

RESOLUTION NO. 2017-008

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

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

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

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

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

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

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

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

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

California Environmental Quality Act (CEQA)

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

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

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

Major Design Review

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

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

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

Conditional Use Permit

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

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

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

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



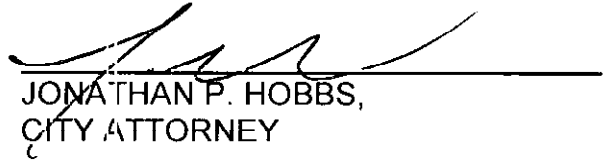
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Landing Assisted Living EG 16-028
Project Description

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

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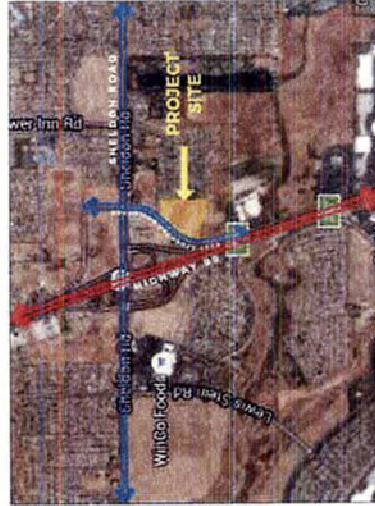
CITY OF ELK GROVE
PLANNING

City of Elk Grove, California | October 04, 2016

THE LAND LANDING AT ELK GROVE, SENIOR LIVING

THE LAND LANDING

VICINITY MAP



SHEET INDEX

- Cover Sheet
- Project Narrative
- Vicinity Map & Project Summary
- Trash Enclosure & Signage
- Memory Care & Assisted/Independent Living
- Cottages
- Schematic Rendering
- Civil
- Landscape
- Photometric Plan



WANS **TRINITY** **JEDIA** **JFF ENGINEERING, INC** **Callander Associates** **Landscaper Architect Callander Associates** **JEET ENGINEERING, INC**

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TRINITY 2215 Phyllis Road, Suite 100, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@trinity.com

JEDIA 1905 Dornier Lane, Suite 200, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@jedia.com

JFF ENGINEERING, INC 2215 Phyllis Road, Suite 100, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@jff.com

Callander Associates 82130 Broadway, Suite 400, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@callander.com

Landscaper Architect Callander Associates 82130 Broadway, Suite 400, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@callander.com

JEET ENGINEERING, INC 4135 Serrano Road, Elk Grove, California 95758, Phone: 530.435.7340, Fax: 530.435.7340, Email: brand@jeet.com

1.1 Project Overview

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

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

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

1.2 Design Approach

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

1.3 Community Staffing

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

1.4 The Building Elevation

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

1.5 The Campus Buildings

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

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

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

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

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

1.6 Water Efficiency Plan

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

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

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

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

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

1.7 Landscape Architecture

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

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

THE PROJECT DEVELOPMENT TEAM

1.8 The Developer

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

1.9 The Operator

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

1.10 The Architect

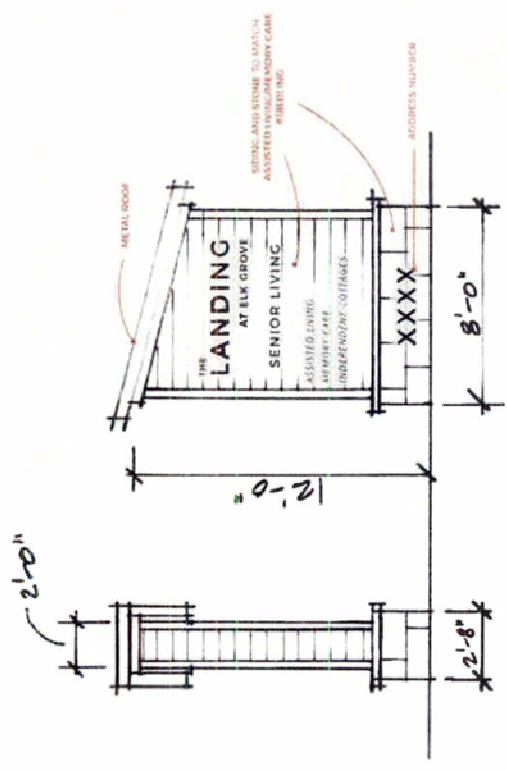
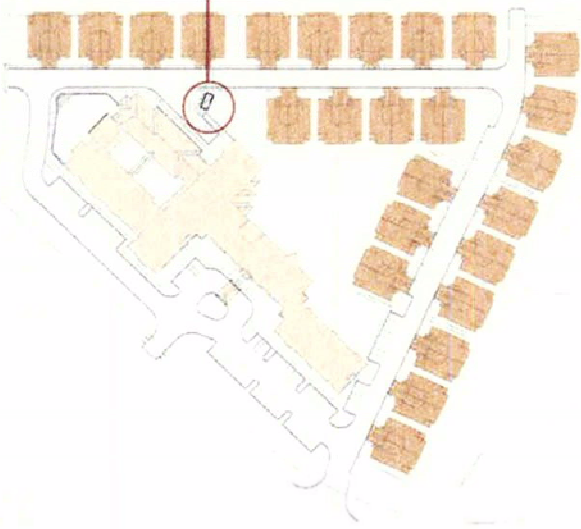
Jeffrey DeMure + Associates Architects Planners (JD+A) aligns with its clients' visions and helps them define their projects' purposes while considering the values of today's emerging older adult market. This results in relevant living in place environments that focus on connection, community, health,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

1.11 The Civil Engineer

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

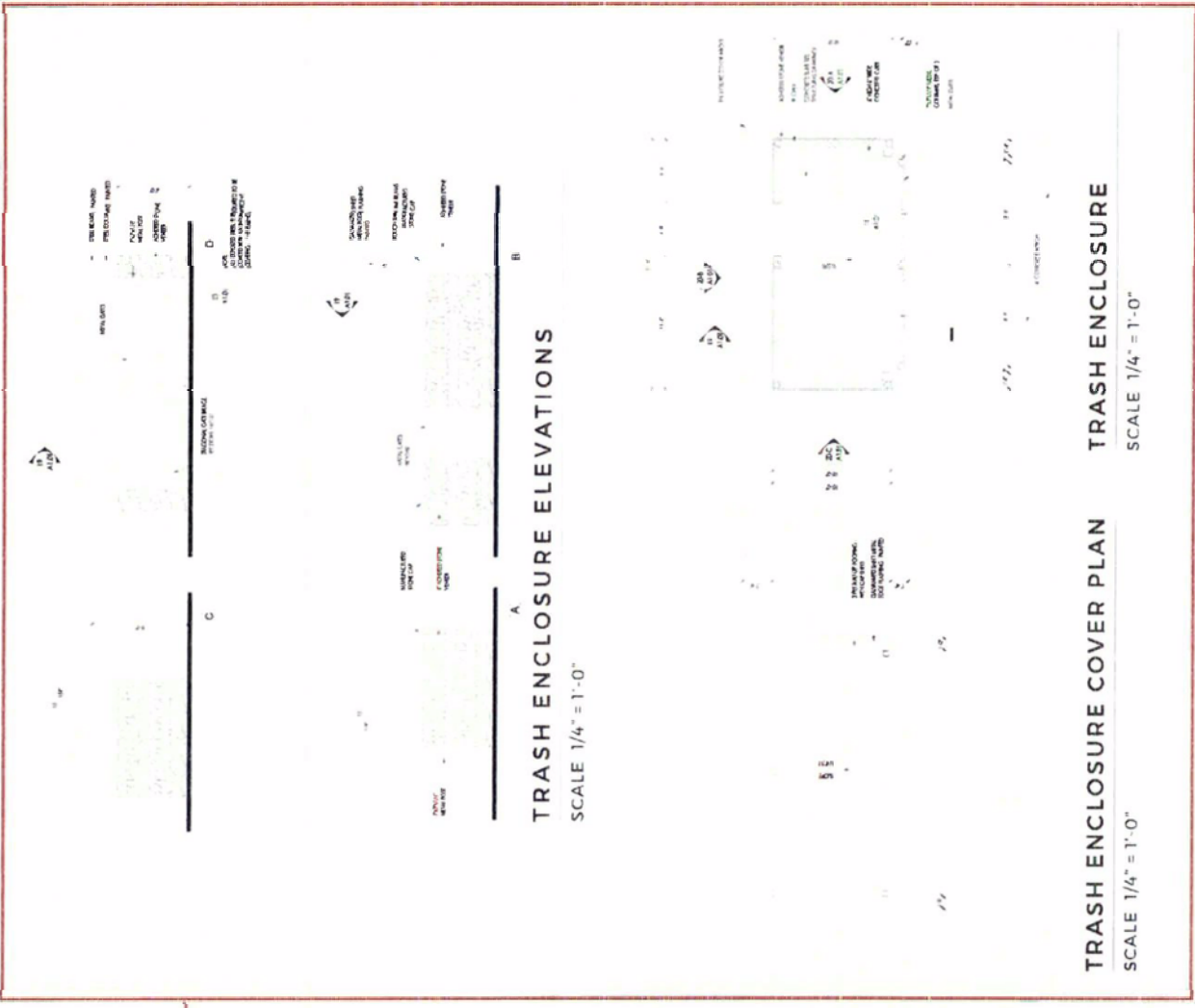
1.12 The Landscape Architect

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



MONUMENT SIGNAGE

SCALE 1/2" = 1'-0"

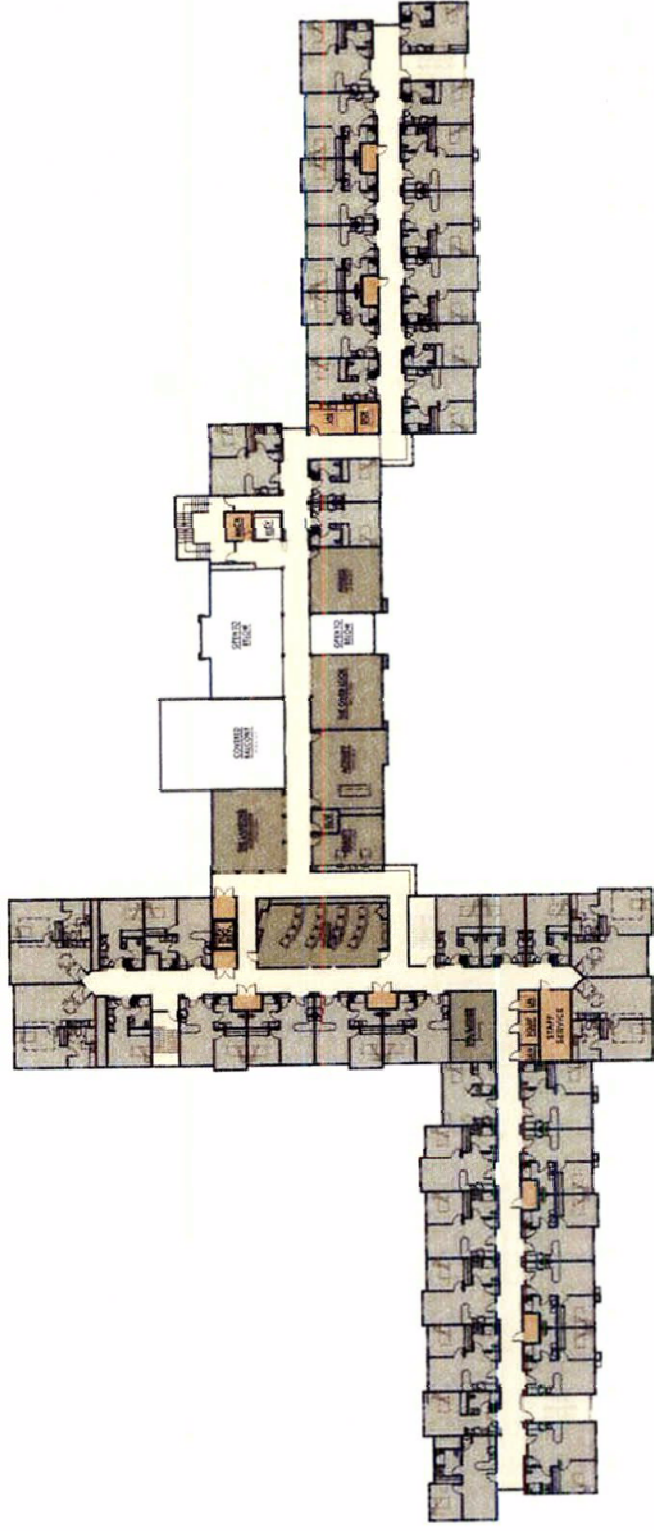


TRASH ENCLOSURE COVER PLAN

SCALE 1/4" = 1'-0"

TRASH ENCLOSURE ELEVATIONS

SCALE 1/4" = 1'-0"



PROGRAM KEY:

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

SECOND FLOOR | 34,510 SF

ASSISTED LIVING RESIDENTIAL UNITS: 15 UNITS/BEDS
 ASSISTED LIVING COMMON AREA: 28 UNITS/BEDS

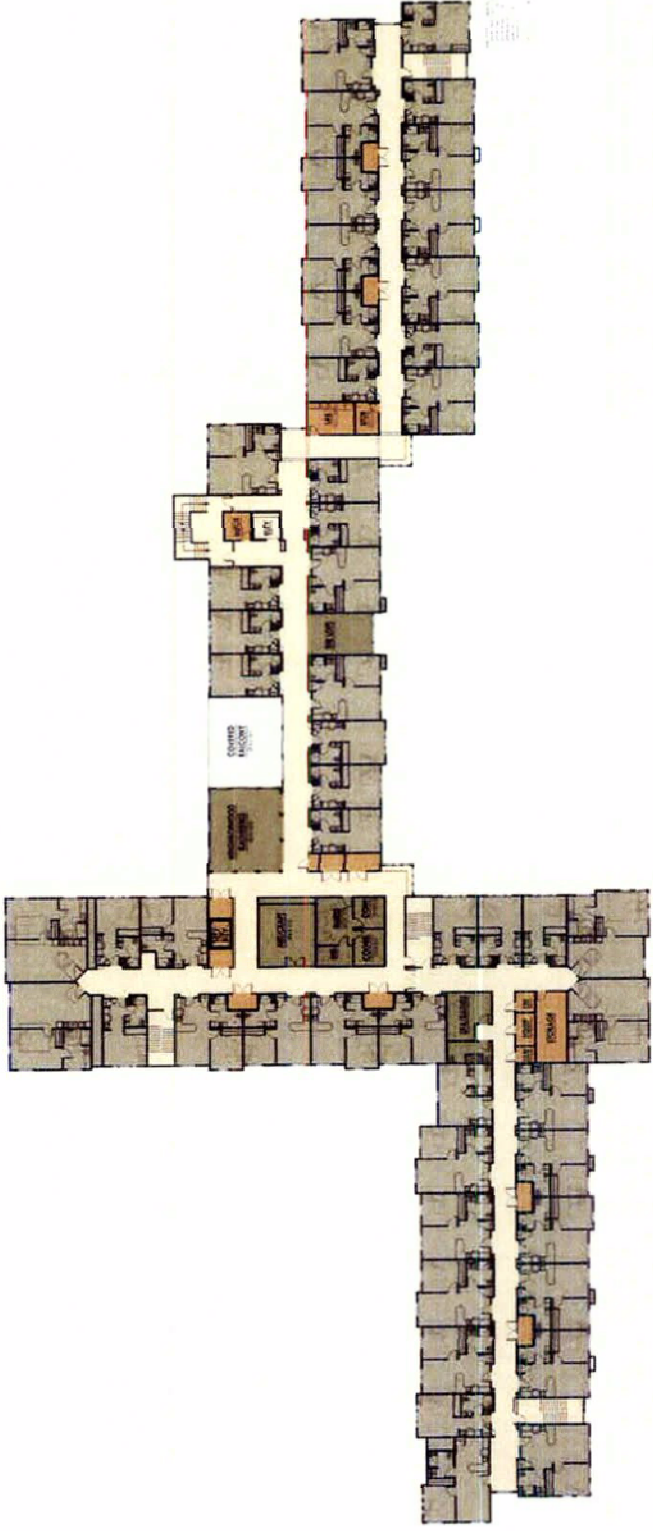
TOTAL: 43 UNITS/BEDS

FLOOR PLAN | SECOND FLOOR - 34,510 SF | 117,212 SF TOTAL

THE LANDING AT ELK GROVE - California
 City of Elk Grove
 JDA PROJECT NUMBER: 1008 | DATE: 10/14/09 | © JERRY BRUSH CONSULTANTS ASSOCIATES, INC.

WINN FRONTIER
 Senior Capital & Investment

JDA
 ARCHITECTURE
 1701 14TH AVENUE, SUITE 100 | DENVER, CO 80202 | WWW.JDAARCH.COM



PROGRAM KEY:

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

THIRD FLOOR | 35,648 SF

ASSISTED LIVING RESIDENTIAL UNITS	19 UNITS/BEDS
ASSISTED LIVING COMMON AREAS	32 UNITS/BEDS
TOTAL	51 UNITS/BEDS

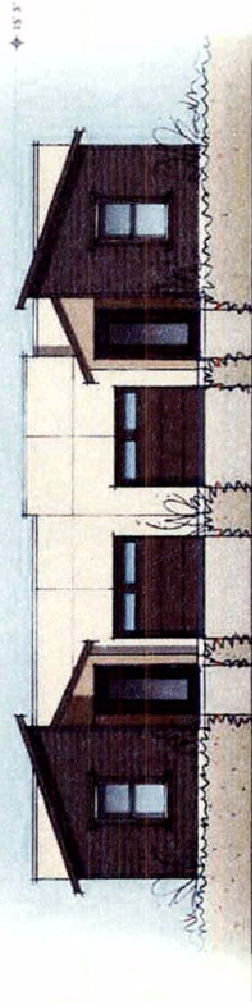
FLOOR PLAN | THIRD FLOOR - 35,648 SF | 117,212 SF TOTAL

THE LANDING AT ELK GROVE | SENIOR LIVING



City of Elk Grove, California
 PROJECT NUMBER: 1586 | DATE: 02/27/16 | © 2016 WINN FRONTIER ASSOCIATES ARCHITECTS PLANNERS, INC.

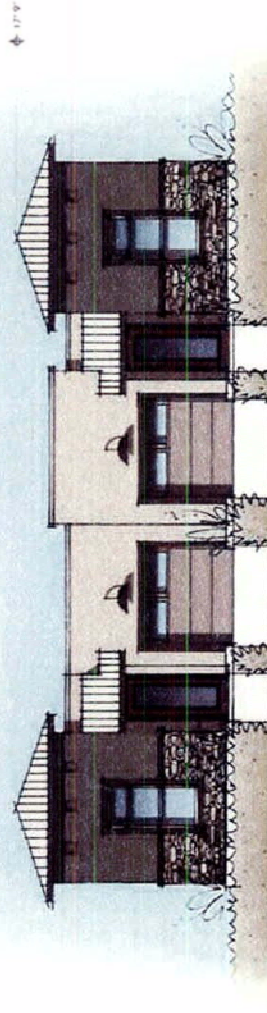
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FRONT ELEVATION | STYLE "A"

COLOR + MATERIAL SELECTION | SCHEME 1

	Main Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Trim Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 1 Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 2 Shawn White S-P 138 (100% Pigment) 100% Pigment
	Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Stone Shawn White S-P 138 (100% Pigment) 100% Pigment		Roof Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 1 Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 2 Shawn White S-P 138 (100% Pigment) 100% Pigment



FRONT ELEVATION | STYLE "B"

COLOR + MATERIAL SELECTION | SCHEME 2

	Main Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Trim Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 1 Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 2 Shawn White S-P 138 (100% Pigment) 100% Pigment
	Body Shawn White S-P 138 (100% Pigment) 100% Pigment		Stone Shawn White S-P 138 (100% Pigment) 100% Pigment		Roof Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 1 Shawn White S-P 138 (100% Pigment) 100% Pigment		Accent 2 Shawn White S-P 138 (100% Pigment) 100% Pigment

COTTAGES | SCHEMATIC ELEVATIONS

THE LANDING AT ELK GROVE | SENIOR LIVING

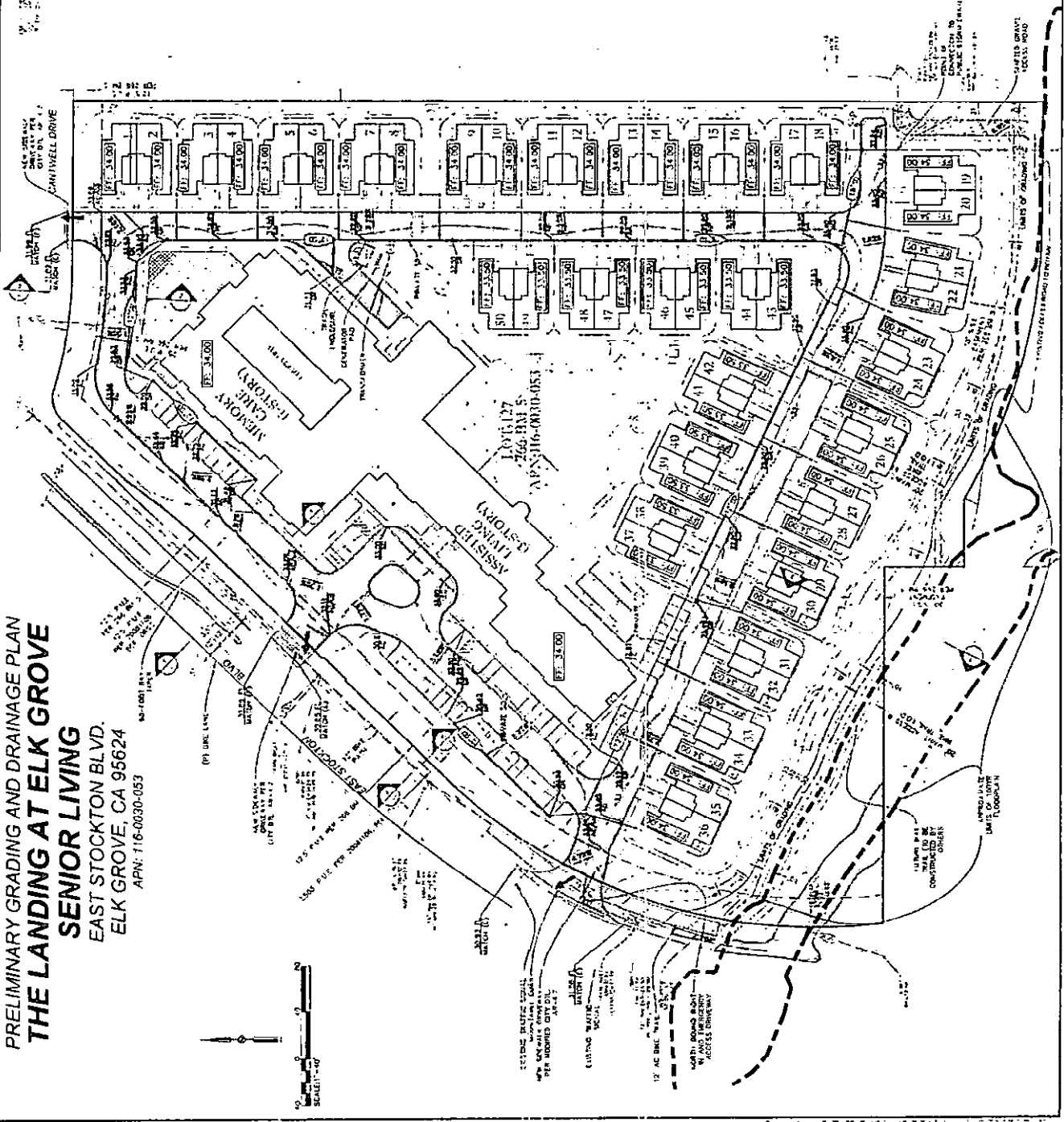
City of Elk Grove, California
 (916) 688-1100 | 10101 25th Street, Elk Grove, CA 95757



WINN FRONTIER Home Capital & Investment

JUDIA ARCHITECTS PLANNING

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



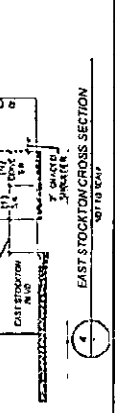
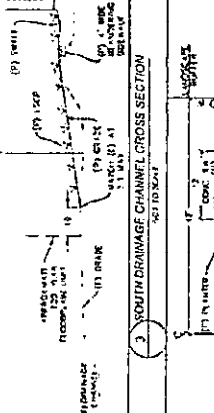
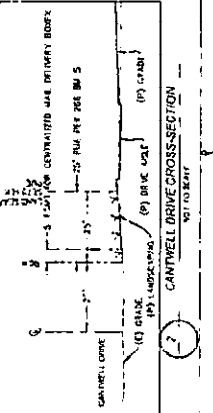
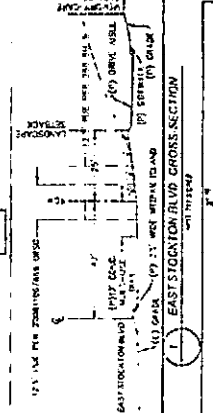
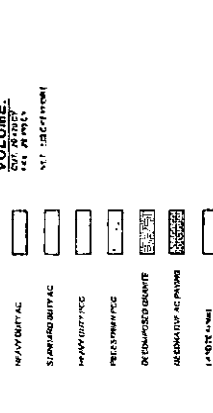
LEGEND

DESCRIPTION	EXISTING	PROPOSED
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EXISTING DRIVE	(Symbol)	(Symbol)
PROPOSED DRIVE	(Symbol)	(Symbol)
EXISTING DRIVE	(Symbol)	(Symbol)
PROPOSED DRIVE	(Symbol)	(Symbol)
EXISTING DRIVE	(Symbol)	(Symbol)
PROPOSED DRIVE	(Symbol)	(Symbol)
EXISTING DRIVE	(Symbol)	(Symbol)
PROPOSED DRIVE	(Symbol)	(Symbol)

ROUGH EARTHWORK VOLUME

PAVING LEGEND:

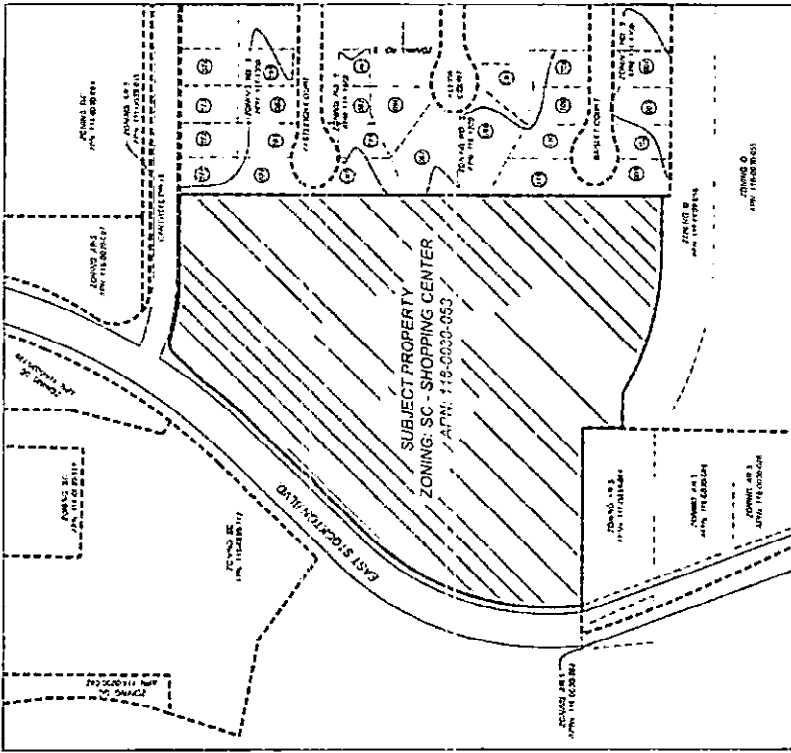
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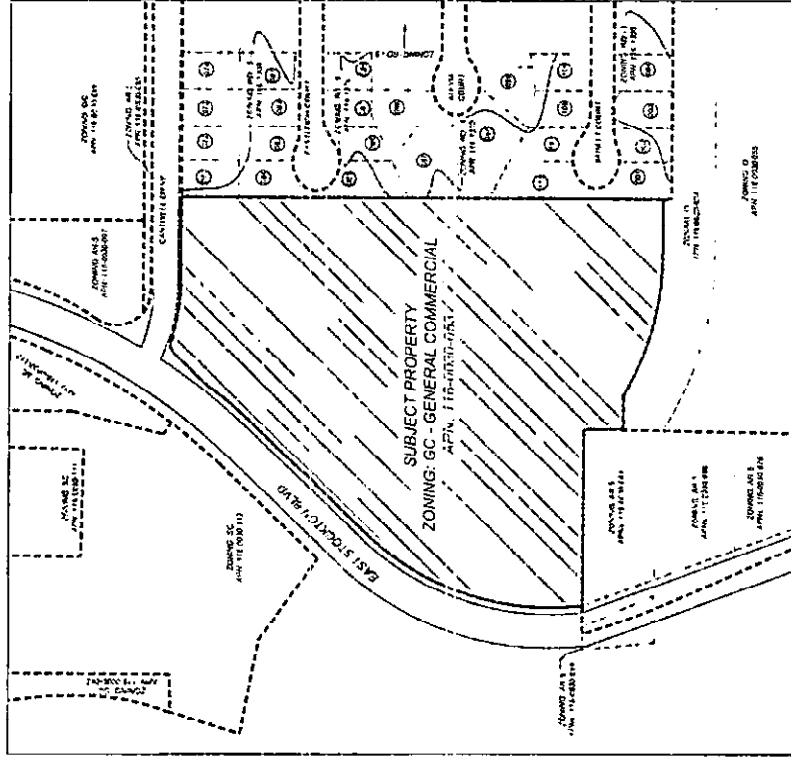
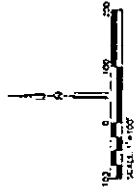
REZONE FOR THE LANDING AT ELK GROVE SENIOR LIVING

EAST STOCKTON BLVD.
ELK GROVE, CA 95624
APN: 116-0030-053

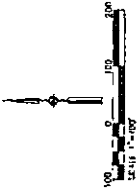
NOTE:
THE SUBJECT PROPERTY BOUNDARIES WILL BE DETERMINED BY A BOUNDARY SURVEY. THE EXISTING AND PROPOSED PARCEL BOUNDARIES AS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY LEGAL, FINANCIAL, OR TAX PURPOSES. THE EXISTING AND PROPOSED PARCEL BOUNDARIES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY LEGAL, FINANCIAL, OR TAX PURPOSES.



EXISTING ZONING
ANALYSIS PREPARED BY: [Firm Name]
DATE: [Date]



PROPOSED ZONING
ANALYSIS PREPARED BY: [Firm Name]
DATE: [Date]



FOR CONSTRUCTION
PRELIMINARY PLANS - NOT

SIERRA CAPITOL & INVESTMENTS
7225 NORTH FIRST STREET
SUITE 101
FRESNO, CA 93726
PH: (971) 777-5491

APR 2024

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

Scale: 1" = 100'
C4
Sheet 4 of 4
11/23/2016



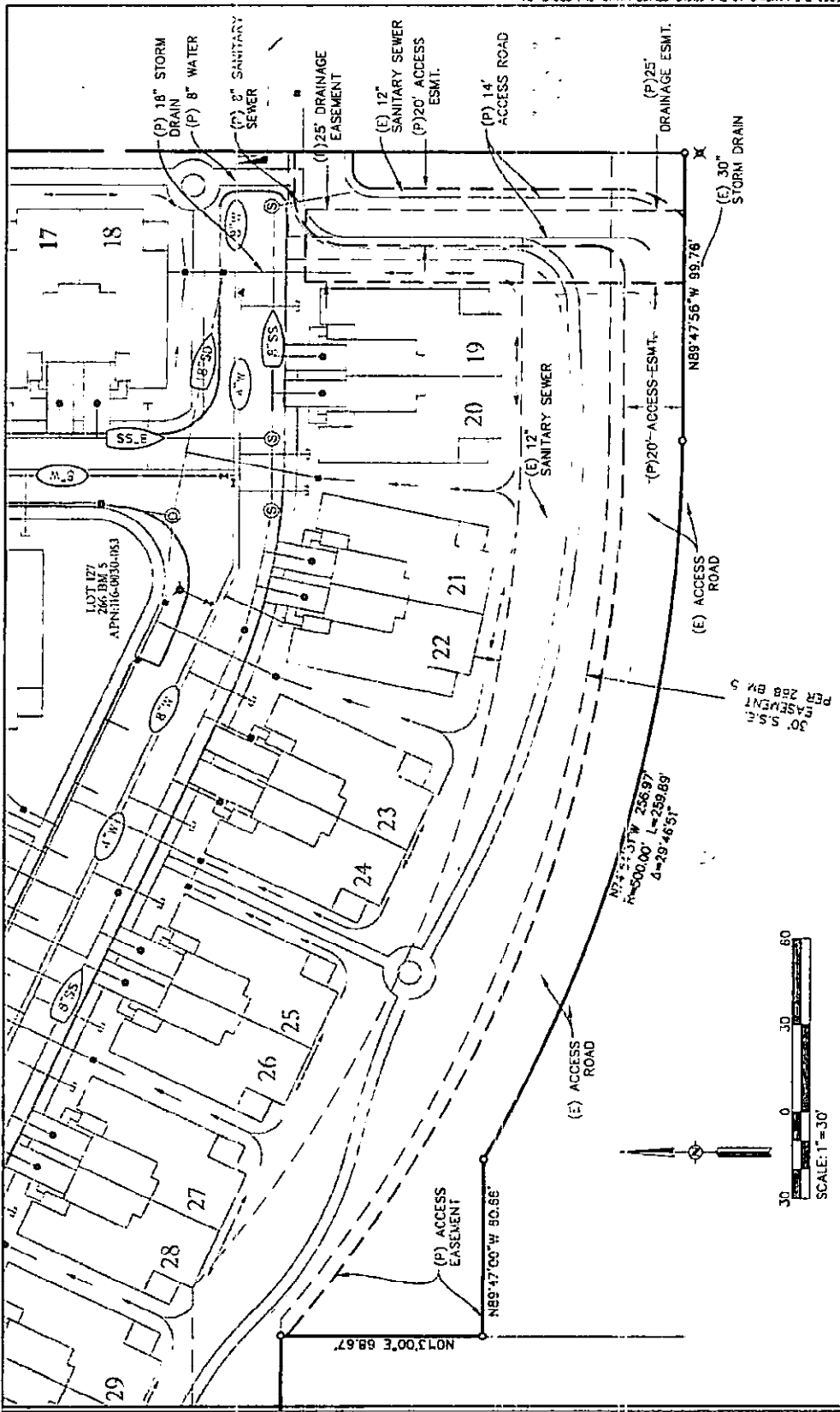
SCHEMATIC RENDERING | FRONT ENTRANCE + PORTE COCHERE

THE LANDING AT ELK GROVE | SENIOR LIVING

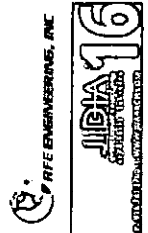
City of Elk Grove, California

FOR A 2020 OCTOBER 2018 | DATE 10/24/2018 | 10 FRONT STREET SUITE 200, SACRAMENTO, CA 95811 | WWW.FRONTIERWINN.COM





THE LANDING AT ELK GROVE SENIOR LIVING EAST STOCKTON & CANTWELL DRIVE ELK GROVE, CA 95624	
PROPOSED EASEMENT EXHIBIT	
RFE ENGINEERING, INC. 10000 BIRCHMOUNT DRIVE, SUITE 100 ELK GROVE, CA 95624 (916) 437-1111	
DATE: 10/15/16	SHEET NO: 1
PROJECT: #16037 THE LANDING AT ELK GROVE SENIOR LIVING, ELK GROVE, CA	DATE: 10/15/16



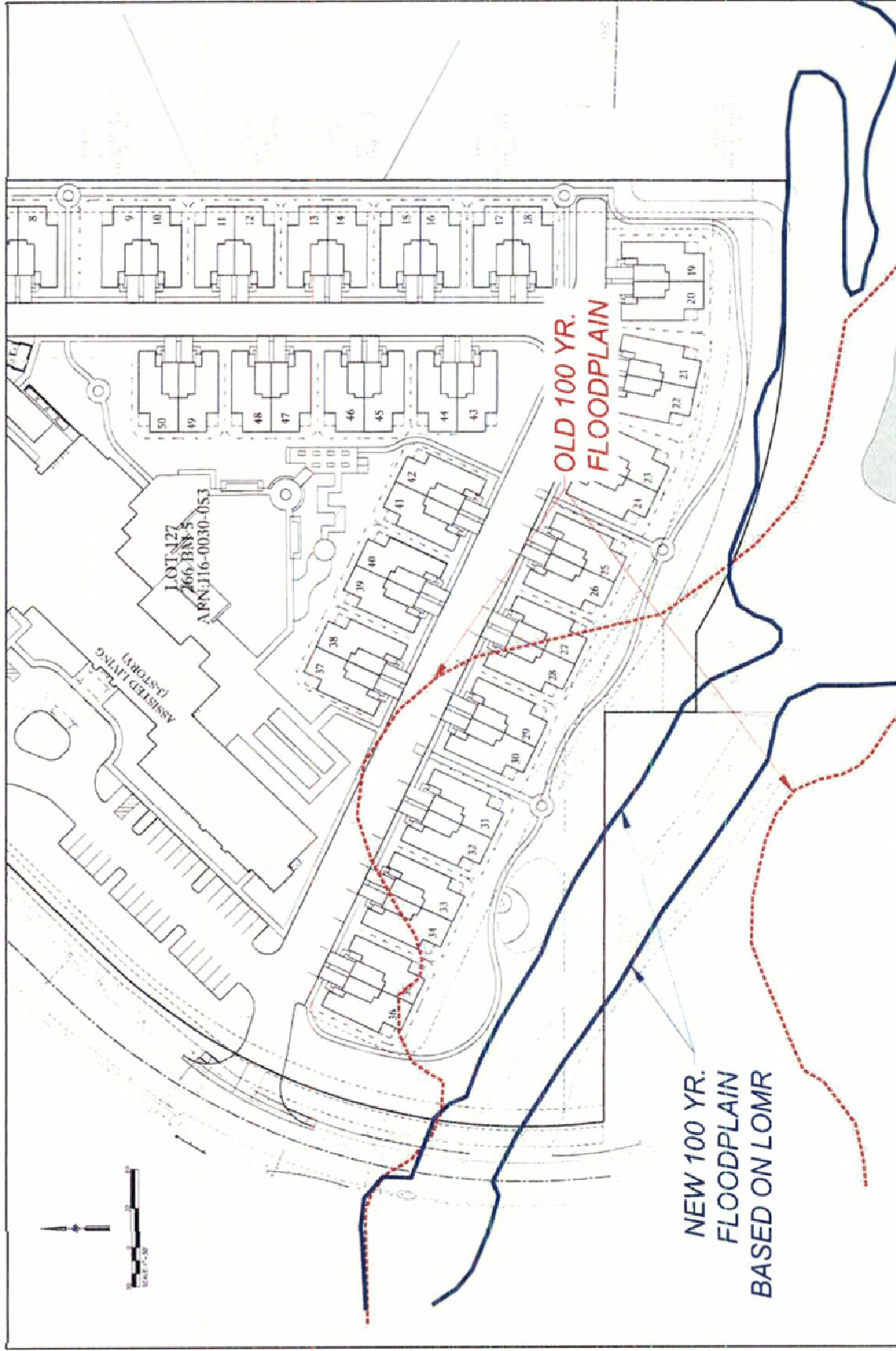
THE LANDING AT ELK GROVE | SENIOR LIVING



PROJECT: #16037 THE LANDING AT ELK GROVE SENIOR LIVING, ELK GROVE, CA
 SHEET NO: 1
 DATE: 10/15/16

CITY OF ELK GROVE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT

FRONTIER
 City of Elk Grove, California
 COMMUNITY DEVELOPMENT DEPARTMENT



REVISED FLOODPLAIN MAP

THE LANDING AT ELK GROVE | SENIOR LIVING



8950 GRANITE LANE SUITE 100 | SUITE 100 | GRANITE LANE, CALIFORNIA 95746 | P. 916.713.1818 | WWW.JIDA18.COM



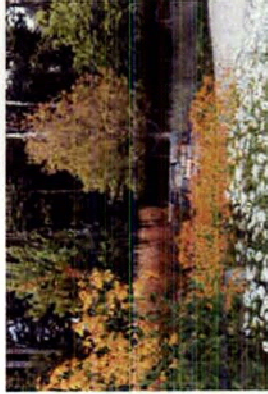
WINS FRONTIER
Senior Capital & Investment

The Landing at Elk Grove Landscape Narrative

PLANTING CONCEPT

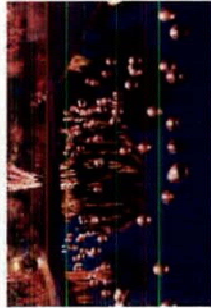
The overall planting concept is a reflection of the architectural styling which includes the following:

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



GATHERING SPACES

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

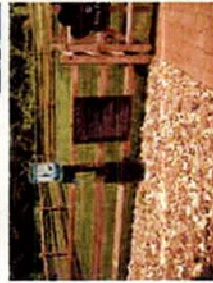


COURTYARD SPACES

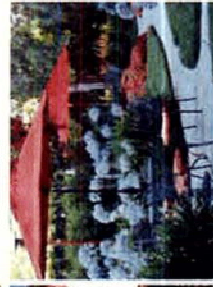


The memory care courtyards are tranquil places for residents and family members to enjoy the outside environment while remaining in a safe and secure space. Each space will include focal elements visible from the inside. They will also have a walking path and seating areas. All plants in the space are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

ACTIVITY AREAS



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



KEY NOTES

- Family Gathering Space
- Outdoor Dining Area
- Community Gathering Space
- Focal Element
- Trash Enclosure
- Shade Shelter
- BBQ Area
- Memory Point/Seating Node
- Garden
- Putting Green
- Yoga Court
- Bocce/Horseshoe Courts
- Pet Station
- Dog Park with 6' Fence
- Existing Wetland
- Gazebo with Fire Pit
- Visibility Control Areas, per City of Elk Grove.

LEGEND

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



LANDSCAPE CALCULATIONS

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

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

Total Landscape: 160,000 SF (approx.)

PARKING LOT SHADE CALCULATIONS

Total parking lot area:	46,171 SF		
Total shade required (50%):	23,086 SF		
% COVER	QTY	AREA (SF)	TOTAL AREA (SF)
50%	10	157	1,570
75%	3	245.3	736
100%	6	707	4,242
75%	8	530	4,240
50%	35	353	12,355
Total shade provided (50.1%):			23,143 SF

TREE LIST

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

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HxW)
LANDSCAPE AREA - SHRUBS				
Acacia 'Cousin Iti'	Little river wattle	5 gal	Low	3'x5'
Arbutus unedo 'Compacta'	Dwarf strawberry tree	15 gal	Low	8'x6'
Arctostaphylos 'John Dourley'	John Dourley manzanita	5 gal	Low	2'x6'
Baccharis pilularis 'Twin Peaks'	Twin Peaks coyote bush	5 gal	Low	2'x8'
Buddleia davidii	Butterfly bush	15 gal	Medium	8'x6'
Gardenia pinnatifida	Gardenia	5 gal	Medium	5'x3'
Gaura linearis 'Whirling Butterflies'	Whirling butterflies gaura	5 gal	Medium	3'x3'
Lavandula angustifolia 'Hidcote'	Hidcote English lavender	5 gal	Low	3'x3'
Manisotia 'Soft Carress'	Soft carress manisotia	5 gal	Low	6'x6'
Olea europaea 'Little Olive'	Little Olive dwarf olive	5 gal	Low	3'x4'
Ribes viburnifolium	Evergreen currant	5 gal	Low	3'x4'
Rosmarinus officinalis	Rosemary	5 gal	Low	3'x4'
Salvia leucantha 'Santa Barbara'	Santa Barbara sage	5 gal	Low	4'x4'
LANDSCAPE AREA - GROUND COVER				
Calamagrostis fallax	Mendocino reed grass	1 gal	Medium	2' O.C.
Carex divisa	Berkeley sedge	1 gal	Low	2' O.C.
Elymus condensatus 'Canyon Prince'	Canyon Prince wild rye	1 gal	Low	2' O.C.
Festuca maritima	Alta fescue	1 gal	Low	2' O.C.
Heuchera 'Rosada'	Rosada coral bells	1 gal	Low	2' O.C.
Hosta 'Halcyon'	Halcyon plantain lily	1 gal	Medium	3' O.C.
Muhlenbergia capillaris 'White Cloud'	White cloud muhly	1 gal	Low	3' O.C.
Oenothera caespitosa	Evening primrose	1 gal	Low	2' O.C.
Pennisetum alopecuroides	Fountain grass	1 gal	Low	3' O.C.
Sedum 'Autumn Joy'	Autumn Joy stonecrop	1 gal	Low	2'x2'
LANDSCAPE AREA - VINES				
Clematis vitalba	Carolina jessamine	5 gal	Low	20' O.C.
NATIVE PLANTING AREA				
Arctostaphylos densiflora 'Sentinel'	Sentinel manzanita	15 gal	Low	8'x8'
Baccharis pilularis	Dwarf coyote bush	5 gal	Low	3'x5'
Eragrostis fasciculatum	California buckwheat	5 gal	Low	3'x4'
Lupinus albus	Bush lupine	5 gal	Low	3'x3'
Rhamnus californica	California coffeeberry	5 gal	Low	8'x8'
Rosa californica	California rose	5 gal	Low	4'x6'
Salvia apiana	White sage	5 gal	Low	4'x5'



Callander Associates
Landscape Architecture

FRONTIER
Serra Capital & Investment

THE LANDING AT ELK GROVE | SENIOR LIVING
City of Elk Grove, California
DATE: 12.28.2016 | 4 JEFFREY OSBURN - ASSOCIATES ARCHITECTS PLANNERS, INC.

LANDSCAPE PLAN

JDA 15
JDA ASSOCIATES
ARCHITECTS PLANNERS

5055 GRANITE LAKE DRIVE, SUITE 100 | GRANITE BAY, CALIFORNIA 95746 | P. 916.793.3700 | WWW.JDAARCH.COM

TREE LIST

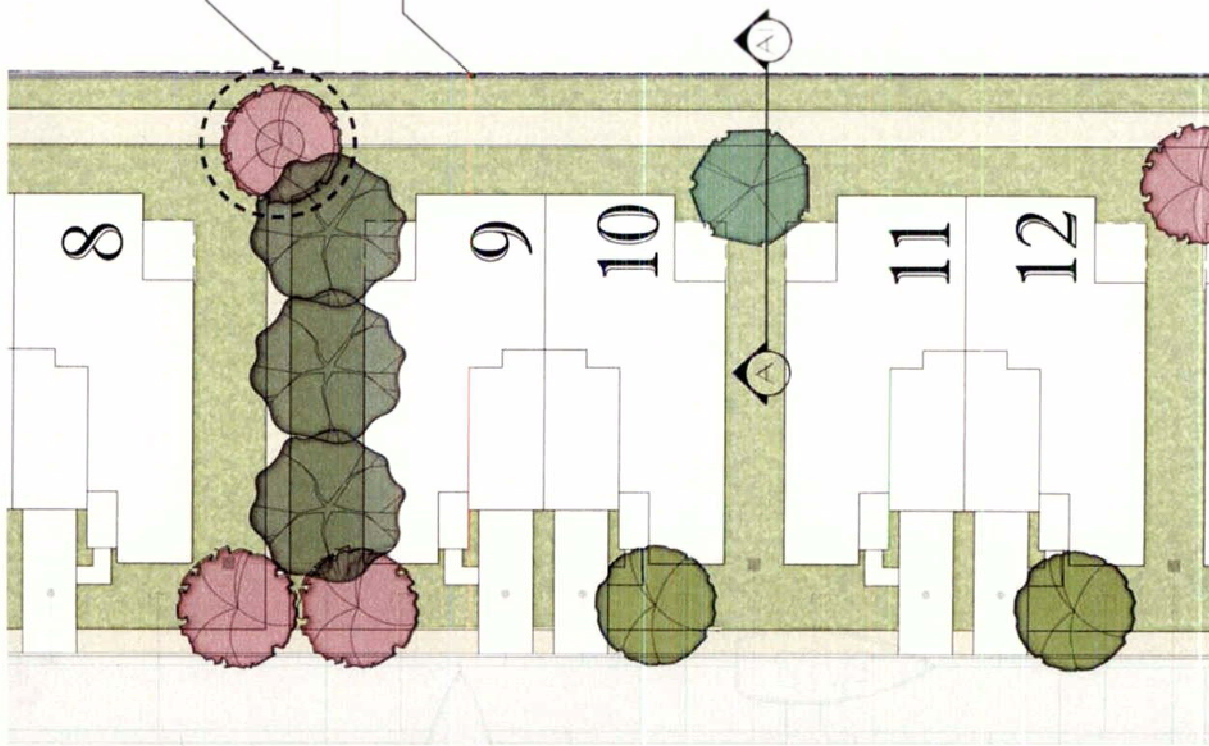
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	Chilopsis linearis	Desert willow	15 gal	Low
	Logestroemia indica 'Notchez'	Crape myrtle (white)	15 gal	Low
	Laurus nobilis	Sweet Bay	15 gal	Low
	Quercus agrifolia	Coast live oak	24" box	Low

LEGEND

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

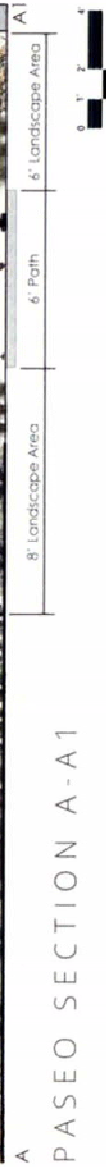
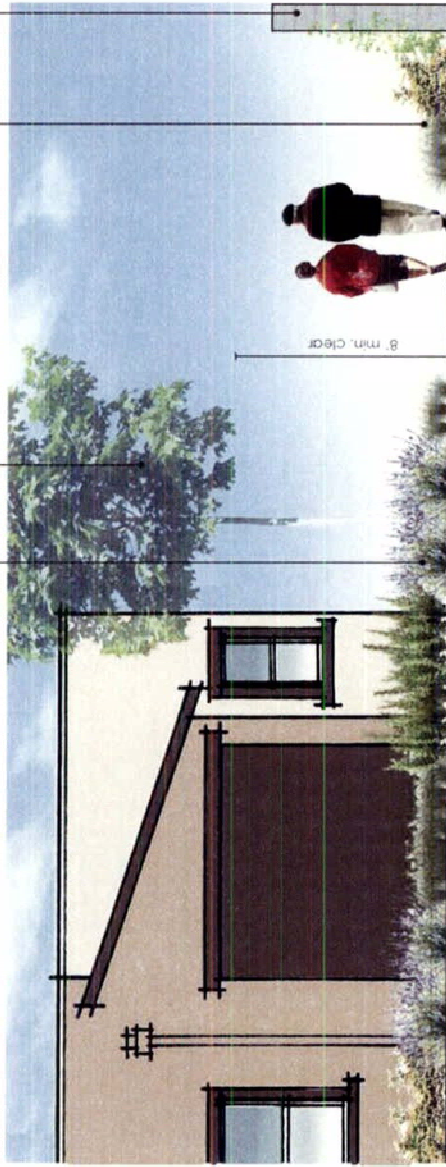
Memory point/seating node with station

6' Masonry wall



Shrubs and ground cover per plant list, 3" minimum height

Shrubs and ground cover per plant list, 3" minimum height
 Small accent tree per plant list, 20"-25" approximate height Spaced at 70'-80' O.C.



PASEO SECTION A-A1

Callander Associates
Landscape Architecture

FRONTIER
Capital & Investment

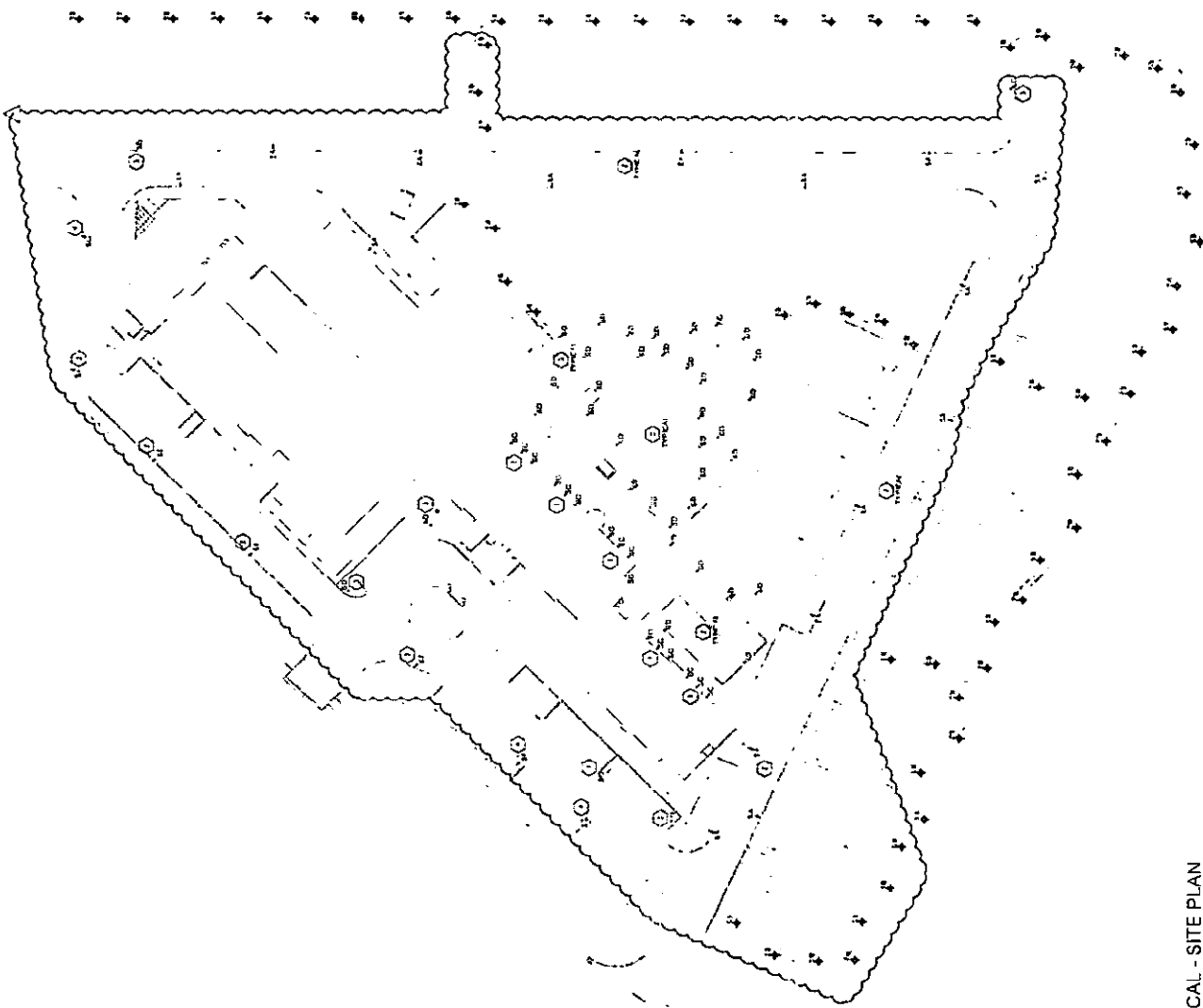
LANDSCAPE ENLARGEMENT PLAN

THE LANDING AT ELK GROVE | SENIOR LIVING



1995 GRANITE LANE DRIVE, SUITE 146 | GRANITE BAY, CALIFORNIA 95746 | P. 916.763.3700 | WWW.JIDARK.COM

- NOTES**
- 1. MOUNTING BRACKET
 - 2. CONDUIT
 - 3. MOUNTING PLATE
 - 4. MOUNTING PLATE



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

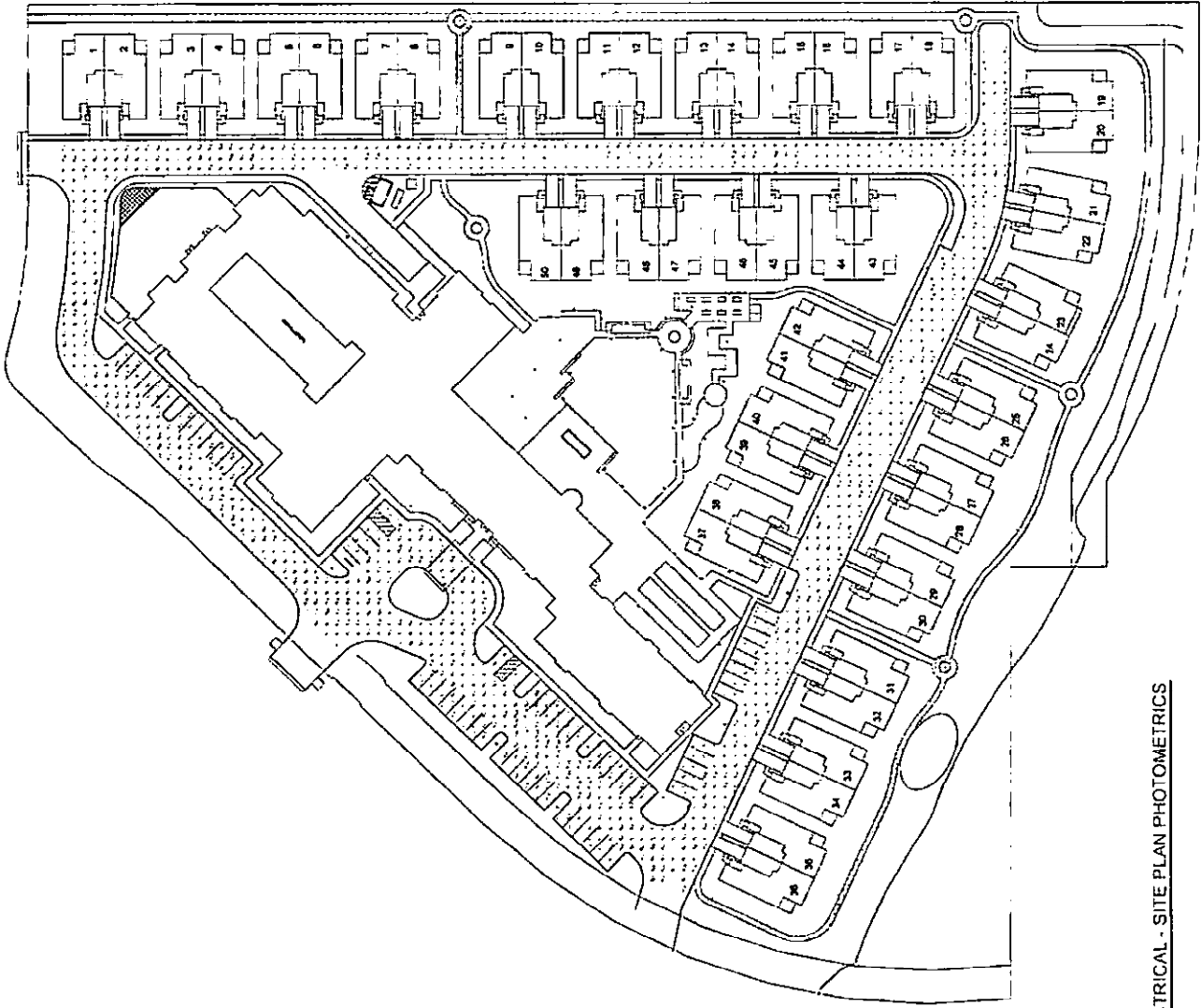


THE LANDING AT ELK GROVE | SENIOR LIVING

City of Elk Grove, California
 1100 ELK GROVE AVENUE, SUITE 100, ELK GROVE, CA 95624

WASS FRONTIER
 1100 ELK GROVE AVENUE, SUITE 100, ELK GROVE, CA 95624

FOR MORE INFORMATION, PLEASE CONTACT THE ARCHITECT AT 916.487.1234

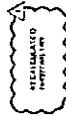


SUMMARY

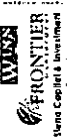
Symbol	Area	Per. Area	Volume
+	415,203.5	51%	208,111.1
+	488,108.8	19%	118,111.1
+	582,115.2	31%	150,000.0

Building
 Parking
 Site Area
 Total Area

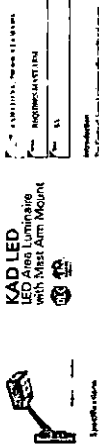
1" ELECTRICAL - SITE PLAN PHOTOMETRICS
E-100, 11-11-07



THE LANDING AT ELK GROVE | SENIOR LIVING



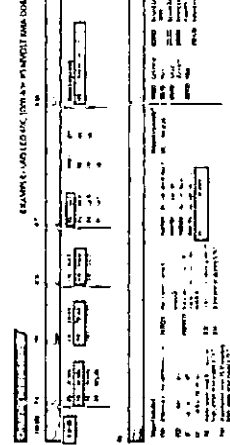
FOR MORE INFORMATION, CONTACT US AT 800-855-8555 OR VISIT US AT WWW.WAYSREALESTATE.COM



KAD LED
LED Area Luminaire
with Mast Arm Mount

Specifications:

Model	1000
Length	800
Width	100
Height	100
Weight	100



EXAMPLES - WIRELED (DIMMABLE) WITH DIMMER

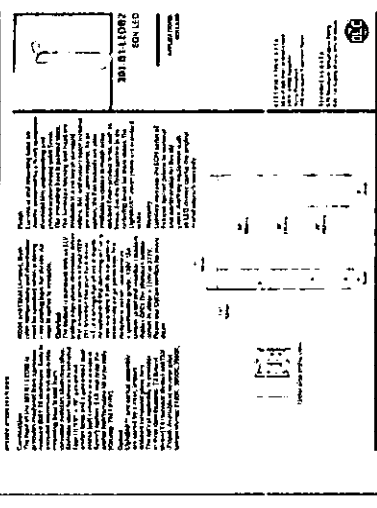
Wiring diagrams showing connections for dimmable LED luminaires with dimmers.

Lighting

Lumière

300 RILLERZ
SEN LED

Specifications and technical details for the Lumière 300 RILLERZ luminaire.



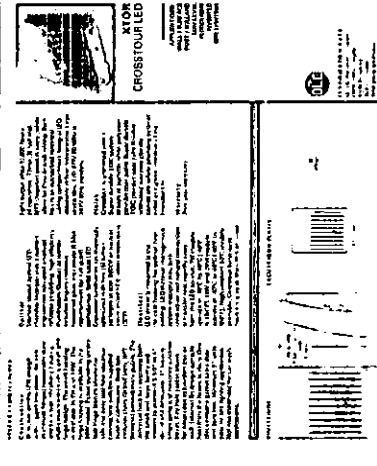
Technical specifications and notes for the Lumière luminaire.

Lighting

Lumark

XTORSA
ELK GROVE INC

Specifications and technical details for the Lumark XTORSA luminaire.



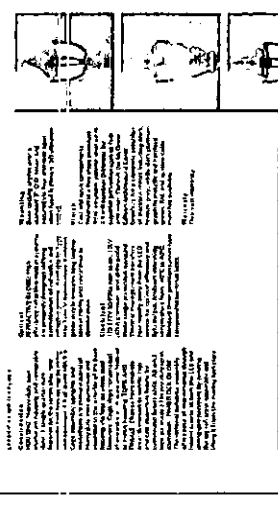
Technical specifications and notes for the Lumark luminaire.

Lighting

McGraw-Edison

DEL DOLLED EYS
ELK GROVE INC

Specifications and technical details for the McGraw-Edison luminaire.



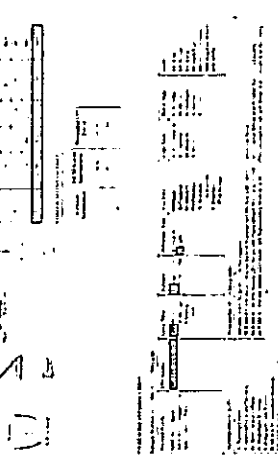
Technical specifications and notes for the McGraw-Edison luminaire.

Lighting

Garbatolo

GABATOLC
GENERATION
SERIES LED

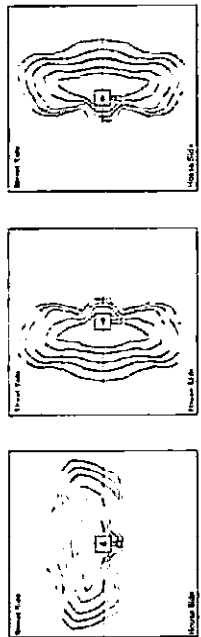
Specifications and technical details for the Garbatolo luminaire.



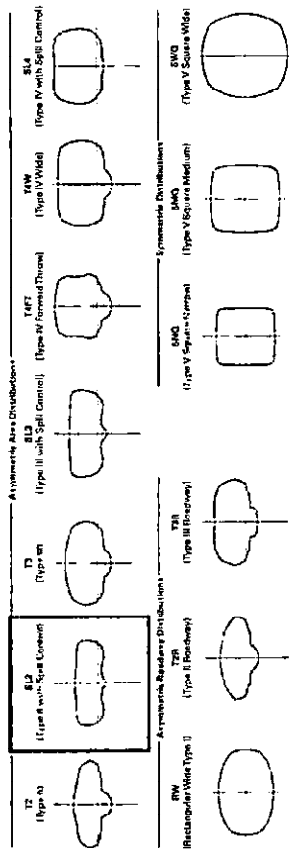
Technical specifications and notes for the Garbatolo luminaire.

Lighting

OPTIC ORIENTATION

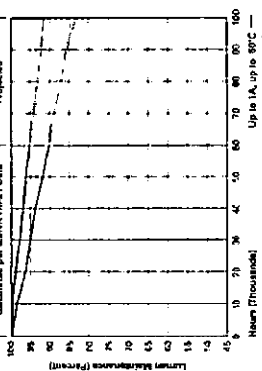


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	Initial Lumen (100,000 Hours)	Projected L70 (Hours)	Lumen Multiplier
1.2A	Up to 60°C	> 80%	415,000	1.02
1.2A	Up to 65°C	> 80%	296,000	1.01
	60°C			0.99
	65°C			0.97



Notes:
 1. 70% L70
 2. 100,000 Hours
 3. 100,000 Hours
 4. 100,000 Hours
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 www.eaton.com/lighting



McGraw-Edison

Category #	GLEON-AC-LED-E1-SL2-RSS
Project	SE
Comments	
Prepared by	



GLEON LED

1-10 Light Squares
 Solid Brass LED
 ARBAQUETE LUMINAIRE

Arm mounting requirements table, wall mounting, specify wall mount bracket option, QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating versatile, patent pending, quick mount and easy installation. The mount can be disassembled in 10 seconds. The mounting is available for operation in 40°C ambient environments. The arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish: Housing finished in super durable 2K epoxy powder coat, paint, anodized aluminum, or stainless steel. Available in black, bronze, grey, and white. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic, PAI, and custom color finishes available.

Warranty: Five-year warranty.

DESCRIPTION

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

SPECIFICATION FEATURES

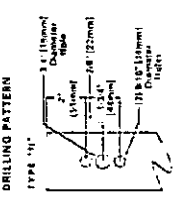
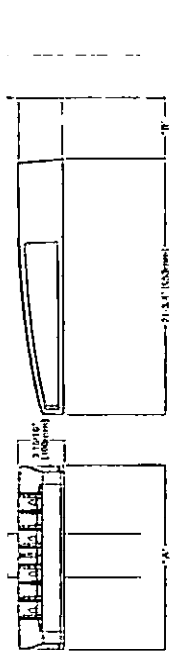
Construction: Edison driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-well, die cast aluminum and caps enable heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested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

Optics: Patent, high-efficiency Infection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application speed. Optics are designed to distribute light uniformly with the scalability to meet customized application requirements. Offered standard in 4000K, 4K-220K, CCT 70 CR. Optional 3000K, 6000K and 6000K CCT.

Electrical: LED drivers are mounted to removable tray assembly, for easy maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10V of transient rise in voltage. The LED driver is available for operation in 40°C to 60°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 20mA, 30mA and 120mA drive currents (optional).

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

DIMENSIONS



Number of Light Squares	Width	Standard Arm Length	1" Standard Arm Length	Weight with Arm (lbs)	DM with Arm (Sq Ft)
1-4	15-1/2"	176mm	176mm	33 (15.4 lbs)	9.98
5-8	21.8 3/8"	176mm	176mm	44 (20.0 lbs)	11.00
7-8	27.5 5/8"	176mm	176mm	54 (24.5 lbs)	1.07
8-10	33.3 3/4"	176mm	176mm	63 (28.6 lbs)	1.12

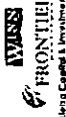
NOTES: 1. Dimension with depth to be used when mounting two luminaires at 90° on a single pole. 2. DM is calculated with 100% lumen output.



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 www.eaton.com/lighting



TD400028EN
 2108-09-31 08:01:24



THE LANDING AT ELK GROVE | SENIOR LIVING

ORDERING INFORMATION

Product Family	Light Engine	Light Equiv.	Number of Light Equiv.	Long Type	Voltage	Distribution	Color	Mounting
GLEON-01-1000	1000mA	1000lm	1	1000mm	120V	1000mm	White	1000mm
GLEON-01-2000	2000mA	2000lm	2	2000mm	120V	2000mm	White	2000mm
GLEON-01-3000	3000mA	3000lm	3	3000mm	120V	3000mm	White	3000mm
GLEON-01-4000	4000mA	4000lm	4	4000mm	120V	4000mm	White	4000mm
GLEON-01-5000	5000mA	5000lm	5	5000mm	120V	5000mm	White	5000mm
GLEON-01-6000	6000mA	6000lm	6	6000mm	120V	6000mm	White	6000mm
GLEON-01-7000	7000mA	7000lm	7	7000mm	120V	7000mm	White	7000mm
GLEON-01-8000	8000mA	8000lm	8	8000mm	120V	8000mm	White	8000mm
GLEON-01-9000	9000mA	9000lm	9	9000mm	120V	9000mm	White	9000mm
GLEON-01-10000	10000mA	10000lm	10	10000mm	120V	10000mm	White	10000mm

1. Dimensions are in millimeters unless otherwise specified. All dimensions are to be maintained unless otherwise specified.

2. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

3. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

4. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

5. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

6. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

7. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

8. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

9. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

10. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

11. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

12. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

13. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

14. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

15. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

16. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

17. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

18. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

19. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

20. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

NOMINAL POWER LUMENS (lm)

Product Family	Light Engine	Light Equiv.	Number of Light Equiv.	Long Type	Voltage	Distribution	Color	Mounting
GLEON-01-1000	1000mA	1000lm	1	1000mm	120V	1000mm	White	1000mm
GLEON-01-2000	2000mA	2000lm	2	2000mm	120V	2000mm	White	2000mm
GLEON-01-3000	3000mA	3000lm	3	3000mm	120V	3000mm	White	3000mm
GLEON-01-4000	4000mA	4000lm	4	4000mm	120V	4000mm	White	4000mm
GLEON-01-5000	5000mA	5000lm	5	5000mm	120V	5000mm	White	5000mm
GLEON-01-6000	6000mA	6000lm	6	6000mm	120V	6000mm	White	6000mm
GLEON-01-7000	7000mA	7000lm	7	7000mm	120V	7000mm	White	7000mm
GLEON-01-8000	8000mA	8000lm	8	8000mm	120V	8000mm	White	8000mm
GLEON-01-9000	9000mA	9000lm	9	9000mm	120V	9000mm	White	9000mm
GLEON-01-10000	10000mA	10000lm	10	10000mm	120V	10000mm	White	10000mm

1. Dimensions are in millimeters unless otherwise specified. All dimensions are to be maintained unless otherwise specified.

2. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

3. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

4. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

5. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

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12. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

13. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

14. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

15. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

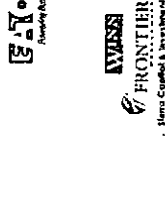
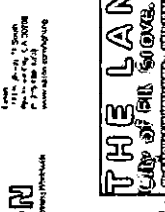
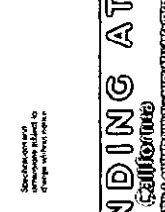
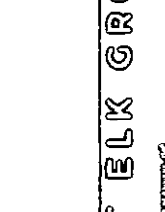
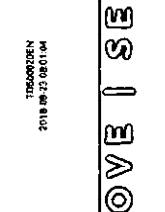
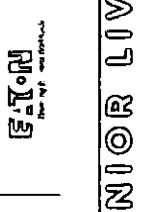
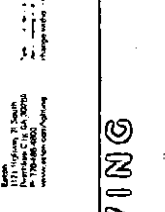
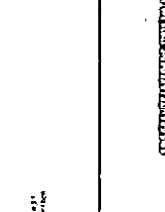
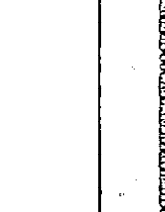
16. Mounting holes are spaced 100mm apart. Mounting holes are 5mm diameter.

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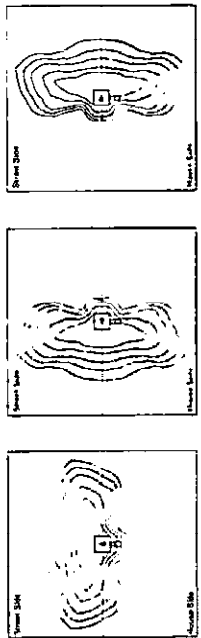
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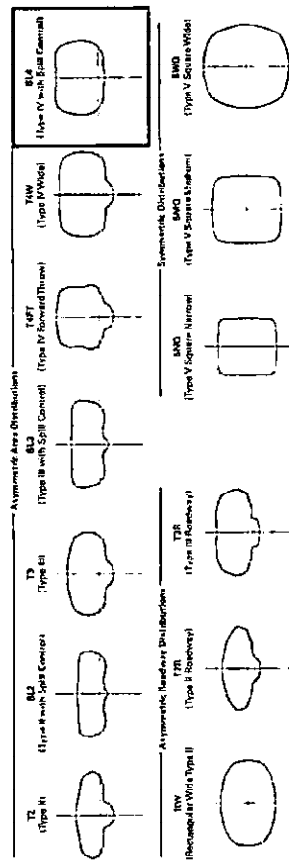
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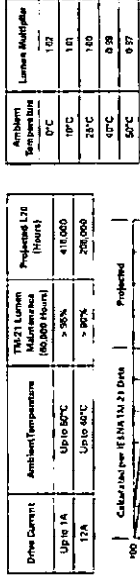
OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE



Drive Current	Ambient Temperature	Projected L20 (Hours)	Projected L50 (Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	410,000	200,000
1.7A	Up to 60°C	> 90%	300,000	150,000

Notes:
 1. L20 is the number of hours until the luminaire has lost 20% of its initial lumen output.
 2. L50 is the number of hours until the luminaire has lost 50% of its initial lumen output.
 3. L70 is the number of hours until the luminaire has lost 70% of its initial lumen output.



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McGraw-Edison

Category	Item
Project	SF
Comments	
Physician/Inv	



GLEON LED GALLEON LED

- 1-10 Light Squares Solid State LED
- AREASITE LUMINAIRE

arm mounting requirement table. Round pole adapter included. For wall mounting, quickly wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws. Facilitating quick and easy installation. The versatile, patent pending, quick mount arm is compatible with 1/2" and 3/4" diameter poles. Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish: Housing finished in super durable, UV resistant powder coat paint, 2.5 mil thickness. Includes superior protection against face and wear. HX link is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty: Five-year warranty

DESCRIPTION

The GLEON™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-attenuity, AcroLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and ULcUL listed for wet locations.

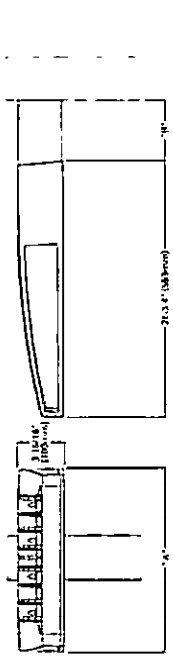
SPECIFICATION FEATURES

Construction: Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps, aluminum housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and superior structural rigidity. 3G vibration tested and railable. Optional mounting bracket and round pole adapter for easy of entry into electrical chamber. Housing is IP66 rated.

Optics: Patented, high-efficiency injection-molded AcroLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application specific distributions with the scalability to meet customized application requirements. Offered standard in 4000K (47-2763 CCT 70 CRI, Optional 3000K, 5000K, and 6000K CCT.

Mounting: Standard ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 30° and 120° apart, the EA, extended arm may be required. Refer to the

DIMENSIONS



Number of Light Squares	Width (mm)	Standard Arm Length (mm)	18" Optional Arm Length (mm)	Weight with Arm (lbs.)	EMC with Arm (dB μV)
1-4	19.12" (486mm)	7"	10"	33 (18.0 lbs.)	0.95
5-9	21.58" (549mm)	7"	10"	44 (20.0 lbs.)	1.00
24	27.48" (699mm)	17.5mm	13"	84 (44.5 lbs.)	1.07
9-10	32.34" (823mm)	17.5mm	18"	83 (38.0 lbs.)	1.12

Notes: 1. Optimize arm length to be used when mounting two fixtures at 90° on a single pole. 2. For enclosure and approval arm length.



2018-06-23 09:11:54

PGX LED Parking Garage

Specifications

Dimensions: 12" H x 12" W x 12" D
 Weight: 22.5 lb (10.2 kg)

Introduction

The PGX LED luminaire is designed to provide visual comfort, energy savings, and long life. Its photometric benefits glass front defines optimal visual comfort, superior photometric control, and no flicker or stroboscopic effect. The luminaire is designed to provide up to 65% in energy savings when compared to T8W metal halide luminaires. With over a 100,000 hour life expectancy (12+ years at 24/7 continuous operation), the PGX LED luminaire provides significant maintenance savings over traditional luminaires.

EXAMPLE: PGX LED P1 40K TDM INVOKIT PM DMHRO

SRM

Beam Spread	Beam Angle	Beam Diameter
10°	10°	12.0"
15°	15°	18.0"
20°	20°	24.0"
25°	25°	30.0"
30°	30°	36.0"
35°	35°	42.0"
40°	40°	48.0"
45°	45°	54.0"
50°	50°	60.0"
55°	55°	66.0"
60°	60°	72.0"
65°	65°	78.0"
70°	70°	84.0"
75°	75°	90.0"
80°	80°	96.0"
85°	85°	102.0"
90°	90°	108.0"

Accessories

1/2" x 1/2" x 1/2" Mounting Bracket
 1/2" x 1/2" x 1/2" Mounting Bracket
 1/2" x 1/2" x 1/2" Mounting Bracket

REFERENCE INFORMATION

1. PGX LED luminaire is designed to provide visual comfort, energy savings, and long life. Its photometric benefits glass front defines optimal visual comfort, superior photometric control, and no flicker or stroboscopic effect. The luminaire is designed to provide up to 65% in energy savings when compared to T8W metal halide luminaires. With over a 100,000 hour life expectancy (12+ years at 24/7 continuous operation), the PGX LED luminaire provides significant maintenance savings over traditional luminaires.

Technical Specifications

1. Luminaire Type: PGX LED P1 40K TDM INVOKIT PM DMHRO
 2. Power: 40W
 3. Voltage: 120V
 4. Frequency: 60Hz
 5. Beam Spread: 10° to 90°
 6. Beam Angle: 10° to 90°
 7. Beam Diameter: 12.0" to 108.0"
 8. Mounting: 1/2" x 1/2" x 1/2" Mounting Bracket
 9. Weight: 22.5 lb (10.2 kg)
 10. Life Expectancy: 100,000 hours (12+ years at 24/7 continuous operation)

Notes

1. Luminaire is designed to provide visual comfort, energy savings, and long life. Its photometric benefits glass front defines optimal visual comfort, superior photometric control, and no flicker or stroboscopic effect. The luminaire is designed to provide up to 65% in energy savings when compared to T8W metal halide luminaires. With over a 100,000 hour life expectancy (12+ years at 24/7 continuous operation), the PGX LED luminaire provides significant maintenance savings over traditional luminaires.

GENERAL INFORMATION

1. Luminaire is designed to provide visual comfort, energy savings, and long life. Its photometric benefits glass front defines optimal visual comfort, superior photometric control, and no flicker or stroboscopic effect. The luminaire is designed to provide up to 65% in energy savings when compared to T8W metal halide luminaires. With over a 100,000 hour life expectancy (12+ years at 24/7 continuous operation), the PGX LED luminaire provides significant maintenance savings over traditional luminaires.

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JET 30

THE LANDING AT ELK GROVE | SENIOR LIVING

WAS FRONTIER CITY OF ELK GROVE, California

10000 Elgin Road, Elk Grove, CA 95757



EXHIBIT C
The Landing at Elk Grove (Senior Facility) – EG-16-028
Conditions of Approval Dated 1-11-17

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

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter, except along the frontages to residential lots, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works EGWD SASD SMUD PG&E	
6.	<p>The City may revoke the Conditional Use Permit for the residential care facility consistent with Elk Grove Municipal Code Section 23.20.020 for cause upon a finding that the permit was obtained or extended by false, misleading or incomplete information and/or that one or more of the conditions of approval herein have been violated, or have not been complied with.</p>	On Going	Planning	
7.	<p>There shall be an age restriction for the following uses:</p> <ul style="list-style-type: none"> a) Assisted Living shall be for persons 60 years of age or older consistent with State licensing, b) Memory care shall be for persons defined by the Department of Social Services, c) Independent living cottages shall be for persons age 55 or older. 	On Going	Planning	
8.	<p>The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.</p>	On Going	Planning Engineering CCSD EGWD SASD	
9.	<p>Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit 	On Going	Planning Public Works Building CCSD EGWD SASD	

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

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
18.	Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.	Improvement Plans	SASD	
19.	Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, than each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.	Improvement Plans	SASD	
20.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required.	Improvement Plans	SASD	
21.	Sewer easement shall be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Improvement Plans	SASD	
22.	Developing this property shall require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at SASD for sewer impact fee information.	Improvement Plans	SASD Regional San	
23.	Prior to the approval of the Improvement Plan, the property owner(s) shall: (1) approve (a) the formation of a new or annexation to an existing community facilities district ("CFD"), and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property Owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no building permits or further building permits for the property shall be issued, or approval of the Improvement Plan shall be provided.	Improvement Plans	CCSD Fire	
24.	The Applicant shall email an electronic copy in PDF format of the improvement plans related only to the water system to Bruce Kamilos (bkamilos@egwd.org) for review and comment. The cover sheet of the improvement plans shall include a title block for "Mark J. Madison, General Manager, Elk Grove Water District" to approve the plans.	Improvement Plans	EGWD	
25.	The Applicant shall be responsible for all costs involved in the extension of any water mains or other water utilities infrastructure to serve this project as required.	Improvement Plans	EGWD	

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

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

44.	<p>Prior to the issuance of Building Permit(s) or approval of the Improvement Plan, whichever comes first, the property Owner(s) shall: (1) approve (a) the formation of a new or annexation to an existing community facilities district ("CFD"), and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property Owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no building permits or further building permits for the property shall be issued, or approval of the Improvement Plan shall be provided.</p>	Building Permit	CCSD Fire	
45.	<p>Prior to issuance of building permit, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see: http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfd/</p>	Building Permit	Finance	
46.	<p>Prior to recording issuance of building permit, the Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 3, to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfd/s/assessment_other_district_information/</p>	Building Permit	Finance	

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

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

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-008**

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

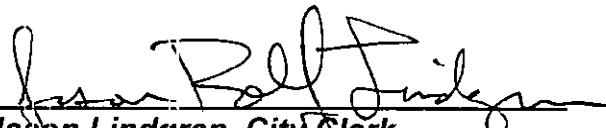
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 11, 2017 by the following vote:

AYES : **COUNCILMEMBERS:** *Ly, Detrick, Hume, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*


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