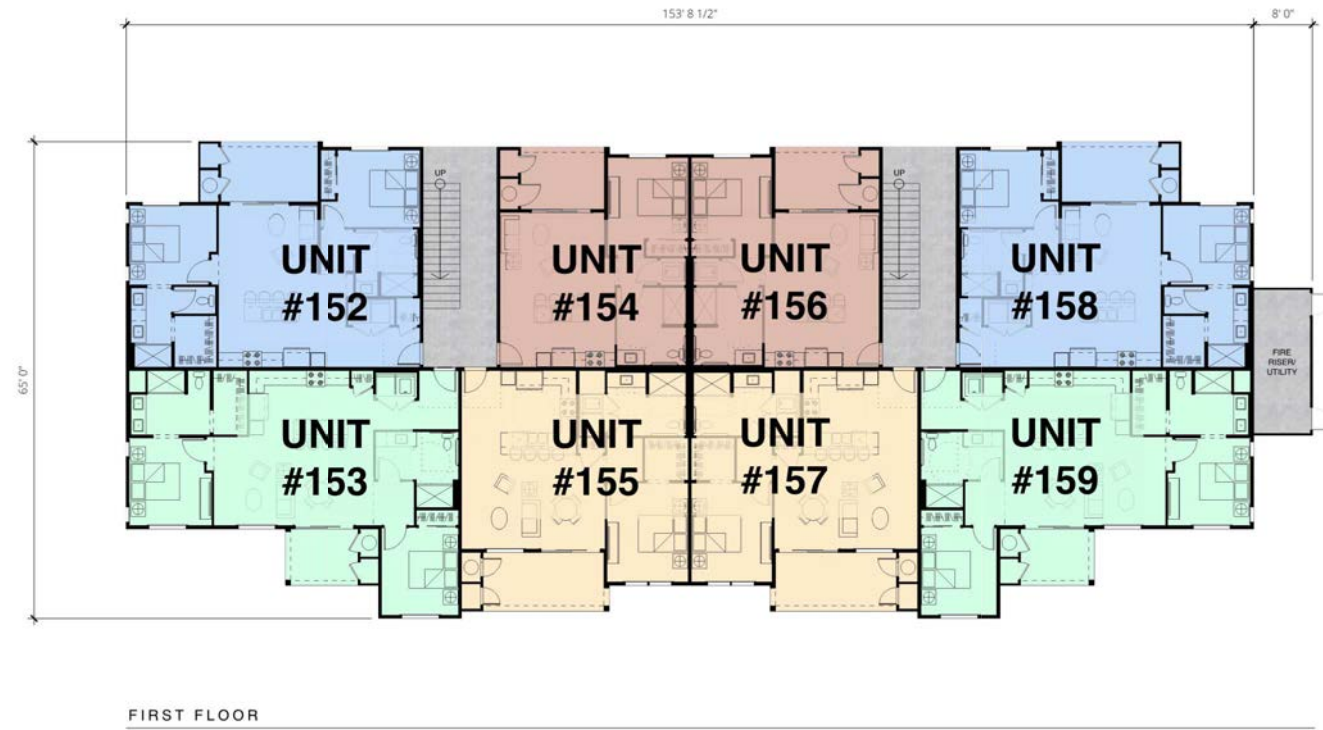
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DATE: 09.08.2022

A2.2

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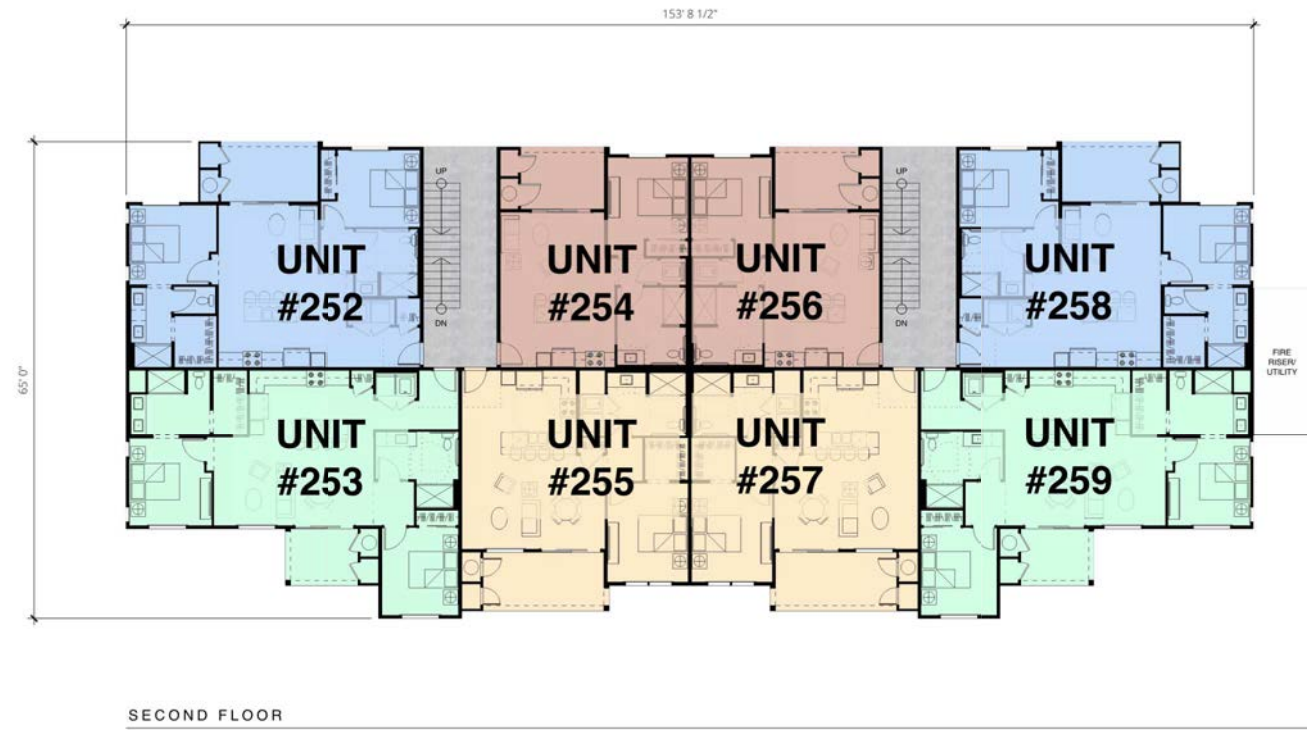
BUILDING F + G FLOOR PLAN | FIRST FLOOR



JDA JOB NUMBER: 22004
DATE: 09.08.2022

A2.3

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SECOND FLOOR

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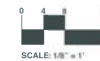
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BUILDING F + G FLOOR PLAN | SECOND FLOOR



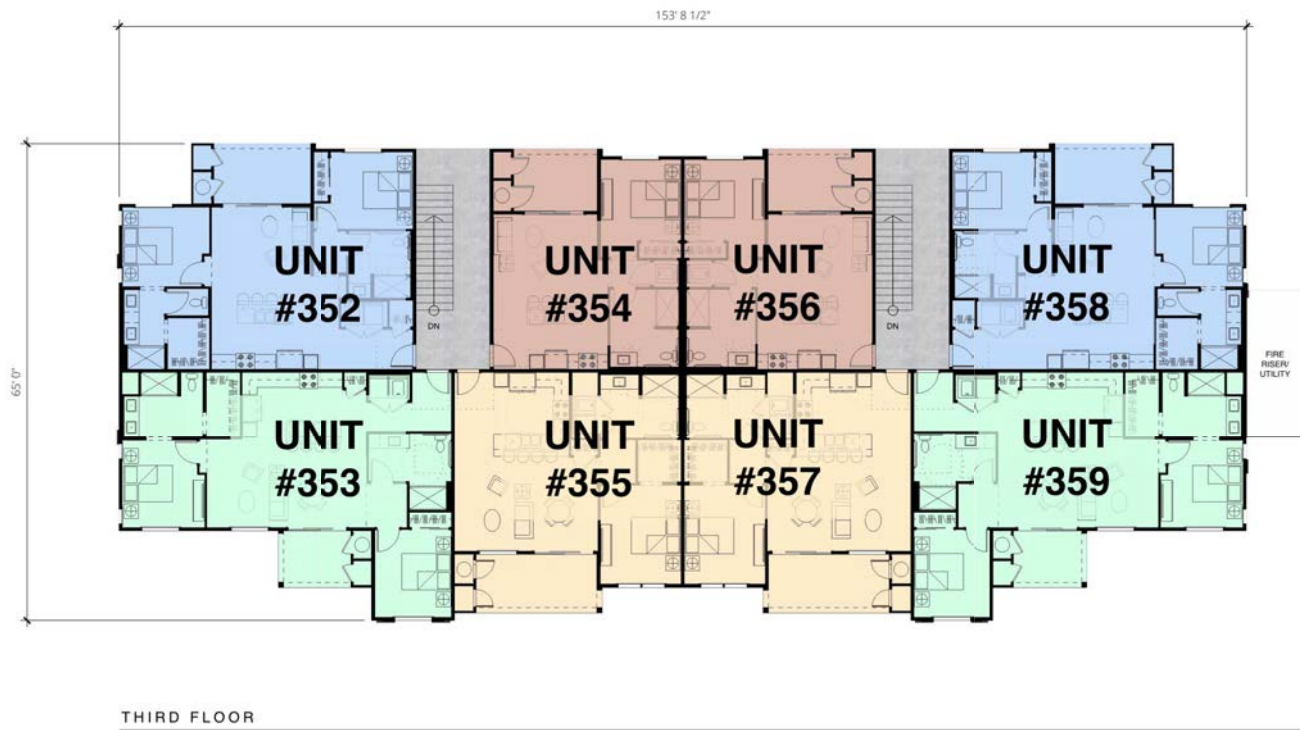
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DATE: 09.08.2022

A2.4

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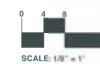
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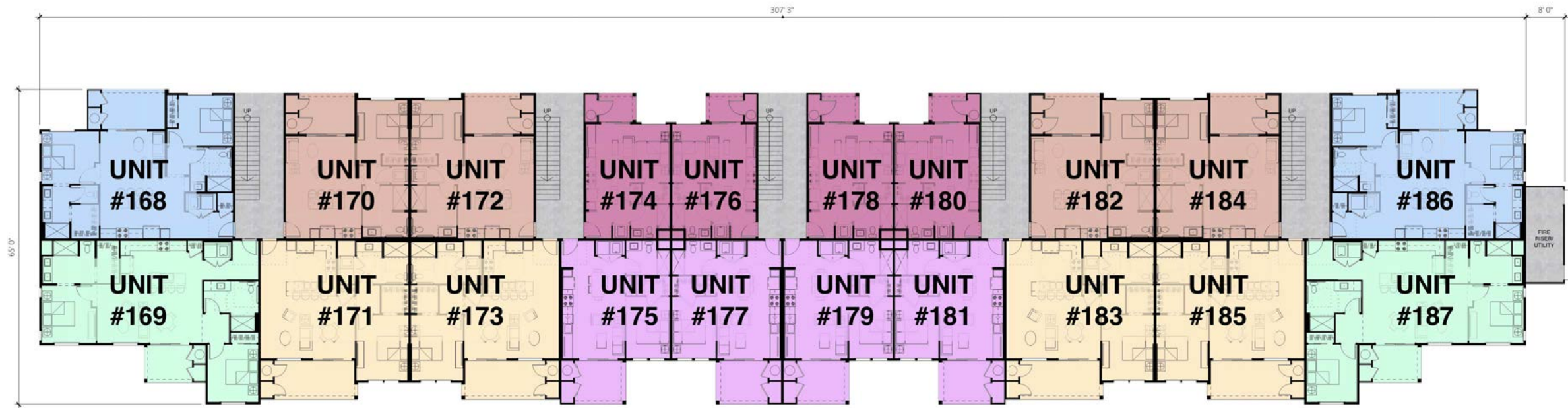
BUILDING F + G FLOOR PLAN | THIRD FLOOR



JDA JOB NUMBER: 22004
DATE: 09.08.2022

A2.5

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FIRST FLOOR

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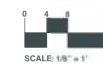
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BUILDING H FLOOR PLAN | FIRST FLOOR



SCALE: 1/8" = 1'



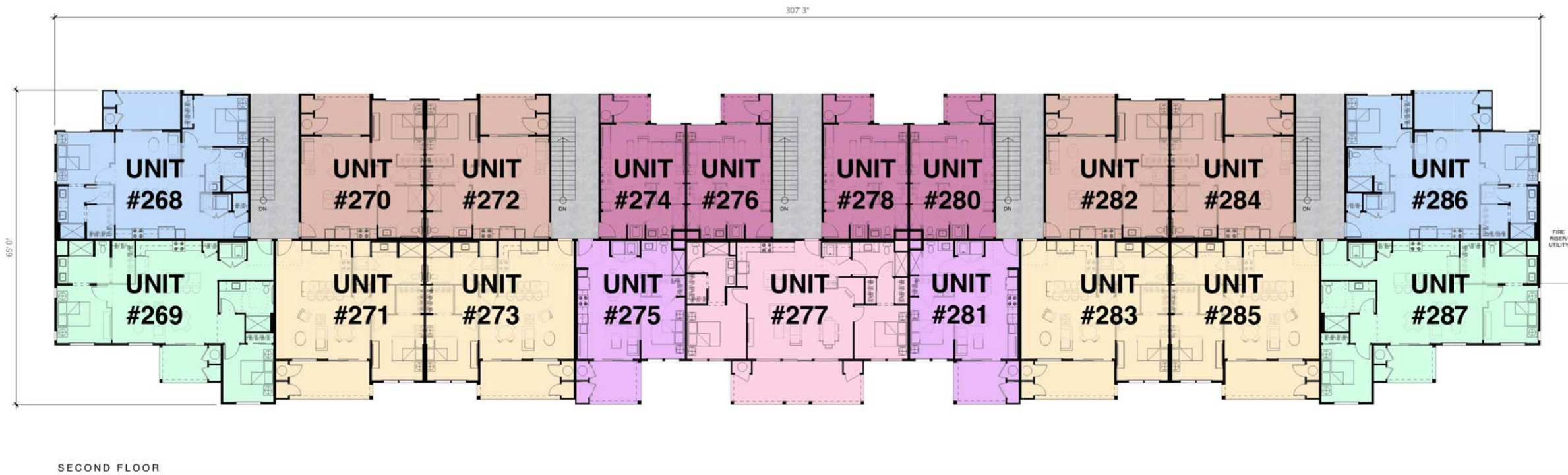
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JD-A JOB NUMBER: 22004

DATE: 09.08.2022

A2.6

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BUILDING H FLOOR PLAN | SECOND FLOOR



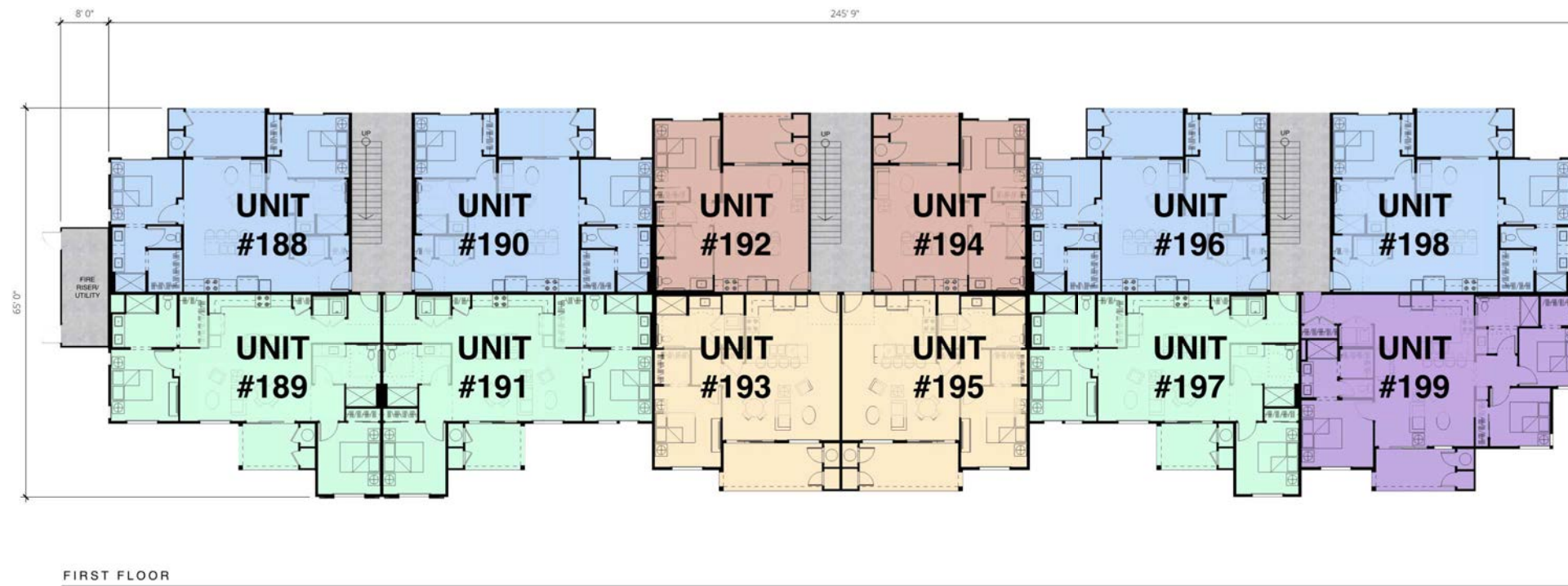
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DATE: 09.08.2022

A2.7

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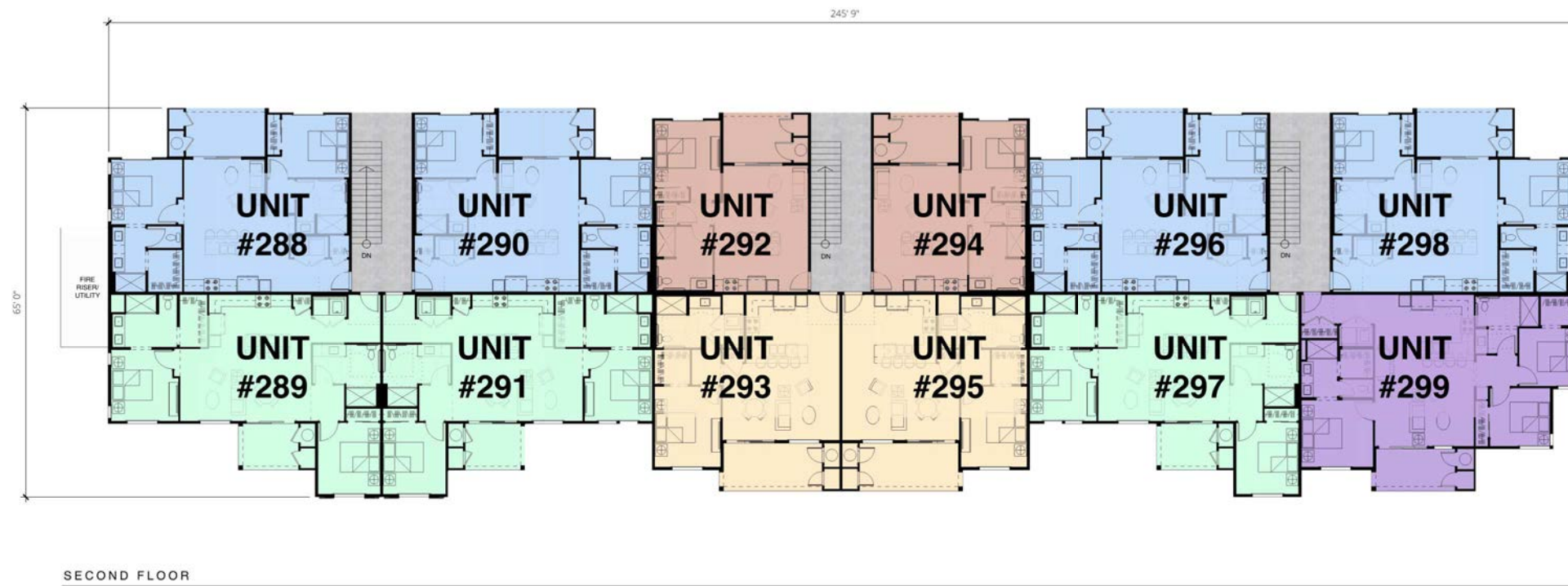
BUILDING I FLOOR PLAN | FIRST FLOOR



JD-A JOB NUMBER: 22004
DATE: 09.08.2022

A2.8

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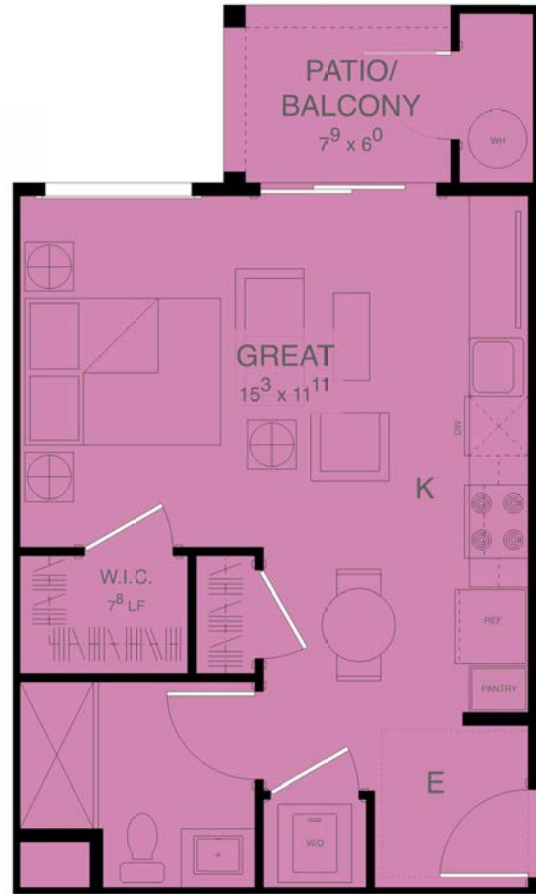
BUILDING I FLOOR PLAN | SECOND FLOOR



JD-A JOB NUMBER: 22004
DATE: 09.08.2022

A2.9

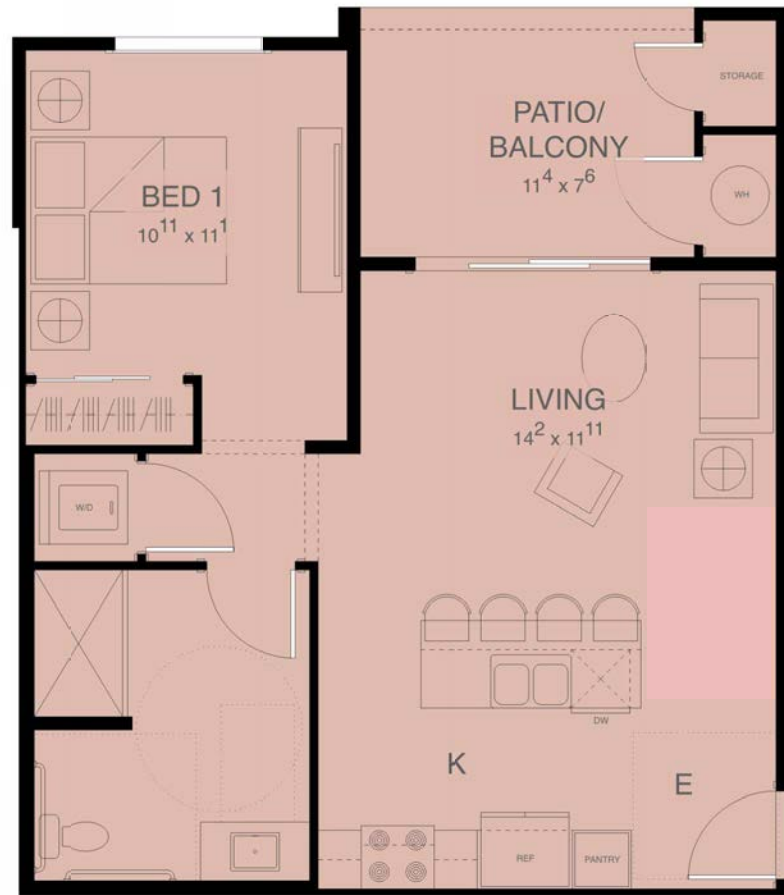
590 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95741 | (916) 763-3761 | WWW.JDAHQ.COM



UNIT 1 | 436 SF
STUDIO



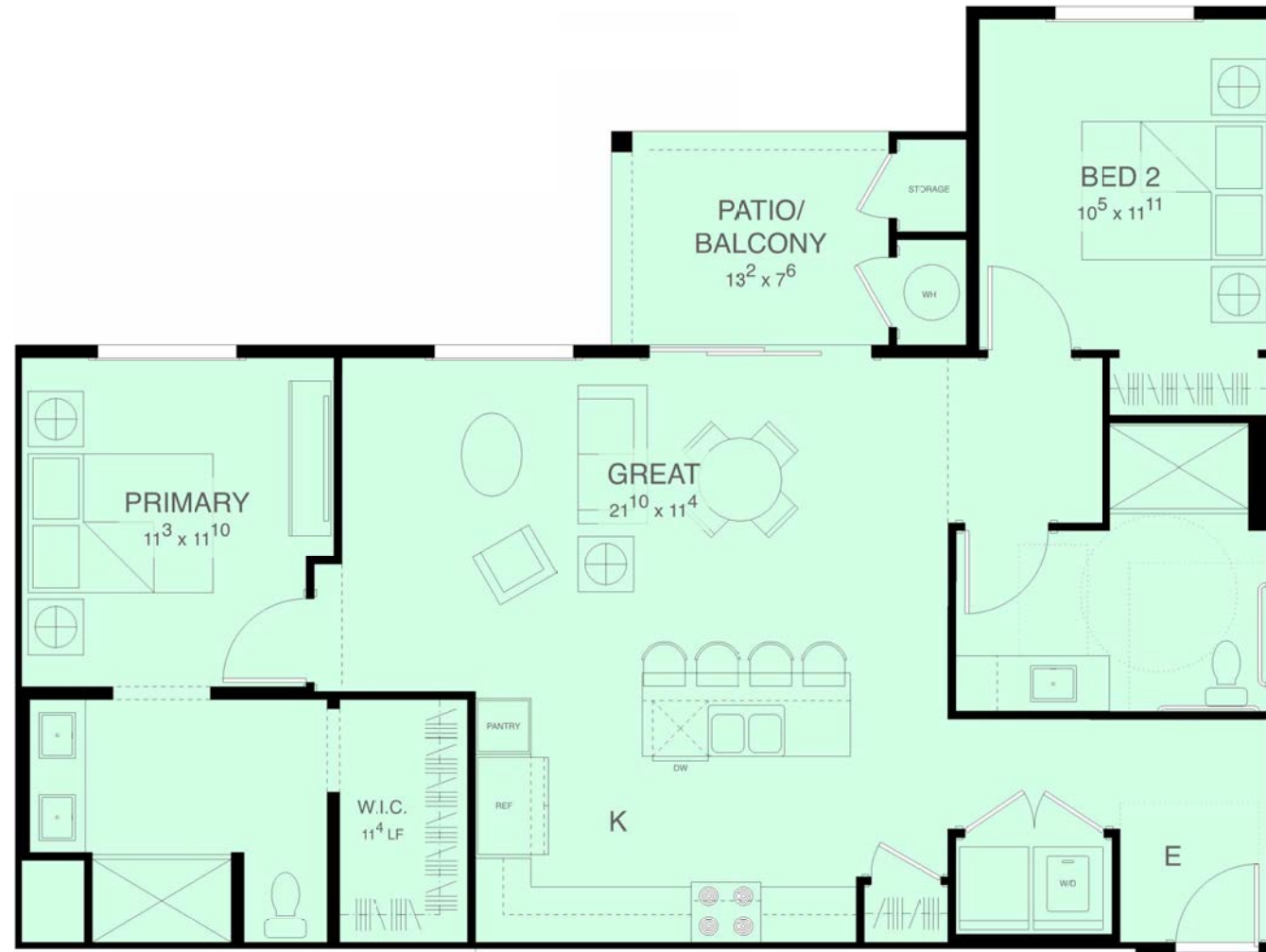
UNIT 2 | 576 SF
STUDIO



UNIT 3 | 660 SF
1-BEDROOM



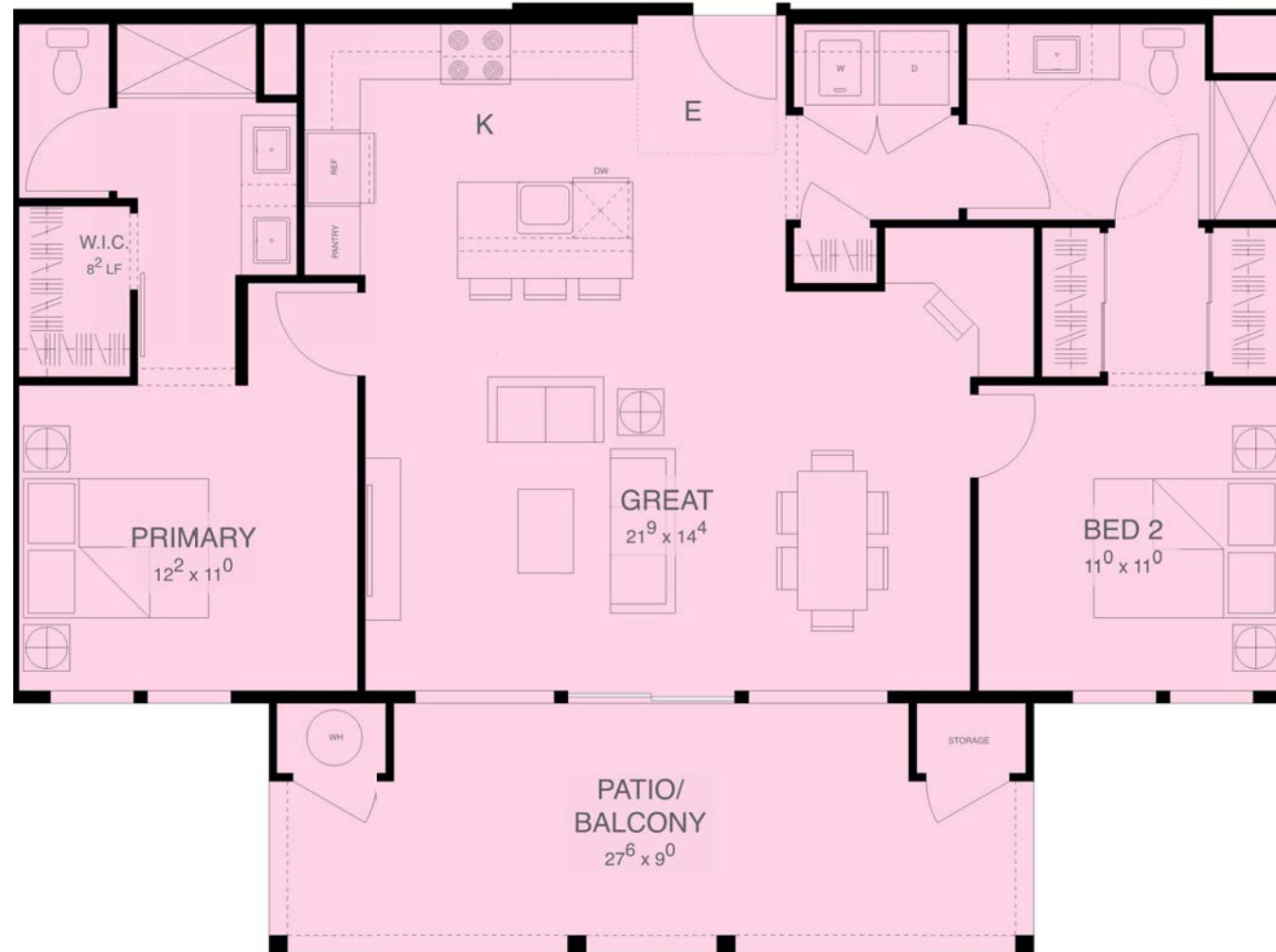
UNIT 4 | 840 SF
1-BEDROOM



UNIT 6 | 1,121 SF
2-BEDROOM



UNIT 7 | 1,216 SF
3-BEDROOM



UNIT 8 | 1,151 SF
2-BEDROOM

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THE MESA AT LAGUNA RIDGE

ELK GROVE, CALIFORNIA

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FLOOR PLAN | UNIT 8



SCALE: 1/2" = 1'



JDA JOB NUMBER: 22004
DATE: 09.08.2022

A3.6

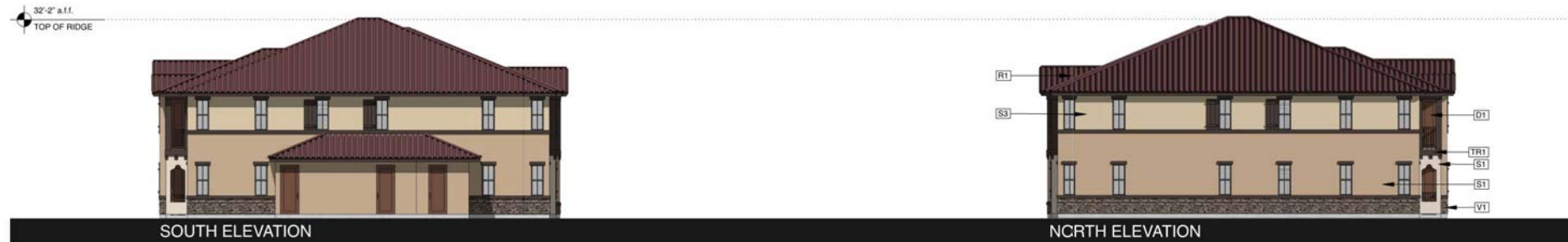
3905 GRANITE LANE DRIVE | SUITE 1401 GRANITE BAY | CALIFORNIA, 95748 | 916.783.7001 | WWW.JDAARCH.COM



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



BUILDING E ELEVATIONS



JD+A JOB NUMBER: 22004
DATE: 09.08.2022

A4.1

PLANNING REVISIONS

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THE MESA AT LAGUNA RIDGE

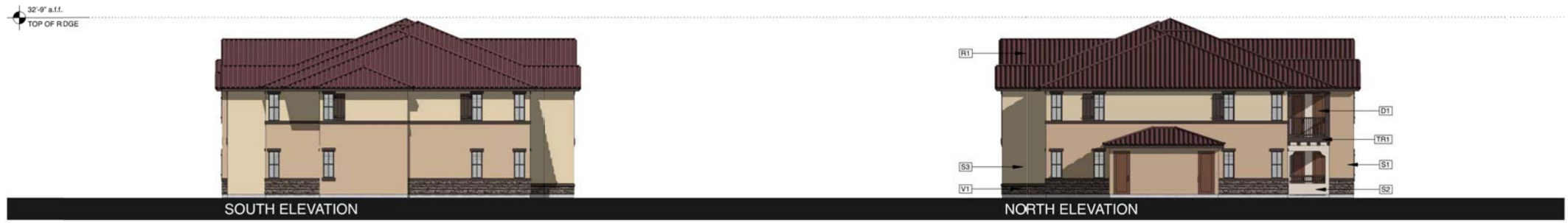
THE CITY OF ELK GROVE, CALIFORNIA

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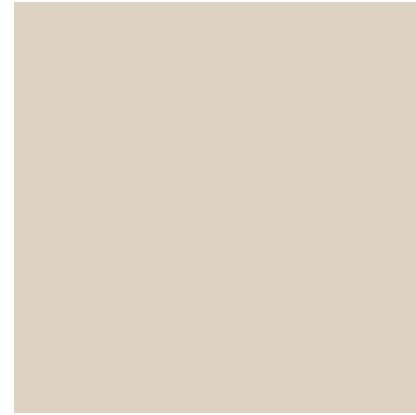




ELDORADO STONE
MOUNTAIN LEDGE, SIERRA
STONE VENEER



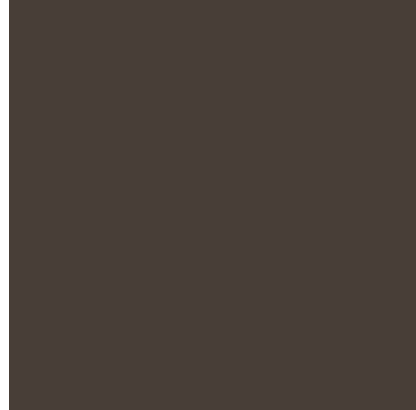
KELLY MOORE 4543
COFFEE DIVA
STUCCO 1



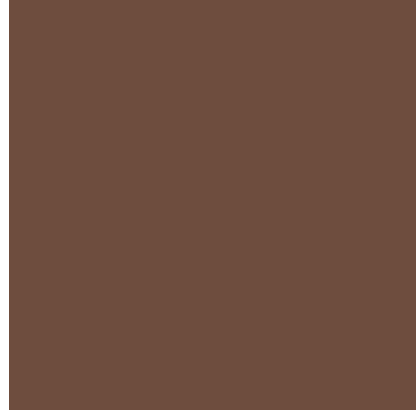
KELLY MOORE 4584
URBAN BIRD
STUCCO 2



KELLY MOORE 302
MISSION TAN
STUCCO 3



KELLY MOORE A77
BROWN BEAR
TRIM + RAILINGS



KELLY MOORE 4519-5
TURKISH COFFEE
DOORS



EAGLE ROOFING
3606 VALLEJO RANGE
CAPISTRANO

LIGHTING FIXTURE SCHEDULE

TAG	TYPE	MANU.	SERIES	MODEL	QTY.	MOUNTING	VOLT.	WATTAGE	SOURCE	LUMENS	CCT	REMARKS
A	4' STRIP LIGHT	ILP	QWIKLINK	QL4-25L-U-40	34	SURFACE	120	24	LED	3383	4000K	
O1	OUTDOOR SCENCE	LITHONIA	-	OCLS 8 DDB	32	WALL @7" ABOVE GRADE	120	8.9	LED	513	4000K	
O2	OUTDOOR POLE	COOPER	LUMARK	PRV-P-PA1B-740-U-T2U-HSS	45	POLE @14" ABOVE GRADE	120	53	LED	5316	4000K	INSTALL WITH HOUSE SIDE SHIELD

NOTES: COORDINATE ALL ARCHITECTURAL TRIM AND ACCESSORY OPTIONS WITH OWNER
EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL

LIGHTING ZONE STATISTICS

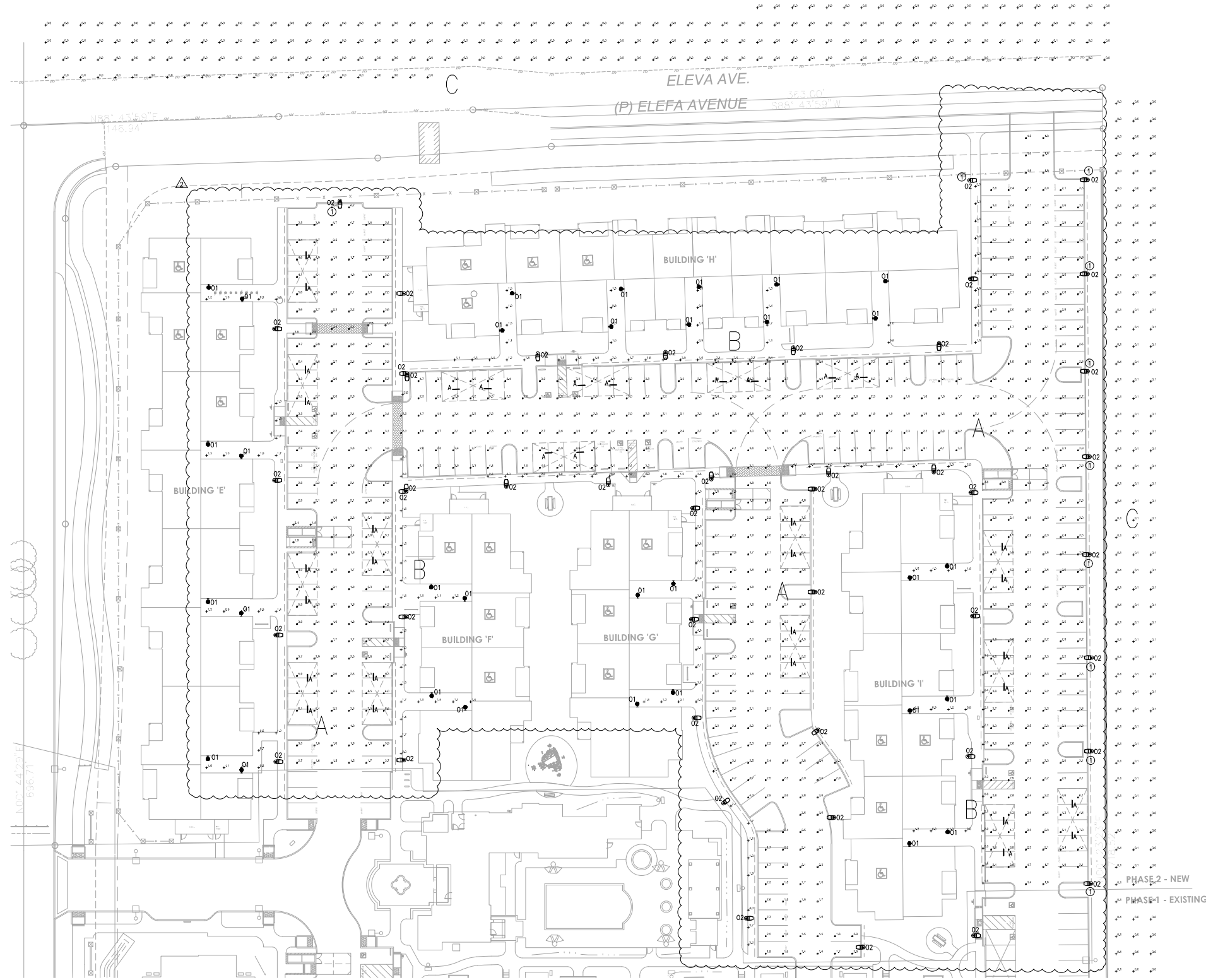
ZONE	NAME	AVERAGE FC	MAXIMUM FC	MINIMUM FC
A	PARKING LOT	3.0	8.8	1.3
B	WALKWAYS	2.0	5.3	0.5
C	OFF-SITE SPILL ZONE	0.0	0.1	0.0

SHEET NOTES:

- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL POLE MOUNTED LIGHT FIXTURES TO HAVE CONCRETE POLE BASE
- ALL EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCONTROL AND AUTOMATIC SCHEDULE CONTROL.

KEY NOTES:

- ① FIXTURE O2 IS LESS THAN 6,200 LUMENS AND IS EXEMPT PER SECTION 130.2(b) OF THE CALIFORNIA ENERGY CODE.



A ELECTRICAL PLAN - SITE
SCALE: 1/32" = 1'-0"



REVISION	DESCRIPTION	DATE
1	PLAN CHECK COMMENTS	08-01-2022
2	PLAN CHECK COMMENTS	09-15-2022

JOB NO.	22097
DRAWN	AIN
CHECKED	
ORIGINAL DATE	03-31-2022



ISSUED FOR	PERMIT
DATE	09-15-2022



THE MESA AT LAGUNA RIDGE:
PHASE 2
 10371 BRUCEVILLE ROAD
 ELK GROVE, CA 95757

SHEET TITLE
 PHOTOMETRIC
 SITE PLAN

SHEET NO.
 E0

Exhibit C
Mesa at Laguna Ridge Phase 2 (PLNG22-021)
Project Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, 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) • Laguna Ridge Specific Plan • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Title 22 (Land Development) 	On-Going	Planning	

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5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
7.	<p>Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	
8.	<p>The trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	

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9.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	
10.	<p>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	Planning	

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11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	<p>Planning</p>	

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12.	<p>Before the start of any earthmoving activities, the project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	<p>Planning</p>	
13.	<p>The Applicant shall be subject to all applicable conditions of approval under the Phase 1 Design review entitlement (EG-15-023) except as modified by this Design Review for Phase 2.</p>	<p>On-Going</p>	<p>Planning</p>	

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14.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the development standards (EGMC Chapter 23.62) for signs in effect at the time of submittal in order to be approved.	On-Going	Planning	
15.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	On-going	SCWA	
16.	If the proposed garbage enclosure will contain a drain to the sewer, it shall be covered.	On-Going	SASD	
17.	SASD prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met to the District's satisfaction.	On-Going	SASD	
18.	Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	On-Going	SASD	
19.	The landscaping and tree trimming shall be maintained so that it does not interfere with operations of surveillance cameras or the lighting in parking areas, walkways or outdoor common areas.	On-Going	Police	
20.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	

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PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
21.	The Applicant shall comply with, record, and pay the initial deposit of \$5,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the Laguna Ridge Specific Plan and the Elk Grove General Plan. Until the MMRP deposit has been paid and all MMRPs have been recorded with the County Recorder against the subject property, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to issuance of any plans or permits associated with the Project	Planning	
22.	Construction measures for new the facility and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to earth moving activities associated with construction. If any evidence of Swainson's hawk is found as a result of the pre-construction surveys, or if it is found that the subject site is suitable foraging habitat, the Applicant shall comply with the mitigation measures set forth in Elk Grove Municipal Code Chapter 16.130.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
23.	SASD requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line.	Improvement Plans	SASD	
24.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SASD	

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25.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage. Construction of sewer pipeline is required south on Bruceville Road along the parcel frontage.	Improvement Plans	SASD	
26.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code	Improvement Plans	SASD	
27.	SMUD has existing overhead 69kV facilities at the northwest corner of the Project that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Improvement Plans	SMUD	
28.	SMUD has existing underground 12kV facilities on the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Improvement Plans	SMUD	
29.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Improvement Plans	SMUD	

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30.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Improvement Plans	SMUD	
31.	Structural setbacks less than 14 feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Improvement Plans	SMUD	
32.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
33.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
34.	The Applicant shall provide procedures to accommodate Hydromodification requirements. Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	

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35.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
36.	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	
37.	The Applicant shall obtain clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.	Improvement Plans	Engineering	
38.	The Applicant shall pay the Laguna Ridge Phase III (LRSP P3) Drainage Impact Fee pursuant to EGMC Chapter 16.95, Development Impact Fees. Fees shall be paid prior to the acceptance of Improvement Plans. The LRSP P3 drainage fee is based on total gross acreage.	Improvement Plans	Engineering	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
39.	A Boundary Line Adjustment/Lot Merger establishing the parcel shown on the Site Plan shall be completed prior to the 1 st Building Permit issuance.	1 st Building Permit	Engineering	
40.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Building Permit	SMUD	

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41.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-foot adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Building Permit	SMUD	
42.	Pay all Development review fees as identified in the Cosumnes CSD Book of Fees.	Building Permit	CCSD - Parks	

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<p>43. Prior to the issuance of building permit, the Applicant shall (1) approve (a) the formation of a new or annexation into an existing community facilities district (“CFD”) and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District’s ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment and routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and (b) replacement of district wide facilities attributable to the property. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services and maintenance of park facilities, trails and landscape corridors , shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. If the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued or approval of the Improvement Plan shall be provided. It is the responsibility of the Applicant or their representative to contact the Cosumnes Community Services District at (916) 405-5600 to initiate the Community Facilities District process.</p>	<p>Building Permit</p>	<p>CCSD Parks and Fire</p>	

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44.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SASD	
45.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Permit	SMUD	
46.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm	Building Permit	SMUD	
47.	The Applicant shall comply with the City's Climate Action Plan (CAP) as follows: <ul style="list-style-type: none"> • Comply with CALGreen Residential energy efficiency standards (BE-4); • The units in the project shall include exclusively electric appliances and HVAC system (BE-6); • The off-road construction feet used during construction shall include Environmental Protection Agency certified off-road Tier 4 diesel engines (TACM-8); and • Install electric vehicle (EV) charging stations and "EV Ready" parking stalls (TACM-9). 	Building Permit	Planning	

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48.	In accordance with the traffic noise assessment dated March 21, 2022, the Applicant shall incorporate the following design features into the Project: <ul style="list-style-type: none"> • All windows will have a STC rating of 28 with dual pane windows • Door weather stripping • Exterior wall insulation • Composition plywood roofing. 	Building Permit	Planning	
49.	The Applicant shall design and improve the easterly half section of Bruceville Road, measured, 48' from the approved centerline to the back of curb. Improvements shall be based on a 96' thoroughfare in accordance with the Laguna Ridge Specific Plan, Improvement Standards and to the satisfaction of the City. Improvements and appropriate road transitions, including all necessary signing and striping, will be evaluated during Improvement Plan review.	Building Permit	Engineering	
50.	The Applicant shall dedicate, design and improve the southerly half-section of Elefa Avenue as shown on the plans in accordance with the City's Laguna Ridge Specific Plan and the Improvement Standards to the satisfaction of the City.	Building Permit	Engineering	
51.	The Applicant shall design and improve the expanded intersection on Bruceville Road at Elefa Avenue in accordance with City Standards and to the satisfaction of the City.	Building Permit	Engineering	
52.	The Applicant shall dedicate, design and improve the expanded intersection on Elefa Avenue at Bruceville Road in accordance with City Standards and to the satisfaction of the City.	Building Permit	Engineering	
53.	The Applicant shall install a 36-foot landscape corridor adjacent to Bruceville Road, including a 7-foot sidewalk, along the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	

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54.	The Applicant shall construct a temporary turnaround at dead-end of Elefa Avenue to the satisfaction of the City and the CCSD Fire Department.	Building Permit	Engineering	
55.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. 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	
56.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-064

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 March 22, 2023 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Spease, Brewer, Robles, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California