

**RESOLUTION NO. 2023-188**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT,  
AND MAJOR DESIGN REVIEW FOR THE  
GUARDIAN MADEIRA APARTMENTS PROJECT (PLNG22-063)  
LOCATED AT THE SOUTHWEST CORNER OF BIG HORN BOULEVARD  
AND POPPY RIDGE ROAD  
APNS: 132-0050-170 AND 132-0050-171**

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on December 22, 2022, from Guardian Investment Capital, LLC (the “Applicant”) requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Major Design Review for the Guardian Madeira Apartments Project (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 132-0050-170 and -171; and

**WHEREAS**, on August 9, 2023, the City Council adopted Resolution No. 2023-187, adopting an Addendum to the Laguna Ridge Specific Plan Revised Environmental Impact Report (REIR) for the for the Guardian Madeira Apartments Project (PLNG22-063); and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on July 20, 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 5-0 to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on August 9, 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 hereby approves the General Plan Amendment, Specific Plan Amendment, and Major Design Review for the Guardian Madeira Apartments Project (PLNG22-063), as described in Exhibit A and illustrated in Exhibits B, C, and D, and subject to the conditions of approval in Exhibit E (all incorporated herein by this reference), based upon the following findings:

**General Plan Amendment**

Finding #1: There is a substantial benefit to be derived from the amendment.

Evidence: The Project proposal includes a request to amend the General Plan land use designation for a portion of the Project site from Low Density Residential (LDR) to High Density Residential (HDR). The General Plan High Density Residential (HDR) designation is generally characterized by attached homes, townhomes, garden

apartments, and apartments. The Project site's existing and proposed High Density Residential (RD-30) zoning designation is considered an implementing zoning district of the HDR land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), "dwelling, multi-family" is a permitted use in the RD-30 zone. As the proposed use is an allowed use within the allowed density range, the proposed Project will be consistent with the General Plan.

The proposed amendments are consistent with the following General Plan Policies:

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

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

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

### **Specific Plan Amendment**

Finding #1: The amendment to the community plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence #1: The Project includes a Specific Plan Amendment for various portions of the site to amend the land use and zoning designations of the entire Project site to HDR and RD-30.

The General Plan High Density Residential (HDR) designation is generally characterized by attached homes, townhomes, garden apartments, and apartments. The Project site's existing and proposed High Density Residential (RD-30) zoning designation is considered an implementing zoning district of the HDR land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), "dwelling, multi-family" is a permitted use in the RD-30 zone. As the proposed use is an allowed use within the allowed density range, the proposed Project will be consistent with the General Plan.

The Specific Plan Amendment 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.

Finding #2: The amendment to the Laguna Ridge Specific Plan is internally consistent with the community plan.

Evidence #2: The Project includes a General Plan Amendment, Specific Plan Amendment, and Rezone for various portions of the site to amend the land use and zoning designations of the entire Project site to HDR and RD-30. The proposed amendment is internally consistent with the Specific Plan as well as the General Plan. The Project site's existing and proposed High Density Residential (RD-30) land use designation is considered an implementing zoning district of the HDR land use designation (General Plan Consistency Matrix Table 3-1).

## **Major Design Review**

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

Evidence #1: The Project plans have been reviewed in accordance with the General Plan, Zoning Code, the Laguna Ridge Specific Plan, and Elk Grove Design Guidelines. The proposed Project is consistent with the following General Plan Policy:

**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.

The Project complies with the development standards for the RD-30 zone of Title 23, Zoning, as detailed in Table 2 of the Project's staff report. Additionally, the proposed design is consistent with the requirements of the Elk Grove Design Guidelines. The proposed architecture is a contemporary style with elements of traditional styling to ensure that the buildings are compatible with the surrounding area. The buildings provide variation and massing breaks with the use of flat and shed roofs, balconies and recesses, and single-story massing at the ground level patios through the use of color and enhanced materials. Project design includes a variety of building materials, including board and batten, stucco, metal railings, cementitious veneer siding, and wood fascia with composition roof shingles. Colors include light gray, dark gray, tan, and white. Materials, detailing, and colors are carried over to all building facades. 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, as conditioned, meet all applicable design requirements. The proposed architecture is a contemporary style with elements of traditional styling to ensure that the buildings are compatible with the surrounding area. The buildings provide variation and massing

breaks with the use of flat and shed roofs, balconies and recesses, and single-story massing at the ground level patios through the use of color and enhanced materials. Project design includes a variety of building materials, including board and batten, stucco, metal railings, cementitious veneer siding, and wood fascia with composition roof shingles. Colors include light gray, dark gray, tan, and white. Materials, detailing, and colors are carried over to all building facades. 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.

Shading within the parking lot is being achieved through a combination of trees and carports. These carports will have light colored roofs to reduce heat in the parking field and within the cars parked underneath. This proposed combination of trees and carports will provide more complete shade for the parking stalls than can be achieved through utilization of trees alone. This has additional benefit in reducing the heat sink effect by providing shading from the completion of construction throughout the life of the Project. Tree shading is calculated based upon a growth projection for the trees after 15 years. Trees are an integral part of the proposed landscaping and will be prominently featured throughout the site. The parking lot planting plan includes 78 trees that are being used to calculate the shading. It is estimated that an additional 52 trees would be needed if the carports were removed, which cannot be achieved with the required unit density and parking ratios. The parking lot is ringed with planters that contain trees not utilized in the shading calculation but will provide benefit to the residents. The planting plan for the overall site includes 317 trees. The proposed carports provide a secondary benefit as they will establish full shading up-front instead of relying on tree growth and allow the site to be developed at the required densities. Additionally, any increase in drainage can be accommodated by the Project's stormwater management plan as detailed in the Project's drainage report.

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 proposed architecture is a contemporary style with elements of traditional styling to ensure that the buildings are compatible with the surrounding area. The buildings provide variation and massing breaks with the use of flat and shed roofs, balconies and recesses, and single-story massing at the ground level patios through the use of color and enhanced materials. Project design includes a variety of building materials, including board and batten, stucco, metal railings, cementitious veneer siding, and wood fascia with composition roof shingles. Colors include light gray, dark gray, tan, and white. Materials, detailing, and colors are carried over to all building facades. The Project's colors and materials are complementary to the surrounding neighborhood character, which is consistent with the requirements of the Elk Grove Design Guidelines.

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

Evidence #4: The Project site includes pedestrian access points from the adjacent streets for pedestrian circulation to and throughout the site. Two vehicular entries are proposed into the site: one from Big Horn Boulevard and one from Poppy Ridge Road. The Project proposes to provide a seven-foot sidewalk along the Project frontages on Big Horn Boulevard and Poppy Ridge Road which is consistent with the requirements of the Laguna Ridge Specific Plan.

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.

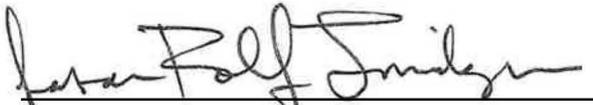
Evidence #5: The Project does not require a tentative subdivision map, therefore this finding is not applicable.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of August 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**  
**Guardian Madeira Apartments (PLNG22-063)**  
**Project Description**

**PROJECT DESCRIPTION**

The Guardian Madeira Apartments Project (the “Project”) consists of a Major Design Review for a multi-unit residential development comprised of 324 units as well as associated site improvements including parking, lighting, and landscaping. The Project includes 11 residential buildings, a clubhouse, as well as several outdoor amenities. The Project also includes a General Plan Amendment, Specific Plan Amendment, and Rezone for a ±1-acre portion of the Project site from Low Density Residential/RD-5 to High Density Residential/RD-30 and a Specific Plan Amendment for ±12 acres of the Project site from RD-25 to RD-30 consistent with the existing zoning and General Plan designations.

The Project shall comply with the City’s Climate Action Plan (CAP) 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)

# Exhibit B

## Guardian Madeira Apartments (PLNG22-063)

### General Plan Amendment

General Plan Amendment Exhibit



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN** Guardian Capital  
205 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: Gilman Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furthman Leamy Land Group (Landscape Architecture)

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# EXHIBIT D

## Preliminary Cover Sheet



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6	CO.0	PRELIMINARY SITE PLAN
7	CO.0	PRELIMINARY FIRE ACCESS PLAN
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10	CO.1	PRELIMINARY WASTE MANAGEMENT PLAN
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**PROJECT INFORMATION**

OWNER  
EVK STEPHENSON & BARKER FAMILY LP  
1810 MICHELSON DR  
ELK GROVE, CA 95624  
ATTN: MELINDA BARKER

DEVELOPER/APPLICANT  
TSD ENGINEERING, INC.  
310 UNIVERSITY AVE, SUITE 213  
SACRAMENTO, CA 95822  
ATTN: BRENDAN LEONARD

ENGINEER  
TSD ENGINEERING, INC.  
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FOLSOM, CA 95630  
ATTN: CHRIS SCHULZE

ARCHITECT  
RHA  
3817 MICHELSON DR, SUITE 170  
IRVINE, CA 92618  
ATTN: GARRETT DOWNS

LANDSCAPE ARCHITECT  
FURMAN LEAMY LAND GROUP  
210 PROFESSIONAL DR, SUITE 115  
ROCKVILLE, CA 95661  
ATTN: KEVIN LEAMY

LAND USE CONSULTANT  
GILLUM CONSULTING  
1616 WASHINGTON BLVD  
FOLSOM, CA 95630  
ATTN: JIM GILLUM

ASSESSORS PARCEL NO.  
152-050-0012-0001

ZONING  
LIGHT MEDIUM DENSITY RESIDENTIAL (LMR)  
RD-30

GENERAL PLAN  
HIGH DENSITY RESIDENTIAL (HDR)

**UTILITY PROVIDERS**

PARK DISTRICT  
CITY OF ELK GROVE

SCHOOL DISTRICT  
ELK GROVE UNIFIED SCHOOL DISTRICT

WATER  
ZONE 17

SANITARY SEWER  
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN  
CITY OF ELK GROVE - PE BUC WORKS

GAS  
PG&E

ELECTRIC  
SMUD

TELEPHONE  
PROFIBER COMMUNICATIONS

CABLE  
NET BROADBAND

FIRE  
COLUMBIEN FIRE DEPARTMENT

RECYCLE  
CITY OF ELK GROVE - RECYCLE & WASTE



# GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**

Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: **Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furman Leamy Land Group (Landscape Architecture)**

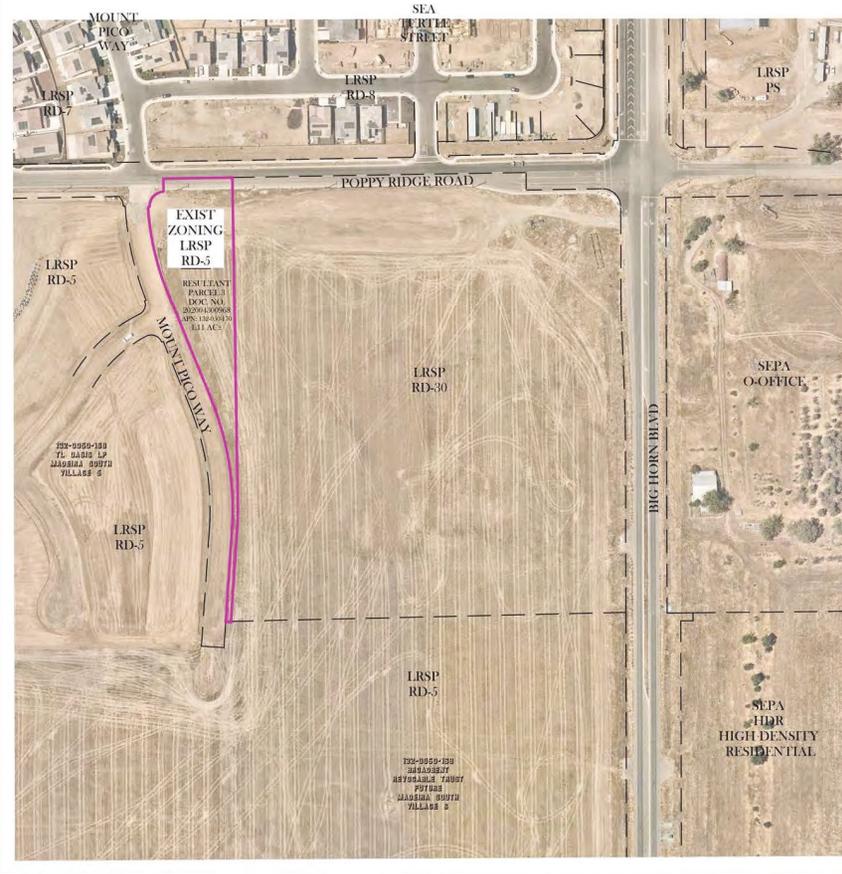
C O O TSD ENGINEERING, INC.

245 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 438-9292  
Fax: (916) 438-9291

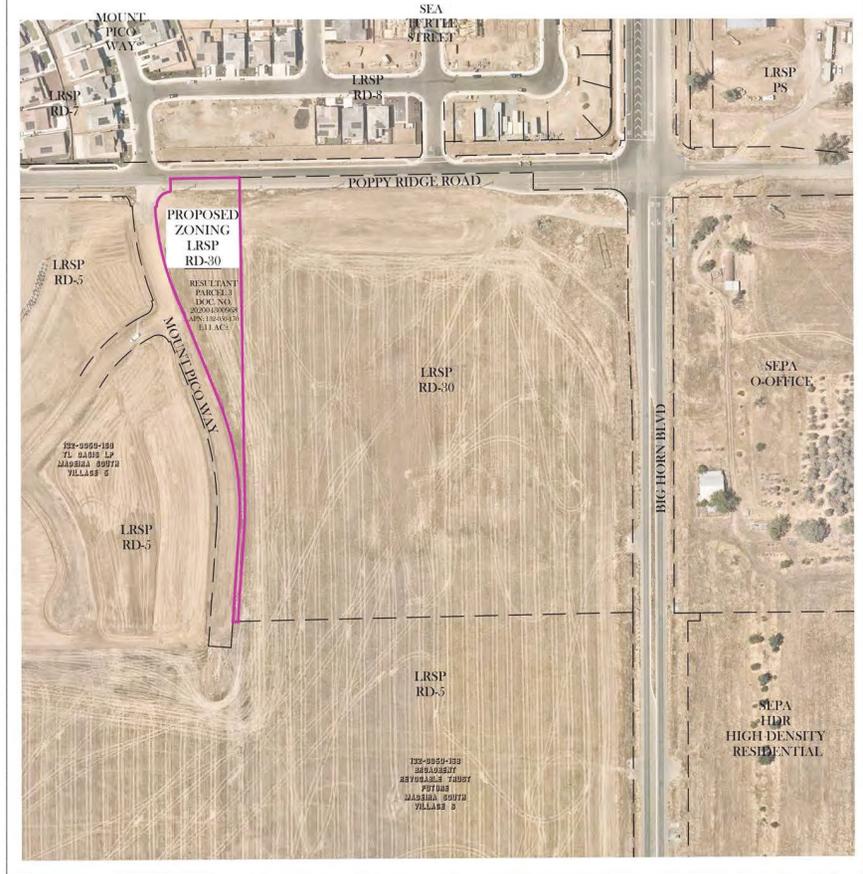
MAY 1, 2023 - THIRD SUBMITTAL

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EXISTING ZONING FIGURE



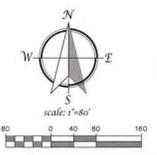
PROPOSED ZONING FIGURE



**PROPERTY OWNER:**  
 RACKER MELINDA S RACKER FAMILY LP  
 1019 SHELDON RD  
 ELK GROVE, CA 95621  
 ATTN: MELINDA RACKER

**LAND USE CONSULTANT:**  
 GILLUM CONSULTING  
 HEYMENBERG  
 FURMAN, CA 95630  
 ATTN: JIM GILLUM

**APPLICANT:**  
 GUARDIAN CAPITAL  
 555 UNIVERSITY AVE, SUITE 275  
 SACRAMENTO, CA 95825  
 ATTN: BRENDAN LEONARD



**GUARDIAN MADEIRA APARTMENTS**

Elk Grove, California

Proposed By: **GUARDIAN**  
2021.11.14

Guardian Capital  
 555 University Avenue, Suite 275  
 Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furman Leamy Land Group (Landscape Architecture)

**C O I**

**TSD ENGINEERING, INC.**  
245 Orchard Drive, Suite #100  
 Elk Grove, California  
 Phone: (916) 448-8727  
 Fax: (916) 448-8721

MAY 1, 2023 - THIRD SUBMITTAL

Project: 223-057102-000-01 - Planning/23/021 Zoning & SPA Plan-Reg. Chm. 23-05-01\_05-03-23

EXISTING GENERAL PLAN FIGURE



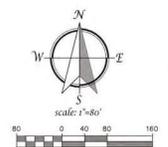
PROPOSED GENERAL PLAN FIGURE



**PROPERTY OWNER:**  
 RACKER MELINDA'S RACKER FAMILY LP  
 1019 SHELDON RD  
 ELK GROVE, CA 95621  
 ATTN: MELINDA RACKER

**LAND USE CONSULTANT:**  
 GILLUM CONSULTING  
 KEVIN FEMERLICK  
 FURMAN, CA 95630  
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**GUARDIAN MADEIRA APARTMENTS**

Elk Grove, California



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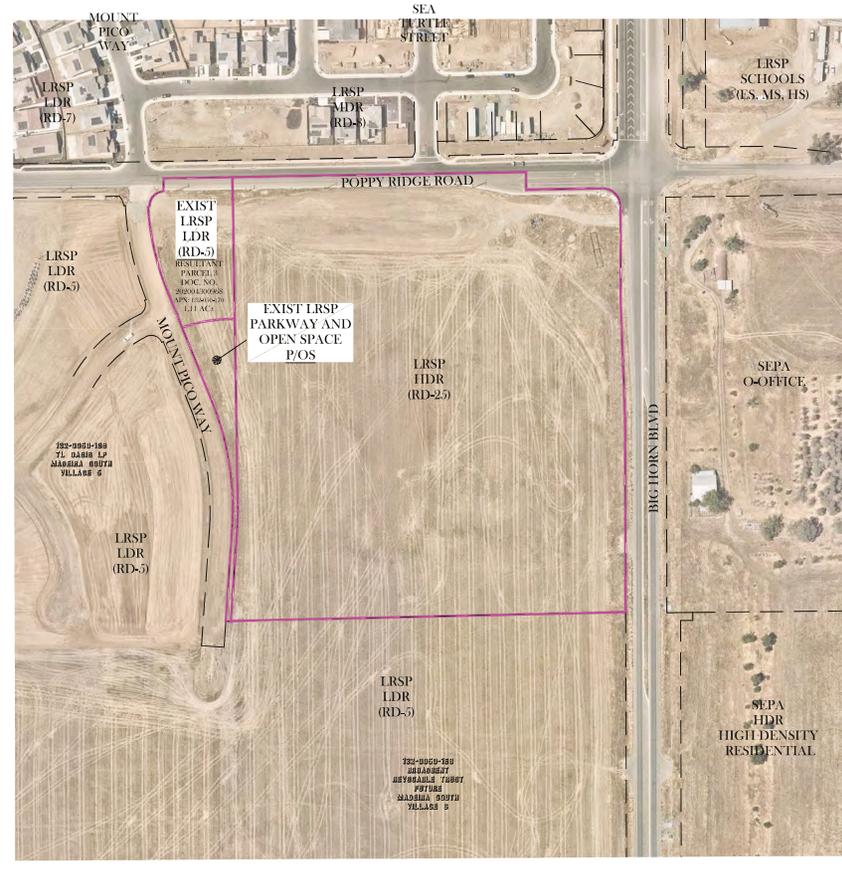


MAY 1, 2023 - THIRD SUBMITTAL

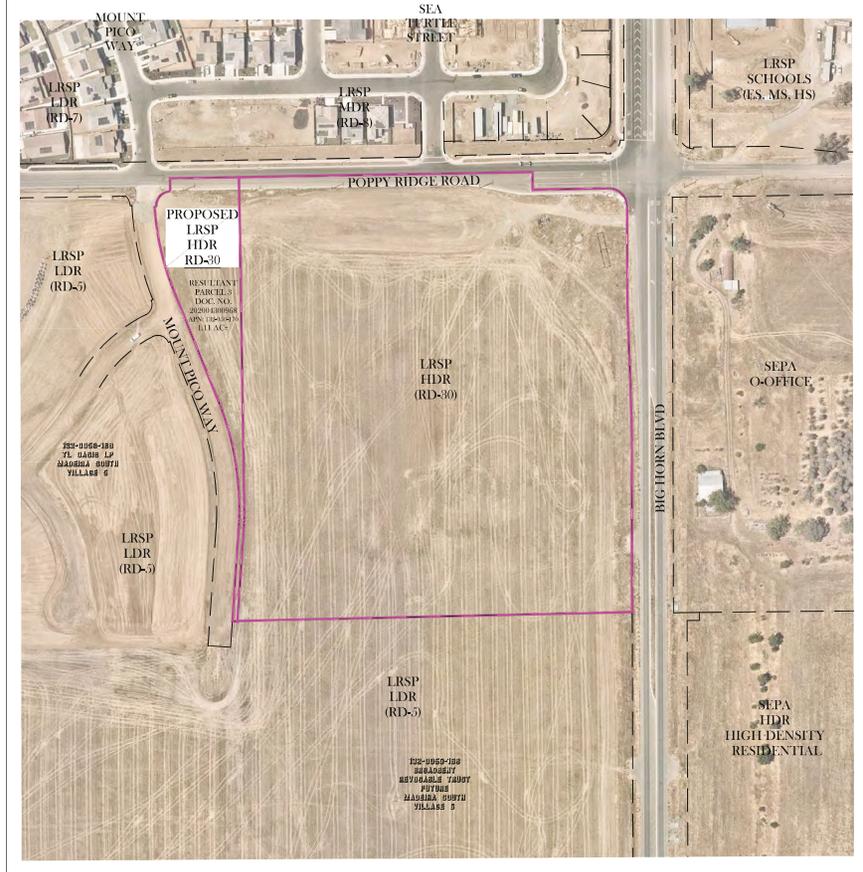
Project: 1225-057102-000-00 - Planning/CD/001 - Zoning & SPA Plan-App. Chm. 09.34.21, 05-03-23

# Laguna Ridge Specific Plan Amendment Exhibit

EXISTING LAGUNA RIDGE SPECIFIC PLAN FIGURE



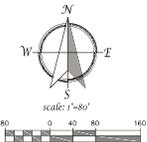
PROPOSED LAGUNA RIDGE SPECIFIC PLAN FIGURE



**PROPERTY OWNER:**  
 BACKER MELINDA BACKER FAMILY LP  
 1010 SHELDON RD  
 EL CAJON, CA 92024  
 ATTN: MELINDA BACKER

**LAND USE CONSULTANT:**  
 GILLEM CONSULTING  
 REGINTMERCHANT  
 FARMERS CA 95828  
 ATTN: JIM GILLEM

**APPLICANT:**  
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 255 UNIVERSITY AVE. SUITE 275  
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 ATTN: BRUNIAN LEONARD



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By:



**GUARDIAN**  
 COMM

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In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

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TSD ENGINEERING, INC.  
 255 Orchard Drive, Suite 400  
 Elk Grove, CA 95758  
 Phone: 916-688-1100  
 Fax: 916-688-1100

JULY 5, 2023 - THIRD SUBMITTAL

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# Preliminary Site Plan



**CITY STANDARDS/DEVIATION STATEMENT**  
 ALL PROPOSED IMPROVEMENTS ARE IN COMPLIANCE WITH A RESIDENT CITY OF ELK GROVE STANDARDS AT THIS TIME, WITH THE EXCEPTIONS OF THE FOLLOWING DEVIATIONS:

- SITE LEGEND:**
- ASPHALT PAVEMENT
  - LANDSCAPE AREA
  - BUILDING AREA
  - SIDEWALK
  - CONCRETE
  - BIORETENTION BASIN
  - CARBURE
  - TURF PAVEMENT RECREATION AREA

**SITE NOTES:**

**BUILDING & UNIT SUMMARY**

CELLAR USE	7,310 sqft
TYPE A (3-STORY)	3,170 sqft
TYPE C (1-STORY)	
<b>BUILDING TYPE A - 3-STORY @ BLDG</b>	<b>30 UNITS</b>
BEDROOM - 14 UNITS	
BATHROOM - 21 UNITS	
SIBEROOM - 5 UNITS	
<b>BUILDING TYPE B &amp; B.C. - 3-STORY @ BLDG</b>	<b>24 UNITS</b>
BEDROOM - 14 UNITS	
BATHROOM - 6 UNITS	
SIBEROOM - 4 UNITS	
<b>TOTAL UNITS</b>	<b>122</b>
BEDROOM	111
BATHROOM	51
SIBEROOM	31
<b>TOTAL UNITS</b>	<b>193</b>

**PARKING SUMMARY**

REQUIRED CITY VEHICLE PARKING	REQUIRED PARKING C/C 11A & CALGREEN EV
1 - BEDROOM UNITS - 1.0 SPACE PER UNIT 141 UNITS @ 1.0 = 141 SPACES REQUIRED	C/C 11A SECTION 11011 * 10% OF UNITS TO BE PROVIDED SPACES 14.1 SPACES REQUIRED
2 - BATHROOM UNITS - 1.75 SPACES PER UNIT 35 UNITS @ 1.75 = 61.25 SPACES REQUIRED	C/C CALGREEN EV SECTION 11011 * 1% OF UNITS TO BE PROVIDED SPACES 1.22 SPACES REQUIRED
3 - BATHROOM UNITS - 1.75 SPACES PER UNIT 35 UNITS @ 1.75 = 61.25 SPACES REQUIRED	C/C CALGREEN EV SECTION 11011 * 1% OF UNITS TO BE PROVIDED SPACES 1.22 SPACES REQUIRED
<b>TOTAL SPACES REQUIRED</b>	<b>203.47 SPACES</b>

**PROVIDED - PARKING SCHEDULE & SUMMARY**

PARKING FACILITY	ACCESSIBLE		EV PARKING		TOTAL		STD	SUBTOTAL
	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD		
CARBURE COVERED	2	2	31	83	0	114	0	314
SEWER UNCOVERED	3	1	16	37	2	56	1	89
GUEST	2	1	6	0	0	9	0	43
<b>SUBTOTAL</b>	<b>10</b>	<b>4</b>	<b>53</b>	<b>120</b>	<b>2</b>	<b>229</b>	<b>1</b>	<b>446</b>
<b>TOTAL</b>	<b>11</b>	<b>6</b>	<b>123</b>	<b>121</b>	<b>22</b>	<b>363</b>	<b>1</b>	<b>802</b>

- PROVIDED - BICYCLE PARKING**
- EXTERIOR SPACES: 100
- SITE NOTES:**
- 11 ACCESSIBLE PARKING
  - 12 ACCESSIBLE CURB RAMP
  - 13 CROSSWALK
  - 14 CURB
  - 15 CURB & GUTTER
  - 16 SIDEWALK
  - 17 2" PUBLIC CONCRETE SIDEWALK
  - 18 4" PUBLIC CONCRETE SIDEWALK
  - 19 TRASH ENCLOSURE
  - 20 BIKE RACK
  - 21 TRANSFORMER
  - 22 FIRE HYDRANT
  - 23 CARPORT
  - 24 WATER METER & BACKFLOW DEVICE
  - 25 WATER QUALITY BASIN
  - 26 PEDESTRIAN GATE
  - 27 6" HIGH MASONRY SOUNDWALL
  - 28 VISITOR GATE CONTROL
  - 29 VEHICLE GATE
  - 30 OVER THE FENCE PERIMETER FENCE
  - 31 DOMESTIC PUMP ENCLOSURE
  - 32 BUS PAD
  - 33 FIRE SERVICE BACKFLOW W/DOC
  - 34 2" CURB OVERHANG

## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**

Guardian Capital  
 555 University Avenue, Suite 275  
 Sacramento, CA 95825

In Association With: **Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)**

# Preliminary Utility Plan - Water

**WATER SYSTEM FACILITY SCOPE NOTES**

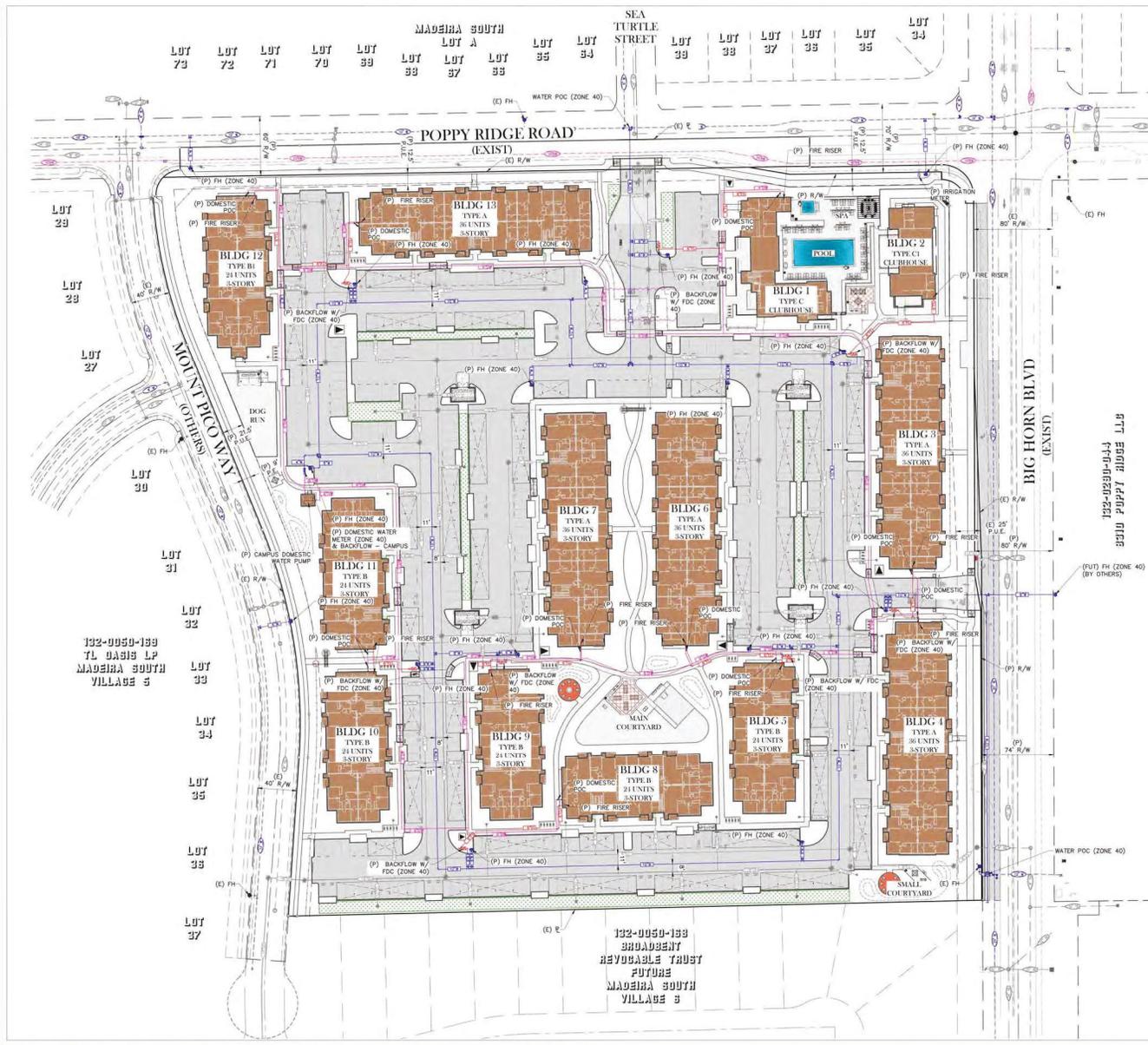
SEWA ZONE B WATER MAIN SHALL BE EXTENDED THROUGH THE SITE AND SCHEDULED TO PROVIDE WATER SERVICE FOR FIRE HYDRANTS. DOMESTIC FIRE SERVICE, SEWA ZONE B WATER INFRASTRUCTURE SHALL BE PLACED IN AN EASEMENT PROXIMATE TO SEWA ZONE B FOR MAINTENANCE AND OPERATION.

DOMESTIC WATER SERVICE FOR THE DEVELOPMENT SHALL BE PROVIDED THROUGH A SINGLE WATER SERVICE METER AND BACKFLOW DEVICE. THE DOMESTIC WATER SERVICE SHALL BE PRESS REGIMED THROUGH A CAMPUS DOMESTIC PUMP WATER REGIMED TO PROVIDE ADEQUATE DOMESTIC PRESSURE FOR EACH PHASE OF THE DEVELOPMENT. THE DOMESTIC PUMP AND ASSOCIATED MAINS LATERALS SHALL BE PRIVATE AND MAINTAINED AND OPERATED BY OWNERSHIP.

BUILDING FIRE SPRINKLER SERVICE FOR THE DEVELOPMENT SHALL BE PROVIDED THROUGH AN EXTENDED AL BACKFLOW W/ FDC PER ZONE B STANDARDS PER CONSUMERS FIRE 1.P TO (3) BLDGS CAN BE SERVED FROM A SINGLE BACKFLOW AND FDC.

**UTILITY LEGEND**

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN (PUB. ZONE 40)		
DOMESTIC WATER LINE (PRIVATE)		
FIRE SERVICE (PRIVATE)		
NON-POTABLE WATER (PUB. ZONE 40)		
FIRE HYDRANT (PUBLIC ZONE 40)		
NON-BLEED CHECK DETECTOR (PUBLIC ZONE 40)		
WATER METER (ZONE 40) & BACKFLOW DEVICE		



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

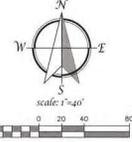
Proposed By:



Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With:  
Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil),  
and Furham Leamy Land Group (Landscape Architecture)

C 3.0

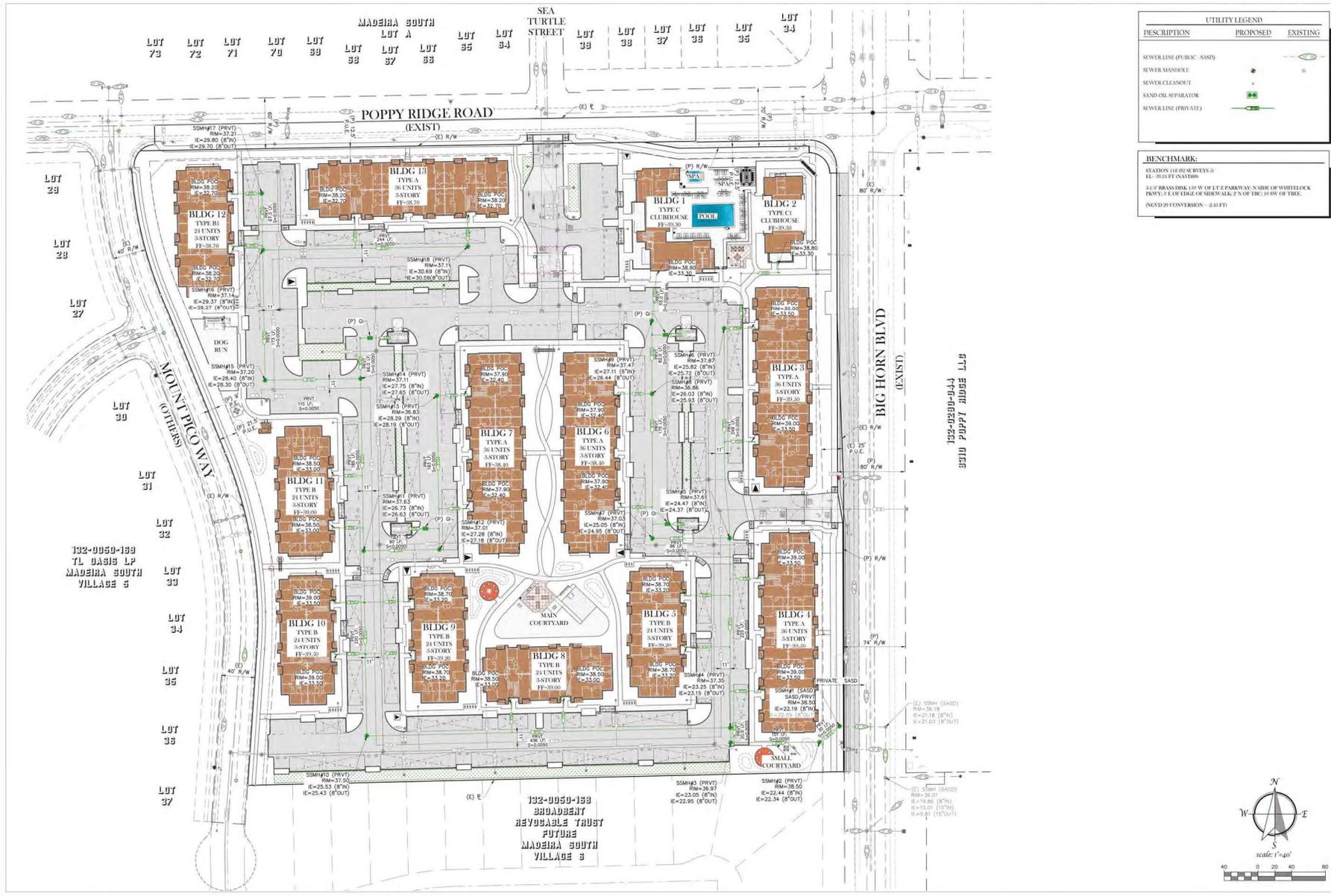


MAY 1, 2023 - THIRD SUBMITTAL

P:\Projects\223-001\223-001-001 - Planning\223-001-001 Preliminary Utility Plan - Water.dwg, Date: 05/01/23, 10:55:23



Preliminary Utility Plan - Sanitary Sewer



GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**

Guardian Capital  
 555 University Avenue, Suite 275  
 Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

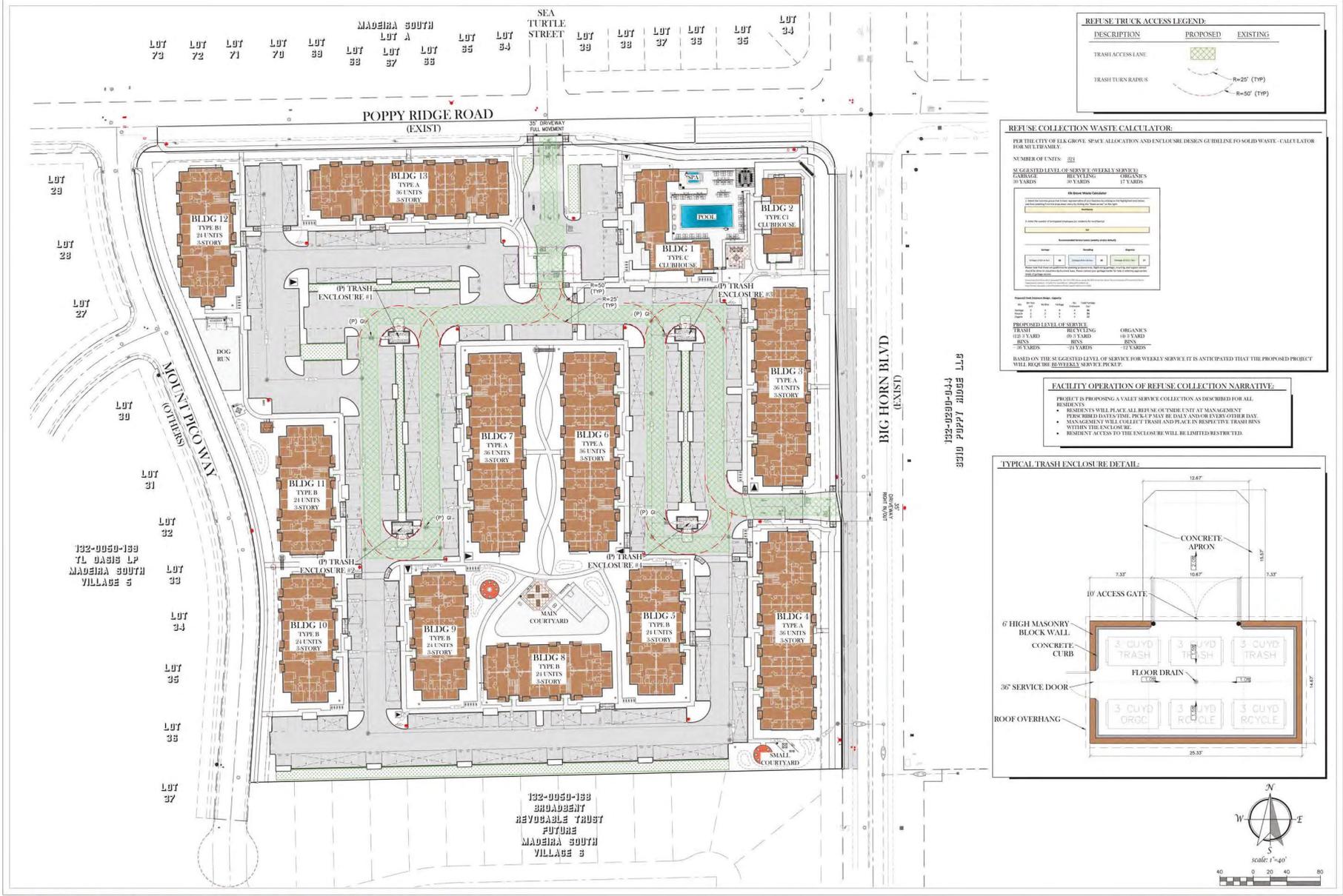
C 4.0



MAY 1, 2023 - THIRD SUBMITTAL

F:\Projects\2023-05\2023-05-01 Preliminary Utility Plan - San Sew, Civil, 05-01-23

# Preliminary Waste Management Plan



**REFUSE TRUCK ACCESS LEGEND:**

DESCRIPTION	PROPOSED	EXISTING
TRASH ACCESS LANE		
TRASH TURN RADIUS		

**REFUSE COLLECTION WASTE CALCULATOR:**

FOR THE CITY OF ELK GROVE: SPACE ALLOCATION AND ENCLOSURE DESIGN GUIDELINE FOR SOLID WASTE - CALCULATOR FOR MULTIFAMILY.

NUMBER OF UNITS: 242

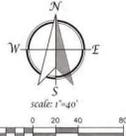
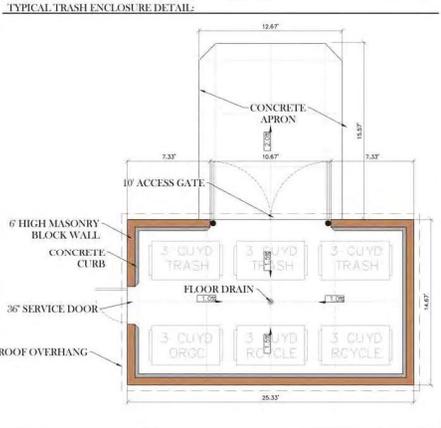
ST. SUGGESTED LEVEL OF SERVICE: OVERLY SERVED

WASTE TYPE	STANDARD	PROPOSED
CARBON	30 YARDS	30 YARDS
RECYCLING	30 YARDS	30 YARDS
ORGANICS	17 YARDS	17 YARDS

BASED ON THE ST. SUGGESTED LEVEL OF SERVICE FOR WEEKLY SERVICE IT IS ANTICIPATED THAT THE PROPOSED PROJECT WILL BE ON THE BULKIER, 30-YEAR PICKUP.

**FACILITY OPERATION OF REFUSE COLLECTION NARRATIVE:**

- PROJECT IS PROPOSING A VALET SERVICE COLLECTION AS DESCRIBED FOR ALL RESIDENTS.
- RESIDENTS WILL PLACE ALL REFUSE OUTSIDE UNIT AT MANAGEMENT TRUCK BARRIER. THE PICKUP MAY BE DAILY AND/OR EVERY OTHER DAY.
- MANAGEMENT WILL COLLECT TRASH AND PLACE IN RESPECTIVE TRASH BINS WITHIN THE ENCLOSURE.
- RESIDENT ACCESS TO THE ENCLOSURE WILL BE LIMITED/RESTRICTED.



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**

Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

C4.1

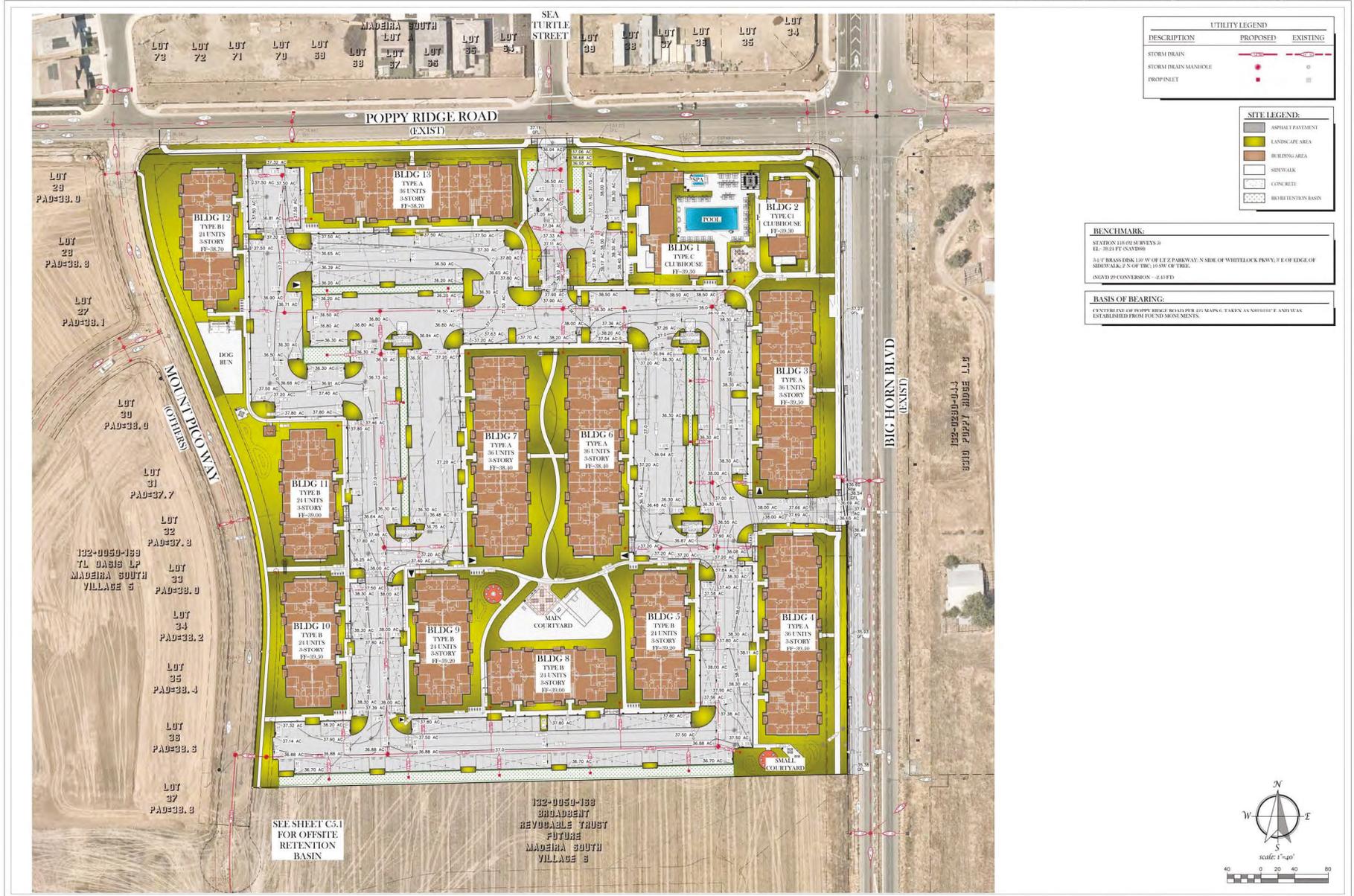


255 Orchard Drive, Suite 400  
Elk Grove, CA 95759  
Phone: (916) 441-1200  
Fax: (916) 441-1201

MAY 1, 2023 - THIRD SUBMITTAL

F:\Projects\2023-05\102 DMS\9 - Planning\PS\CA1 Preliminary Waste Management Plan.dwg, Date: 05/01/23, 05:43:23

# Preliminary Grading & Drainage Plan



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**  
C&S (19)

Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

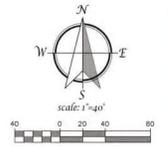
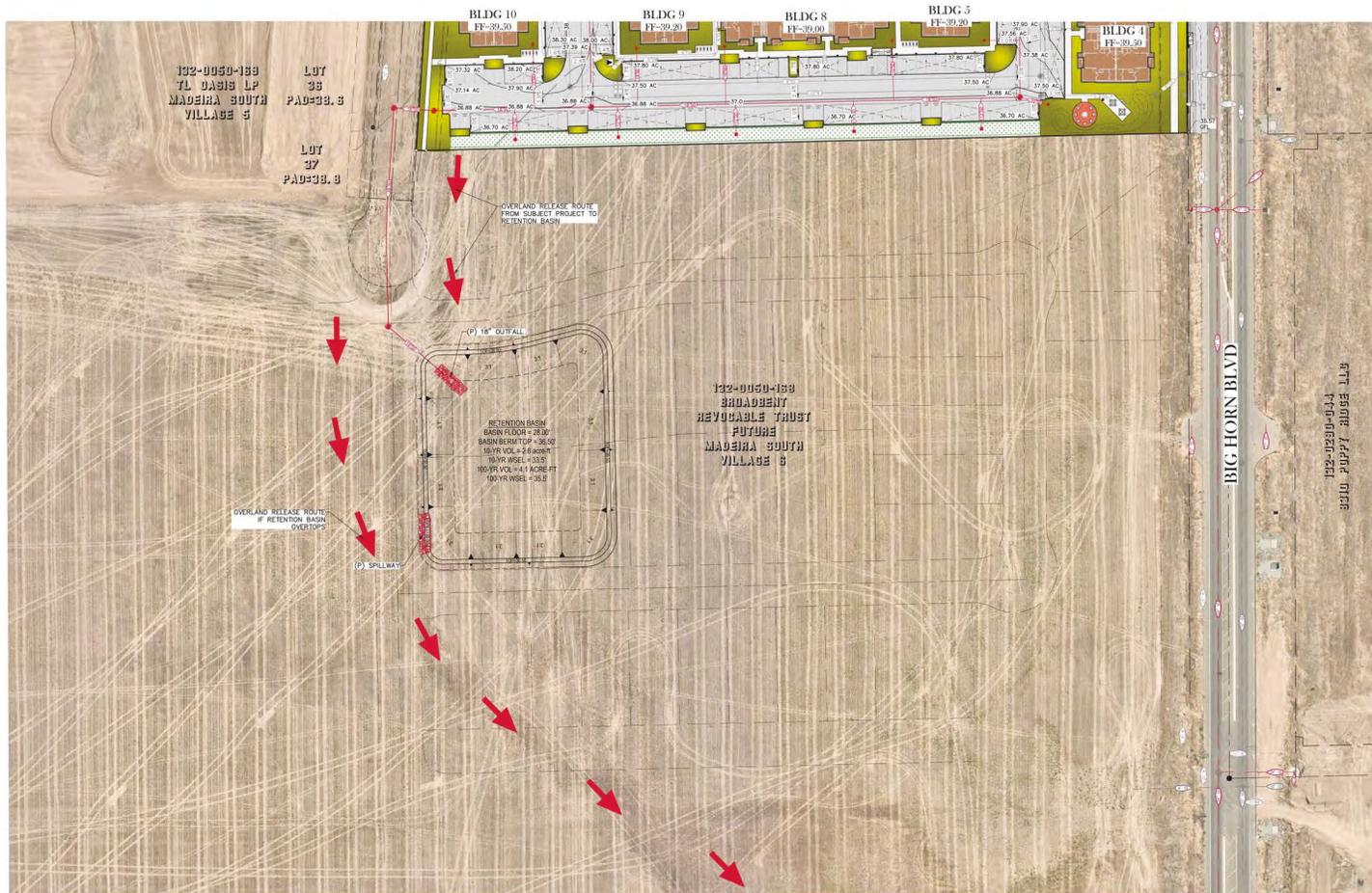
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MAY 1, 2023 - THIRD SUBMITTAL

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# Preliminary Retention Basin Plan



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By: **GUARDIAN**  
248 (1191)

Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

C5.1

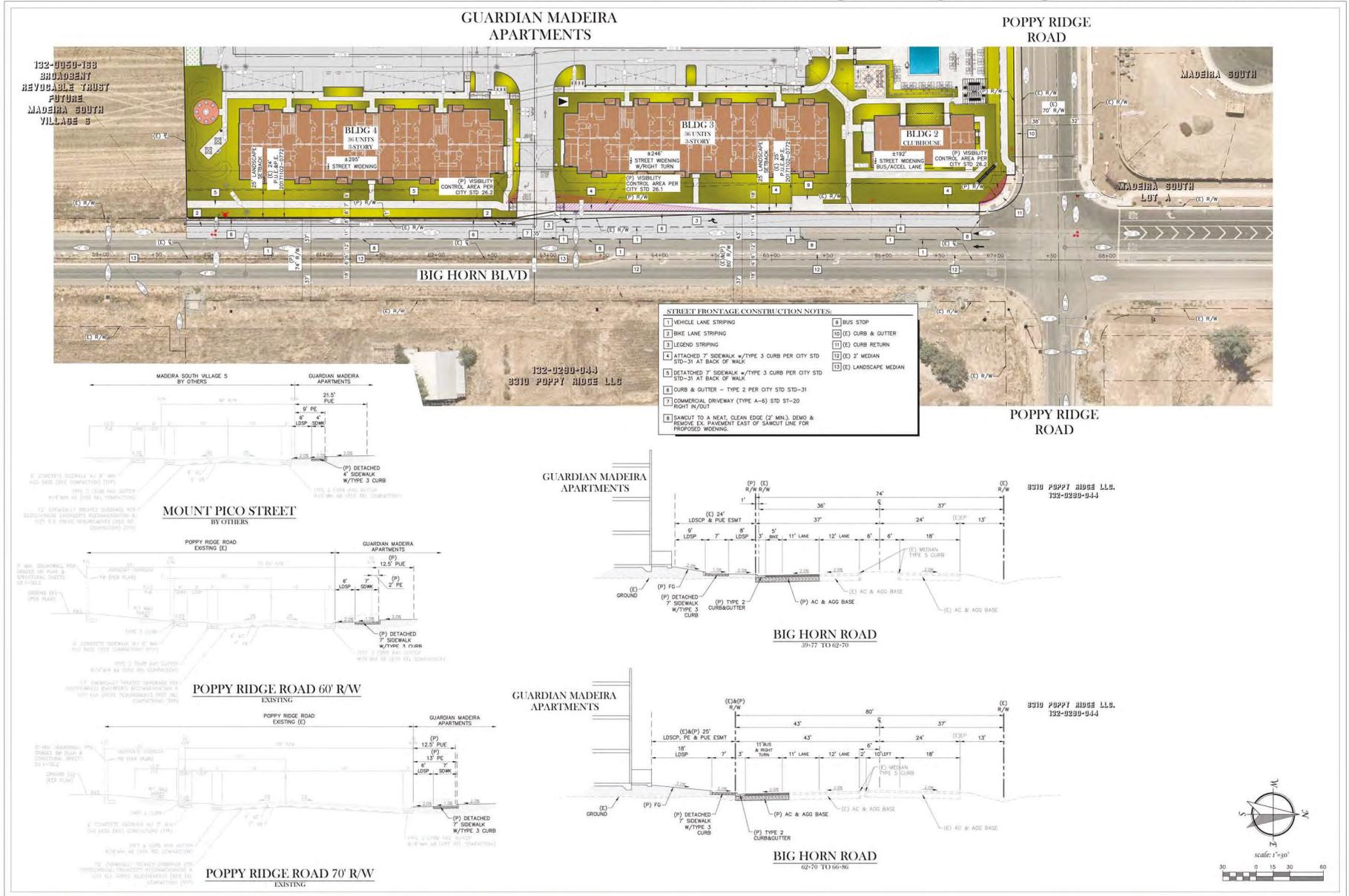


MAY 1, 2023 - THIRD SUBMITTAL

©:Project\1525-001\02 DMS\04 - Planing\05\C5.1 Preliminary Grading & Drain Plan.dwg, Date: 05-18-23, 03:03:23



# Preliminary Roadway Plan - Big Horn Blvd & Street Sections



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By:



Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With:  
Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil),  
and Furman Leamy Land Group (Landscape Architecture)

C 6.0



MAY 1, 2023 - THIRD SUBMITTAL

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GUARDIAN MADEIRA APARTMENTS

ELK GROVE, CALIFORNIA



PROJECT NUMBER 22073.01 05/03/23

A1	COVER SHEET	A21	CLUBHOUSE C & C1: FIRST FLOOR PLAN
A2	36 PLEX TYPE A: FIRST & SECOND FLOOR PLAN	A22	CLUBHOUSE C & C1: SECOND FLOOR PLAN
A3	36 PLEX TYPE A: THIRD FLOOR & ROOF PLAN	A23	CLUBHOUSE C & C1: ROOF PLAN
A4	36 PLEX TYPE A: ELEVATIONS - FRONT	A24	CLUBHOUSE C: ELEVATIONS
A5	36 PLEX TYPE A: ELEVATIONS - REAR	A25	CLUBHOUSE C1: ELEVATIONS
A6	36 PLEX TYPE A: ELEVATIONS - LEFT AND RIGHT	A26	TRASH ENCLOSURE: FLOOR PLAN AND ELEVATION
A7	24 PLEX TYPE B: FIRST & SECOND FLOOR PLAN	A27	CONCEPTUAL IMAGERY
A8	24 PLEX TYPE B: THIRD FLOOR & ROOF PLAN	A28	APARTMENT: COLOR & MATERIAL BOARD
A9	24 PLEX TYPE B: ELEVATIONS - FRONT	A29	CLUBHOUSE: COLOR & MATERIAL BOARD
A10	24 PLEX TYPE B: ELEVATIONS - REAR	A30	TRASH ENCLOSURE: COLOR & MATERIAL BOARD
A11	24 PLEX TYPE B: ELEVATIONS - LEFT AND RIGHT		
A12	24 PLEX W/ DOG SPA TYPE B1: FIRST & SECOND FLOOR PLAN		
A13	24 PLEX W/ DOG SPA TYPE B1: THIRD FLOOR & ROOF PLAN		
A14	24 PLEX W/ DOG SPA TYPE B1: ELEVATIONS - FRONT		
A15	24 PLEX W/ DOG SPA TYPE B1: ELEVATIONS - REAR		
A16	24 PLEX W/ DOG SPA TYPE B1: ELEVATIONS - LEFT AND RIGHT		
A17	UNIT PLANS: 1-BEDROOM		
A18	UNIT PLANS: 2-BEDROOM		
A19	UNIT PLANS: 2-BEDROOM		
A20	UNIT PLANS: 3-BEDROOM		



SECOND FLOOR

REAR



LEFT

RIGHT

FIRST FLOOR

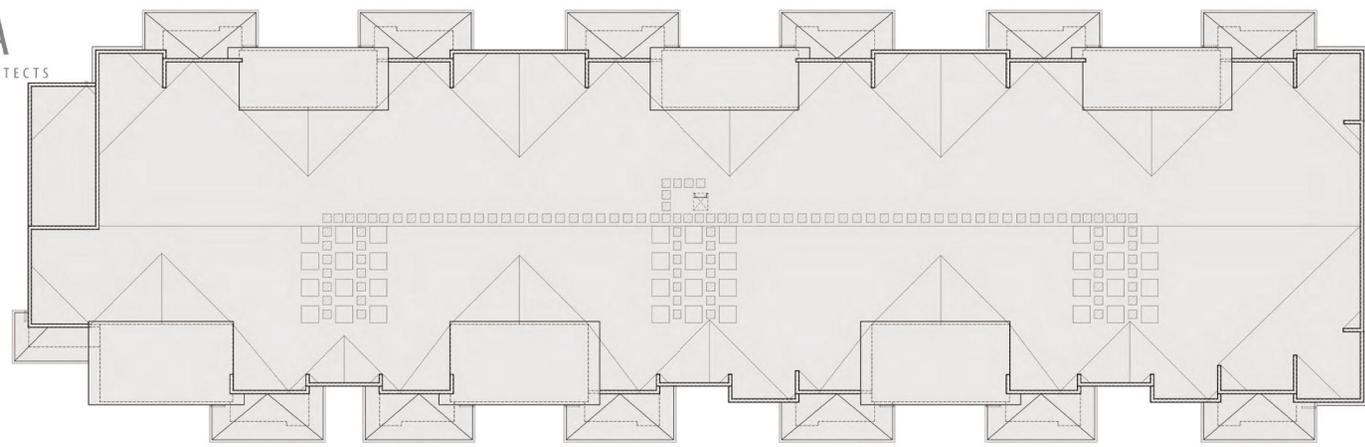
FRONT

FIRST & SECOND FLOOR PLAN

36 PLEX - TYPE A  
OCCURS AT BUILDINGS 2, 3, 5, 6, & 12

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA





ROOF PLAN

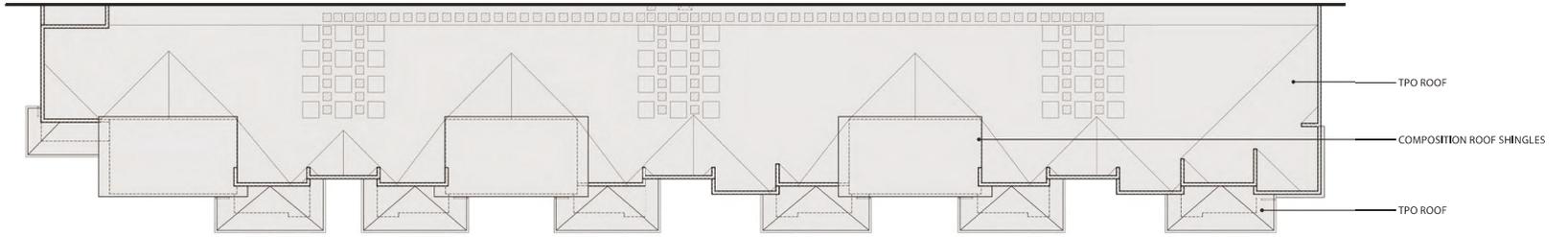


THIRD FLOOR

THIRD FLOOR & ROOF PLAN  
36 PLEX - TYPE A  
OCCURS AT BUILDINGS 2, 3, 5, 6, & 12

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA



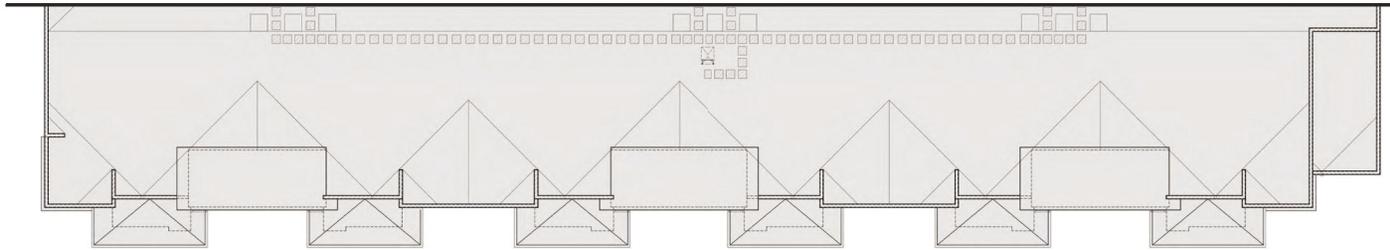


**FRONT**

**ELEVATIONS**  
36 PLEX - TYPE A  
OCCURS AT BUILDINGS 2, 3, 5, 6, & 12



**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

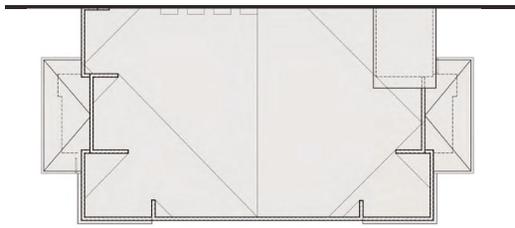
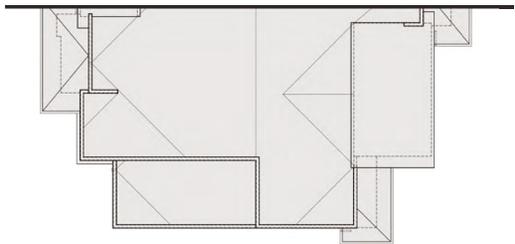


REAR

**ELEVATIONS**  
36 PLEX - TYPE A  
OCCURS AT BUILDINGS 2, 3, 5, 6, & 12

0 2 4 8 16'  
SCALE: 1/8"=1'-0"

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA



**LEFT**



**RIGHT**

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

**ELEVATIONS**  
36 PLEX - TYPE A  
OCCURS AT BUILDINGS 2, 3, 5, 6, & 12





SECOND FLOOR

REAR



LEFT

RIGHT

FRONT

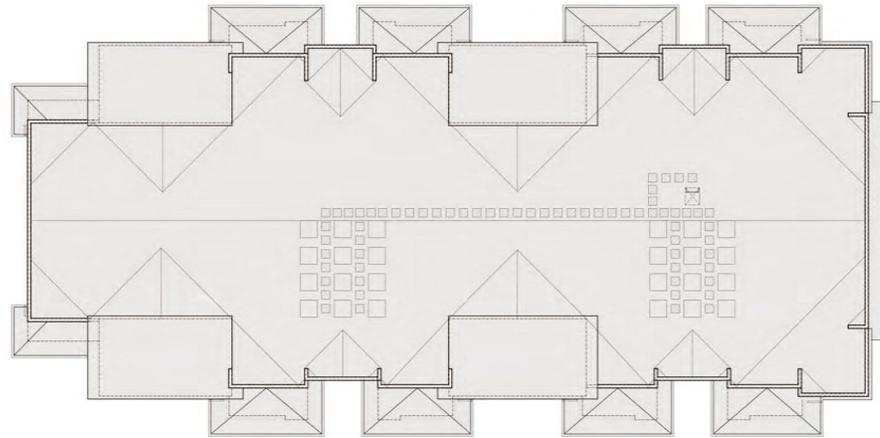
FIRST FLOOR

FIRST & SECOND FLOOR PLAN

24 PLEX - TYPE B  
OCCURS AT BUILDINGS 4, 7, 8, 9, & 10

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA





ROOF PLAN



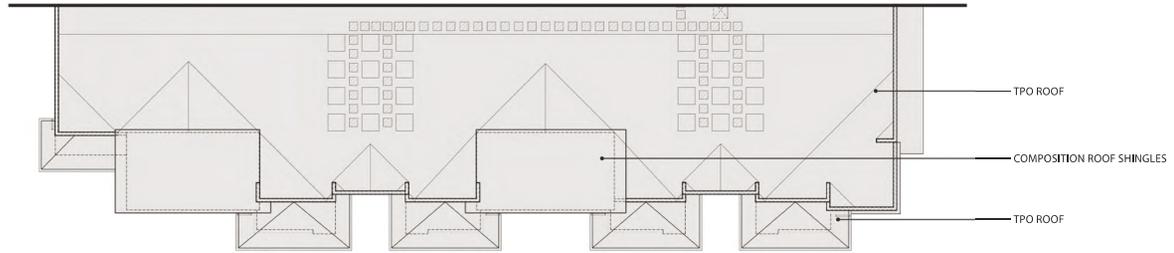
THIRD FLOOR

**THIRD FLOOR & ROOF PLAN**

24 PLEX - TYPE B  
OCCURS AT BUILDINGS 4, 7, 8, 9, & 10

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA



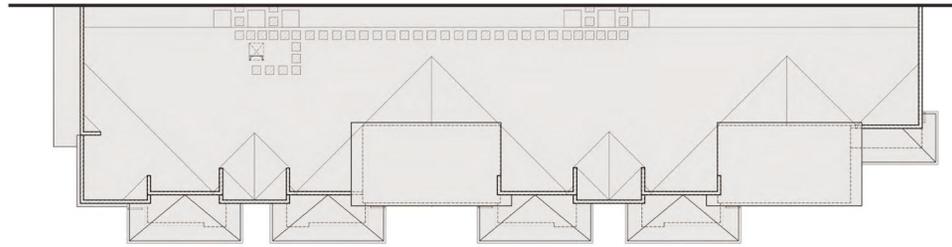


**FRONT**

**ELEVATIONS**  
24 PLEX - TYPE B  
OCCURS AT BUILDINGS 4, 7, 8, 9, & 10



**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

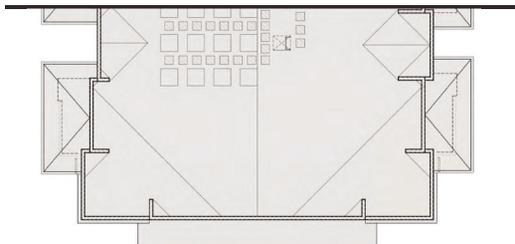
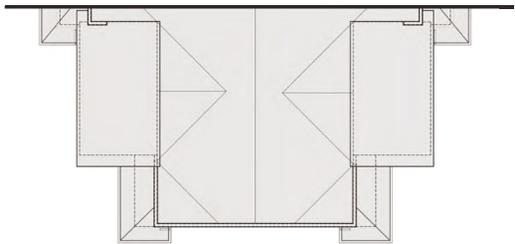


REAR

**ELEVATIONS**  
24 PLEX - TYPE B  
OCCURS AT BUILDINGS 4, 7, 8, 9, & 10

0 2 4 8 16'  
SCALE: 1/8"=1'-0"

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA



**LEFT**



**RIGHT**

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

**ELEVATIONS**  
**24 PLEX - TYPE B**  
OCCURS AT BUILDINGS 4, 7, 8, 9, & 10





SECOND FLOOR

REAR



LEFT

RIGHT

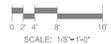
FIRST FLOOR

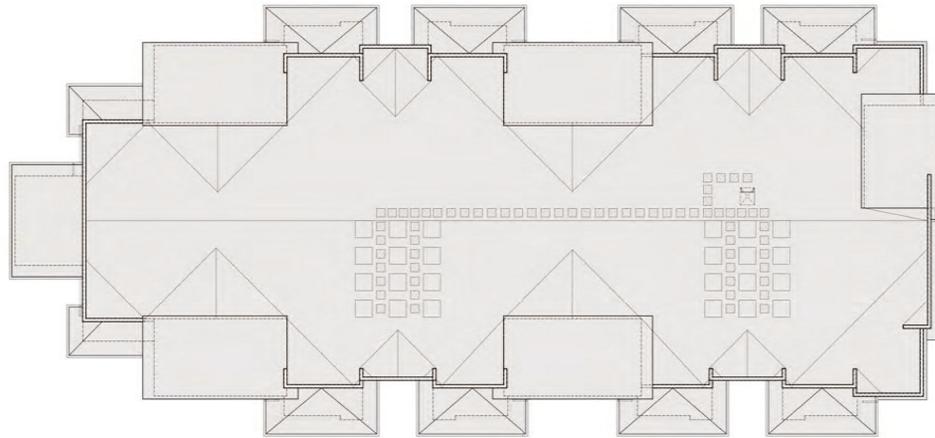
FRONT

FIRST & SECOND FLOOR PLAN

24 PLEX W/ DOG SPA - TYPE B1  
OCCURS AT BUILDING 11

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA





ROOF PLAN



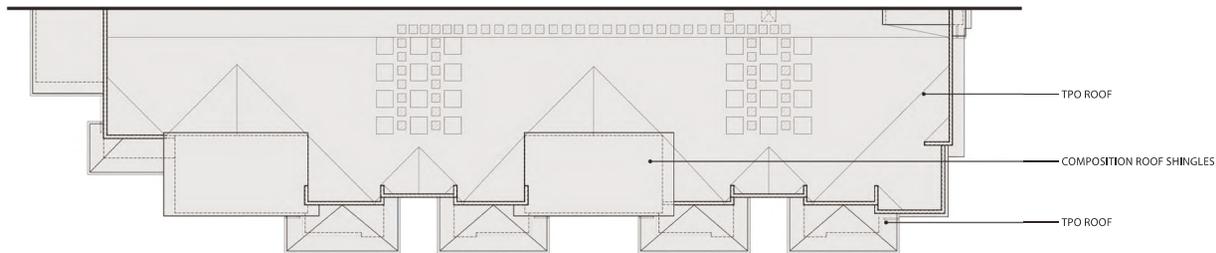
THIRD FLOOR

THIRD FLOOR & ROOF PLAN

24 PLEX W/ DOG SPA - TYPE B1  
OCCURS AT BUILDING 11

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA



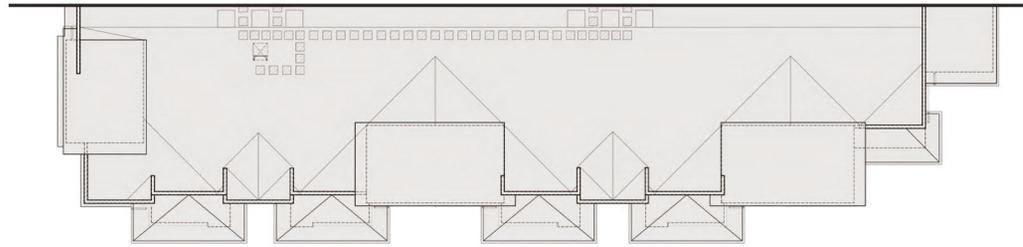


**FRONT**

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

**ELEVATIONS**  
24 PLEX W/ DOG SPA - TYPE B1  
OCCURS AT BUILDING 11



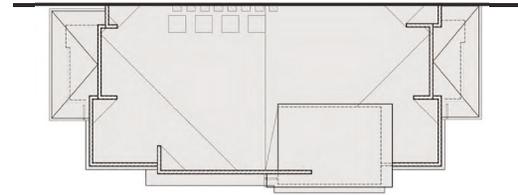
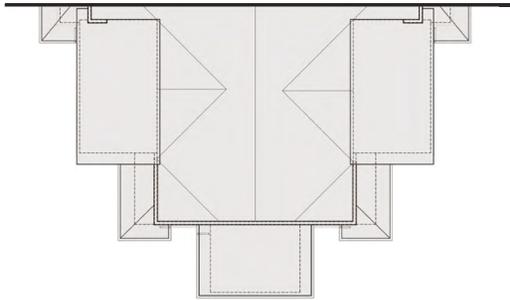


REAR

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

ELEVATIONS  
24 PLEX W/ DOG SPA - TYPE B1  
OCCURS AT BUILDING 11





LEFT



NOTE: LANDSCAPE SHOWN PER LANDSCAPE PLANS.

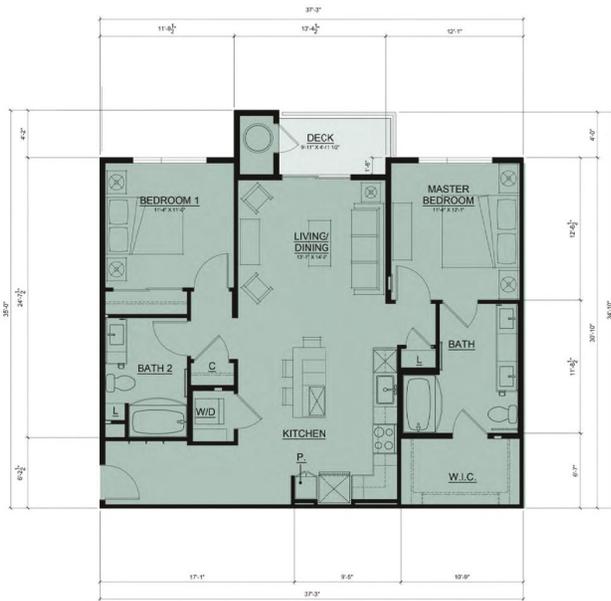
RIGHT

**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

**ELEVATIONS**  
24 PLEX W/ DOG SPA - TYPE B1  
OCCURS AT BUILDING 11







**B2**  
1,134 SF



**B1**  
1,067 SF

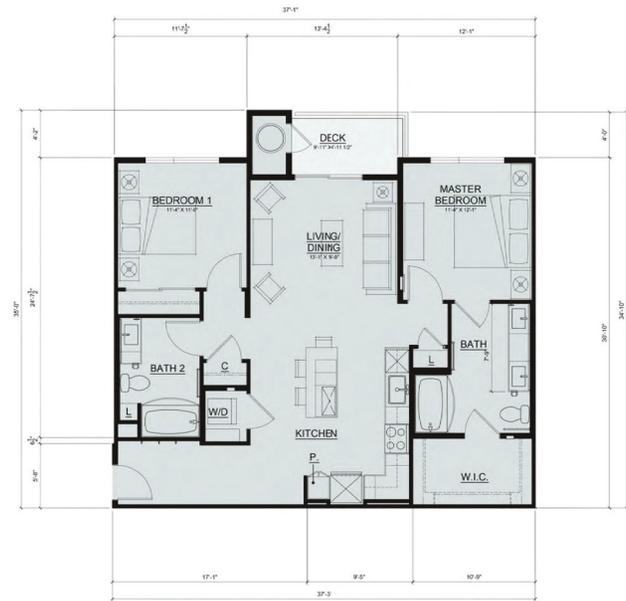
GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

UNIT PLANS  
2-BEDROOM





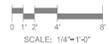
**B4**  
1,060 SF



**B3**  
1,130 SF

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

UNIT PLANS  
2-BEDROOM





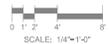
**C2**  
1,395 SF



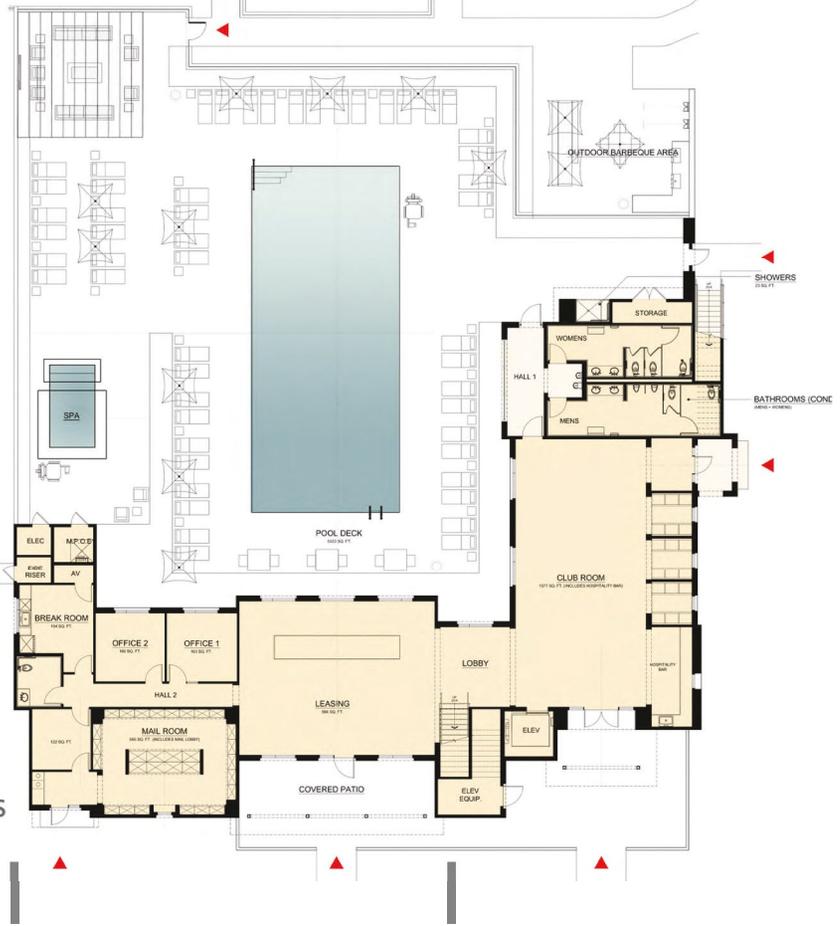
**C1**  
1,379 SF

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

UNIT PLANS  
3-BEDROOM



FITNESS CLUBHOUSE - TYPE C1



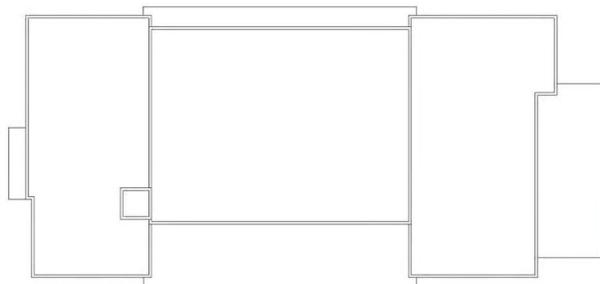
MAIN CLUBHOUSE - TYPE C

TOTAL CONDITIONED SPACE	9,754 SF
TOTAL UNCONDITIONED SPACE	921 SF
GRAND TOTAL	10,675 SF

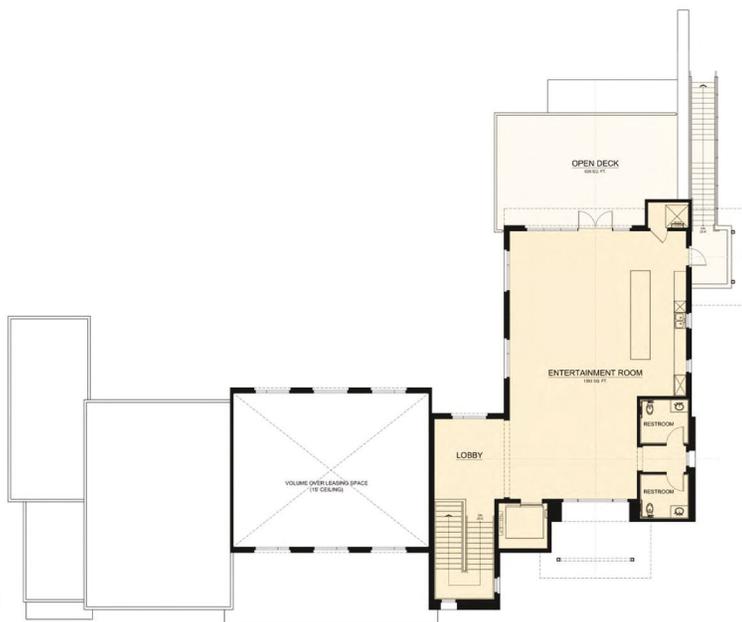
FIRST FLOOR PLAN  
CLUBHOUSE



FITNESS CLUBHOUSE - TYPE C1



MAIN CLUBHOUSE - TYPE C

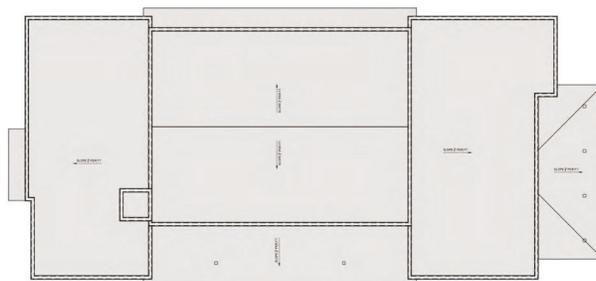


SECOND FLOOR PLAN  
CLUBHOUSE

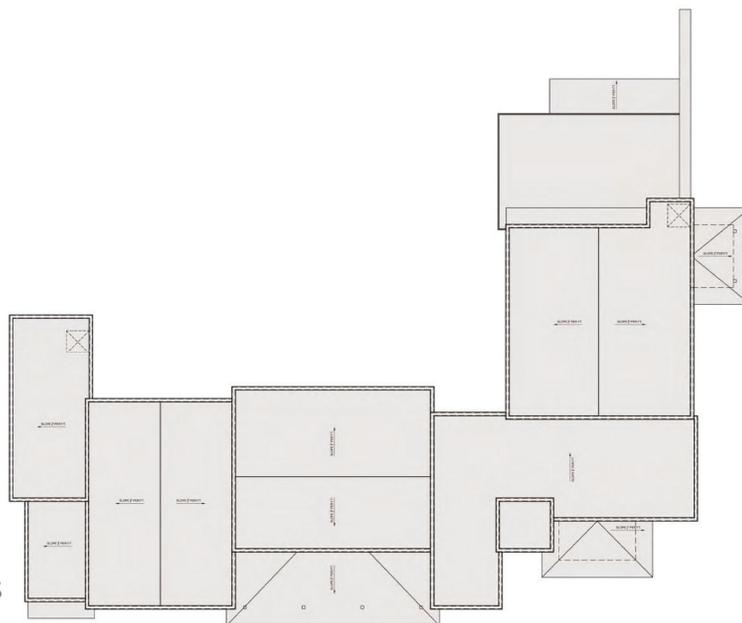


R H A  
ROBERT HIDEY ARCHITECTS

FITNESS CLUBHOUSE - TYPE C1



MAIN CLUBHOUSE - TYPE C



GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

ROOF PLAN  
CLUBHOUSE





LEFT



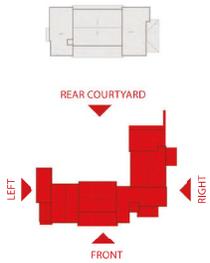
FRONT



RIGHT



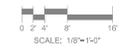
REAR COURTYARD



**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA

**BUILDING 1 - ELEVATIONS**

MAIN CLUBHOUSE - TYPE C

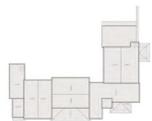
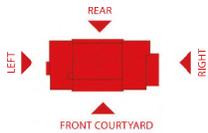




**LEFT**



**RIGHT**



**GUARDIAN MADEIRA APARTMENTS**  
ELK GROVE, CALIFORNIA



**FRONT COURTYARD**

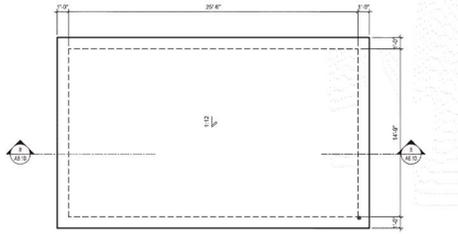


**REAR**

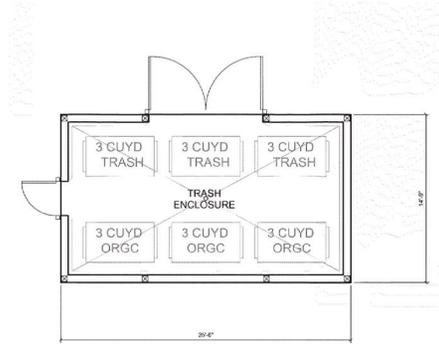
**BUILDING 2 - ELEVATIONS**

FITNESS CLUBHOUSE - TYPE C1





ROOF PLAN



FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

FLOOR PLAN & ELEVATIONS

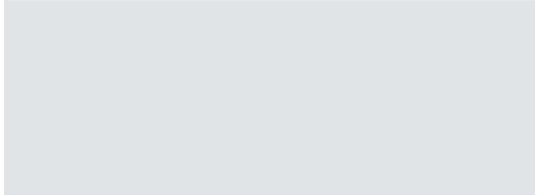
TRASH ENCLOSURE



CONCEPTUAL IMAGERY

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

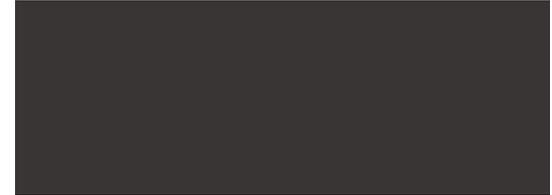
TPO ROOFING  
GAF - "LIGHT GRAY"



STUCCO 1  
SHERWIN WILLIAMS SW 7045 "INTELLECTUAL GRAY"



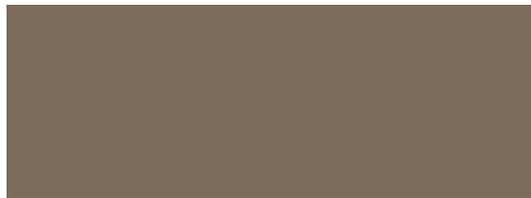
WOOD FASCIA, METAL BALCONY, METAL RAILING,  
TUBULAR STEEL COLUMNS, & WELDED METAL MESH PANELS  
SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"



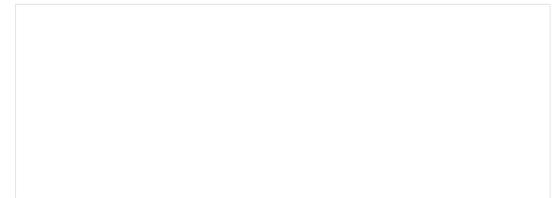
COMPOSITE ROOF SHINGLES  
CERTAINTEED - "MOIRE BLACK"



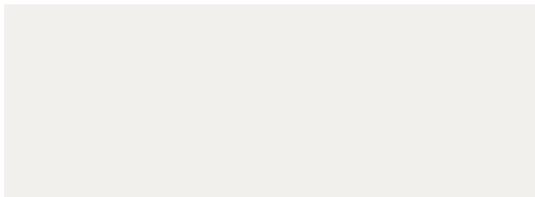
STUCCO 2  
SHERWIN WILLIAMS SW 7033 "BRAINSTORM BRONZE"



VINYL WINDOWS  
WHITE



BOARD AND BATTEN SIDING & WOOD BARGE BOARD  
SHERWIN WILLIAMS SW 7004 "SNOWBOUND"



CEMENTITIOUS PANELS  
SHERWIN WILLIAMS SW 7674 "PEPPERCORN"



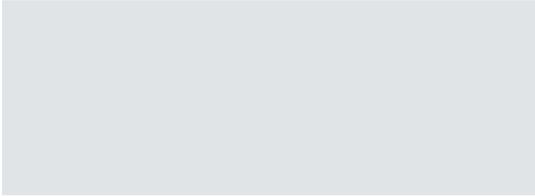
GUTTERS & DOWNSPOUTS  
SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"



COLOR AND MATERIAL BOARD  
APARTMENTS

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

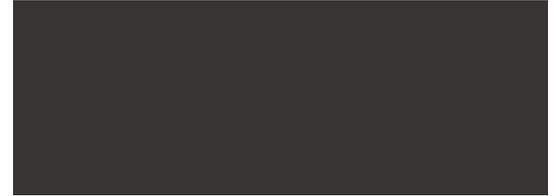
TPO ROOFING  
GAF - "LIGHT GRAY"



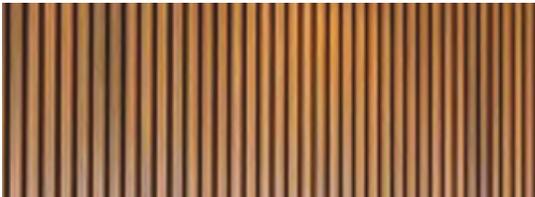
STUCCO 1  
SHERWIN WILLIAMS SW 7045 "INTELLECTUAL GRAY"



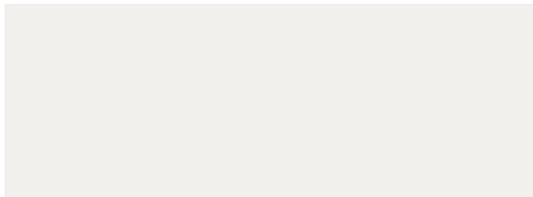
WOOD RAFTERS, WOOD FASCIA, METAL RAILING,  
TUBULAR STEEL COLUMNS, AND BEAM  
SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"



CEMENTITIOUS VENEER  
NEW TECH WOOD EUROPEAN SIDING "PERUVIAN TEAK (TK)"



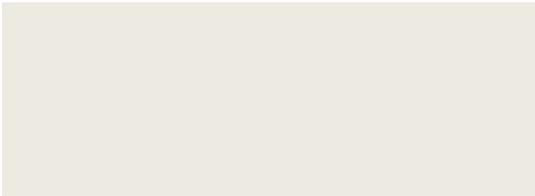
STUCCO 2  
SHERWIN WILLIAMS SW 7004 "SNOWBOUND"



STORE FRONT WINDOWS, DOORS  
BLACK



POURED IN PLACE CONCRETE  
LIGHT GRAY OR SIMILAR



STUCCO 3  
SHERWIN WILLIAMS SW 7674 "PEPPERCORN"



GUTTERS & DOWNSPOUTS  
SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"



COLOR AND MATERIAL BOARD  
CLUBHOUSE

STANDING SEAM METAL ROOF  
"BLACK"



CMU WALL  
SHERWIN WILLIAMS SW 7045 "INTELLECTUAL GRAY"



6X6 WOOD POST & METAL GATES  
SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"



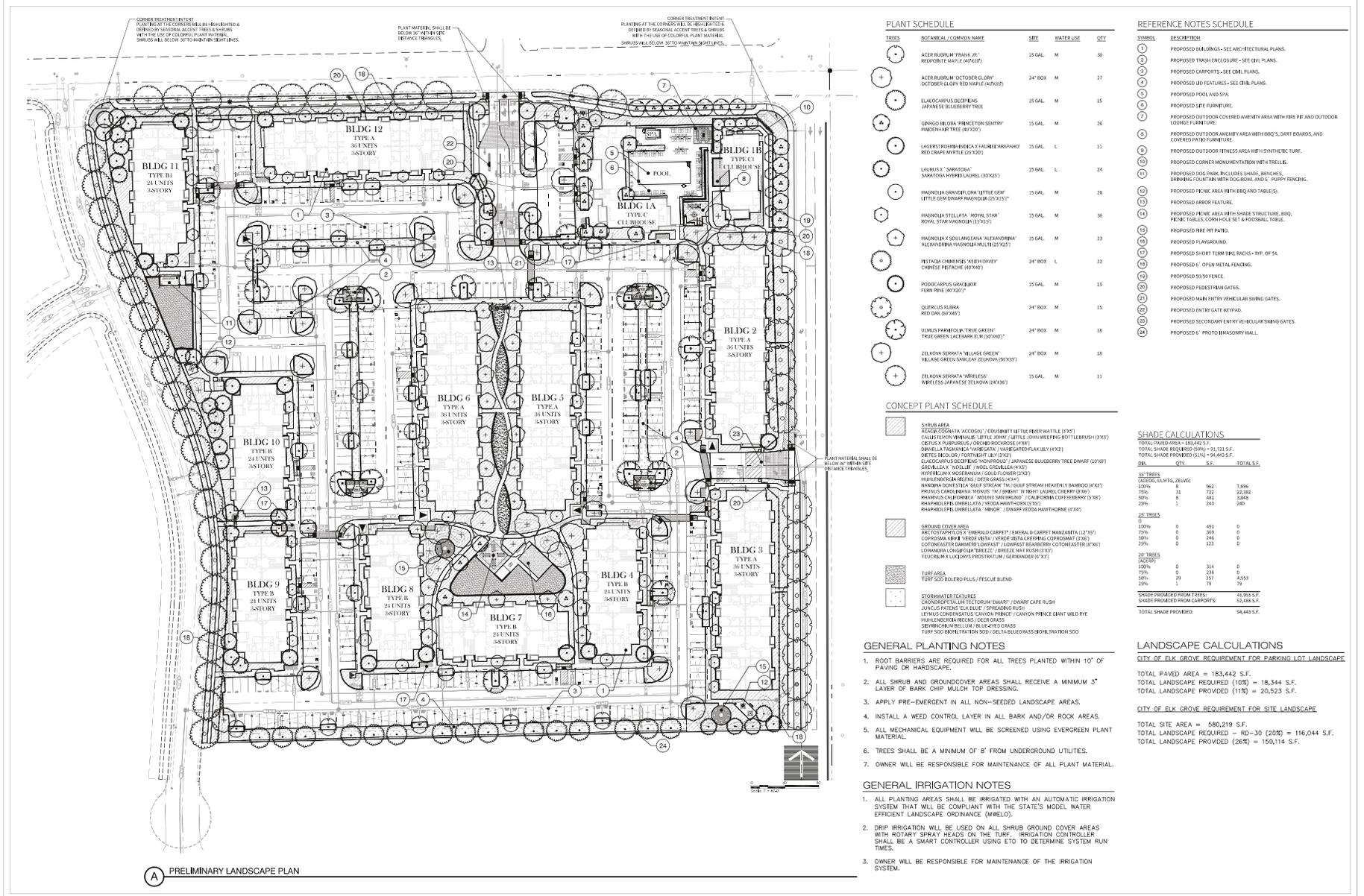
COLOR AND MATERIAL BOARD  
TRASH ENCLOSURE

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

CLUBHOUSE RENDERINGS

GUARDIAN MADEIRA APARTMENTS  
ELK GROVE, CALIFORNIA

# Preliminary Landscape Plan



## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California

Proposed By:



**Guardian Capital**  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With: **Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)**

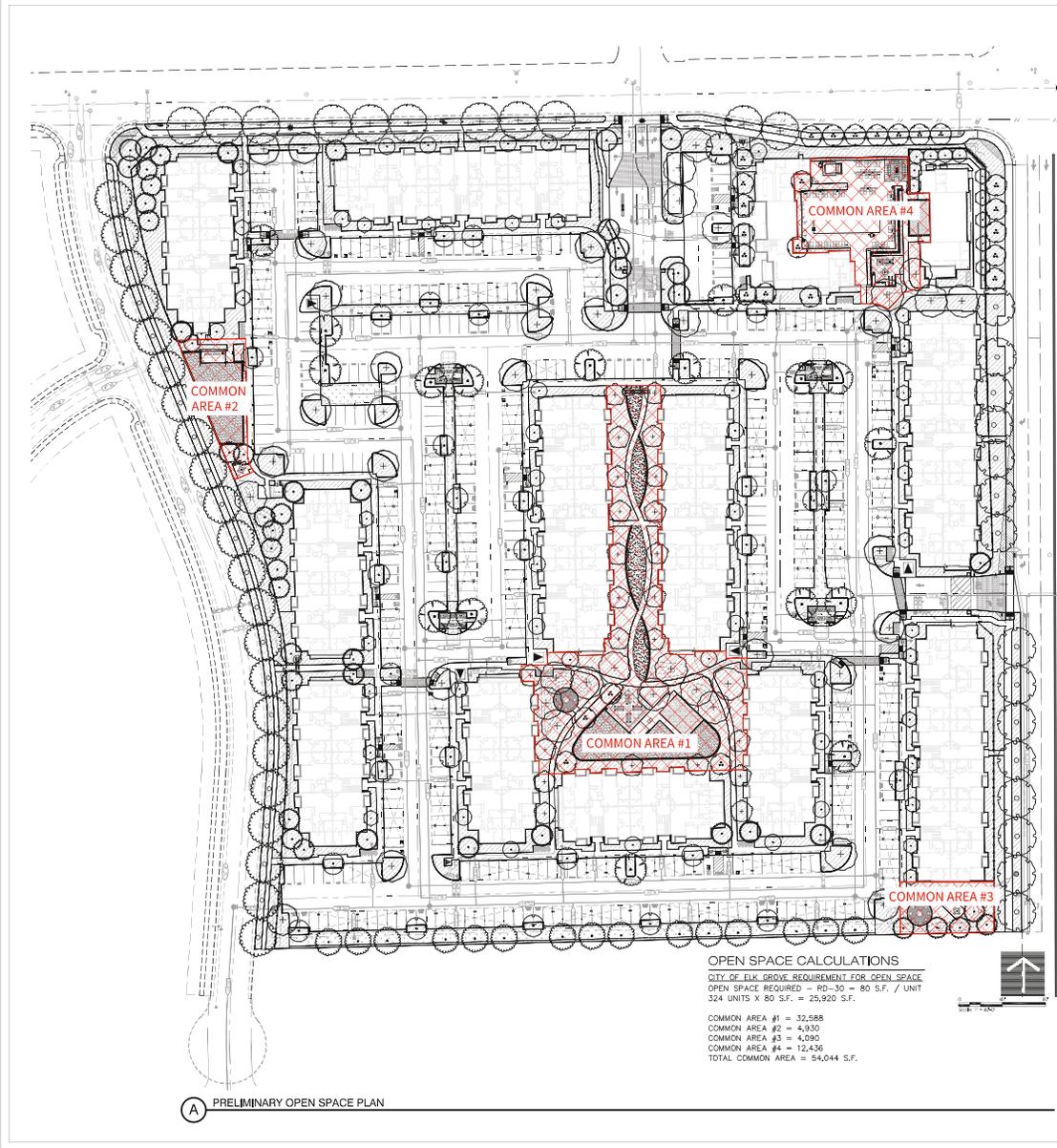


**FURHMAN LEAMY LAND GROUP**  
1840 PROFESSIONAL DRIVE, SUITE 300, ROSELAND, CA 95661  
(916) 787-1733 • FAX: (916) 787-0200 • WWW.FLGROUP.COM

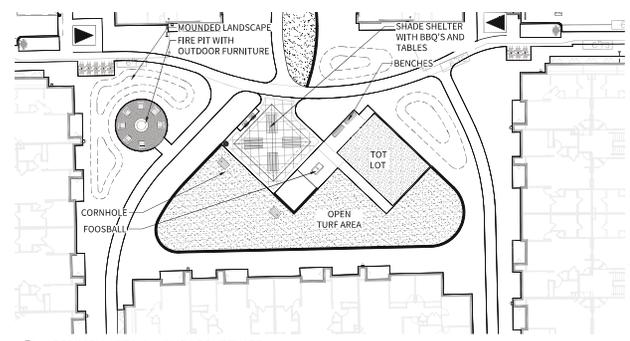
May 1, 2023 - Third Submittal

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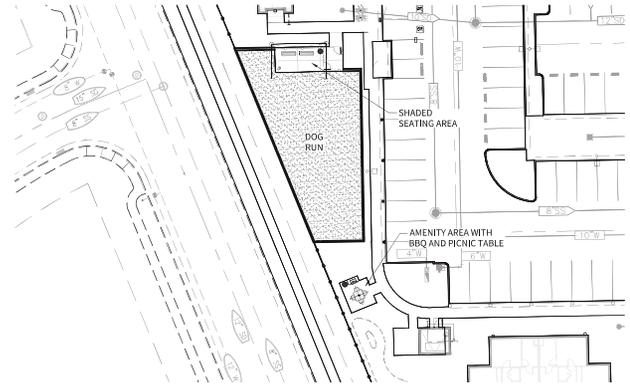
# Preliminary Open Space and Amenities



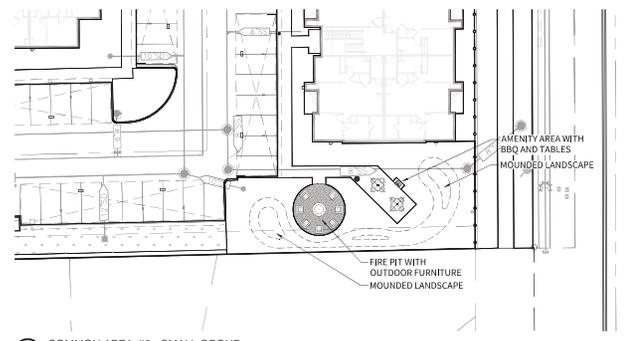
**A** PRELIMINARY OPEN SPACE PLAN  
1"=20'



**B** COMMON AREA #1 - MAIN COURTYARD  
1"=20'



**C** COMMON AREA #2 - DOG RUN  
1"=20'



**D** COMMON AREA #3 - SMALL GROUP  
1"=20'

## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California



Guardian Capital  
 555 University Avenue, Suite 275  
 Sacramento, CA 95825

In Association With: Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil), and Furhman Leamy Land Group (Landscape Architecture)

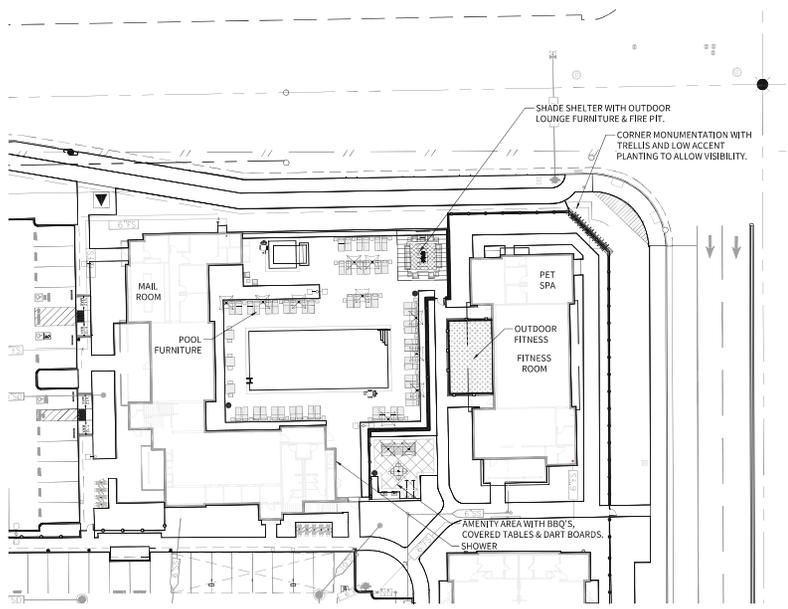


1040 PROFESSIONAL DRIVE, SUITE 200, ROSELILLE, CA 95661  
 (916) 787-1783 FAX (916) 787-0205  
 FLOOR 06/2024

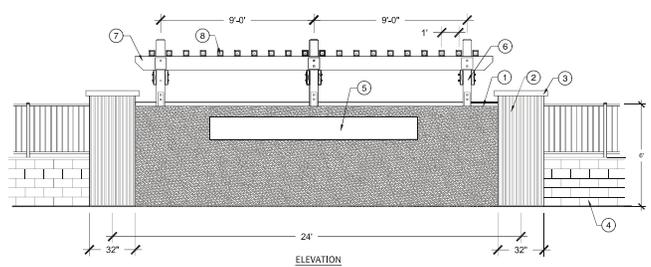
May 1, 2023 - Third Submittal

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**Preliminary Open Space and Amenities**



**A** COMMON AREA #4 - POOL  
1"=20'



**B** PROJECT MONUMENT WALL AND ARBOR  
3/8"=1'-0"

- ① BASALITE 6"X8"X16" PROTO II PRECISION BLOCK. STUCCO 2 FINISH TO MATCH AMENITY BUILDING. COLOR: SW 704 "SNOWBOUND"
  - ② 32" SQ. PILASTER - SEE DETAIL F. VENEER WITH CEMENTITIOUS VENEER TO MATCH AMENITY BUILDING. NEW TECH WOOD EUROPEAN SIDING "PERUVIAN TEAK".
  - ③ PILASTER CAP BY HANDELSTONE. MODEL: PC10-3003. COLOR: SEQUOIA - STONE FINISH.
  - ④ 50/50 WALL. SEE DETAIL E.
  - ⑤ SIGN PANEL. SUBMIT TO OWNER FOR APPROVAL.
  - ⑥ 6" X 6" WOOD POST.
  - ⑦ (2) 2" X 10" ROUGH-CUT BEAMS. PRIMED & PAINTED. ATTACH TO POSTS WITH ZINC COATED 5/8" X 3 1/2" LAG BOLTS.
  - ⑧ 4.4" X 4" ROUGH-CUT TRELLIS MEMBERS PRIMED & PAINTED. ATTACH WITH ZINC COATED 4" DECK SCREWS. BOTH SIDES.
- NOTE:  
ALL WOOD TO BE DOUGLAS FIR #1 UNLESS OTHERWISE NOTED. (1) COAT PRIMER & (2) COAT PAINT TO MATCH AMENITY BUILDING. COLOR: SW 6258 "TRICORN BLACK".

**GUARDIAN MADEIRA APARTMENTS**

Elk Grove, California

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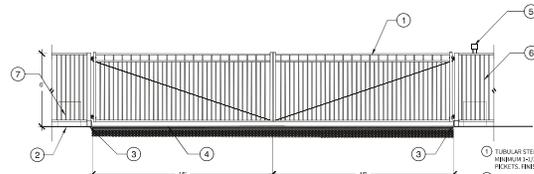
**L I 2** FURHMAN LEAMY LAND GROUP

3040 PROFESSIONAL DRIVE, SUITE 100, ROSELILLE, CA 95661  
PH: 916-777-1733 FAX: 916-777-0265  
WWW.FURHMANLEAMY.COM  
FLOR: 06C20034

May 1, 2023 - Third Submittal

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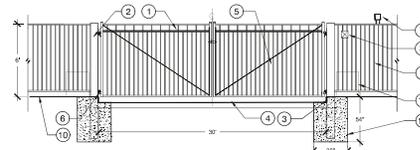
# Preliminary Landscape Details



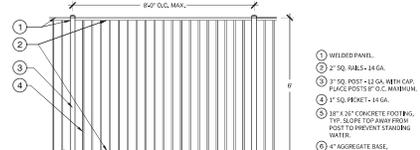
- GATE FABRICATION NOTES:**
1. CONTACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
  2. ALL WELDS SHALL BE BRUSHED, DE-BURRED, GROUND SMOOTH, AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
  3. ALL PEECS TO BE WELDED ALL AROUND.

FINISH: POWERCOATED BLACK.

1. TUBULAR STEEL GATE, TYP. OR 12" MINIMUM 1-1/2" SQ. FRAMING WITH 1" SQ. PECKETS.
2. ADJACENT PLANTER, SEE PLANS.
3. CONCRETE CURB.
4. STREET FINISH SURFACE. SEE CIVIL PLANS FOR SECTION.
5. CONCRETE CURB.
6. ROLLER HINGES, TWO PER GATE, TYPICAL.
7. ELECTRIC OVER HEAT SWITCH AND "CALL TO ENTRY" (WIRE CONTROLLED ACCESS SYSTEM BY INNOVATIVE PROTECT AND STAY) PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
8. FINISH WITH 45° X 45° CORNER BRASS CORNER PROTECT AND DETAIL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
9. ADJACENT PERMITS REFERENCE, SEE PLANS FOR TYPE AND HEIGHT.
10. FINISH GRADE.
11. SWING GATE MOTOR, DOORING OR EQUAL, PROVIDE WITH SCREEN PROTECTION.
12. 30" X 48" CONCRETE FOOTING PER STRUCTURAL CALCULATIONS, 2500 PSI.

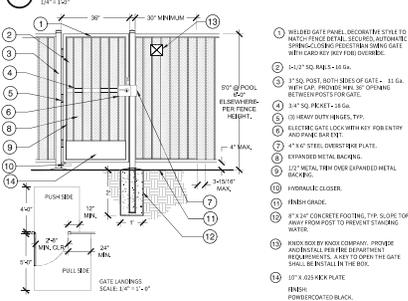


- GATE FABRICATION NOTES:**
1. CONTACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
  2. ALL WELDS SHALL BE BRUSHED, DE-BURRED, GROUND SMOOTH, AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
  3. ALL PEECS TO BE WELDED ALL AROUND.
  4. "CALL TO ENTRY" STANDAARD, A HIGH KEY SWITCH (MODEL: 4502) SHALL BE AFFIXED TO THE KEYPAD ON THE FACE OPPOSITE OF THE GATE, PROVIDE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
- FINISH:**  
FINISH ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT.



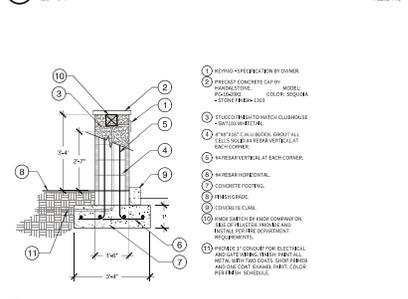
1. WELDED PANEL.
2. 2" SQ. RAILS - 14 GA.
3. 2" SQ. POST - 12 GA. WITH CAP PLATE POSTS 1" O.C. MINIMUM.
4. 2" SQ. PECKET - 14 GA.
5. 3/8" X 3/4" CONCRETE FOOTING, TYP. SLOPE TO AWAY FROM POOL TO PREVENT STANDING WATER.
6. 4" AGGREGATE BASE, COMPACTED.
7. FINISH: POWERCOATED BLACK.

**A MAIN ENTRY GATE - SWING**  
12'0" x 14'0"



1. WELDED GATE PANEL, DECOMBE STYLE TO MATCH FENCE DETAIL. SECURE AUTOMATIC SPRING LOADING PEDESTRIAN SWING GATE WITH CLOSURE SYSTEM.
2. 2-1/2" SQ. RAILS - 16 GA.
3. 2" SQ. POST, BOTH ENDS OF GATE - 11 GA. FLUSH END, 1/2" OFFSET END, OPENING BETWEEN POSTS FOR GATE.
4. 3/4" SQ. PECKET - 16 GA.
5. 12" HINGE WITH RINGS, TYP.
6. ELECTRIC GATE LOCK WITH KEY FOB ENTRY AND PANIC BAR DET.
7. 4" X 4" STEEL CORNER PROTECT AND DETAIL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
8. EXPANDED METAL BACKING.
9. 1/2" METAL THERM OVER EXPANDED METAL BACKING.
10. HYDRA-MALL CLOSURE.
11. FINISH GRADE.
12. 8" X 16" CONCRETE FOOTING, TYP. SLOPE TO AWAY FROM POOL TO PREVENT STANDING WATER.
13. ROLLER HINGES BY HINGE COMPANY. PROVIDE AND DETAIL PER THE DEPARTMENT REQUIREMENTS. HINGE TO OPEN THE GATE SHALL BE INSTALLED IN THE BODY.
14. 1/2" X 4" METAL PLATE FINISH: POWERCOATED BLACK.

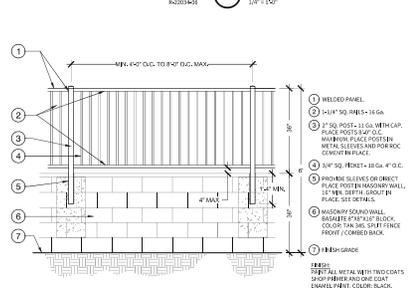
**D PEDESTRIAN GATE**  
12'0" x 14'0"



1. KEYPAD - OPERATIONAL BY OWNER.
2. PRECAST CONCRETE CAP - MODEL: PROTECTOR - COLOR: SQUIBBA - FRONT FINISH: LITE.
3. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
4. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
5. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
6. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
7. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
8. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
9. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
10. 1/2" X 1/2" RAILS TO MATCH CLOSURE SYSTEM DETAIL.
11. PROVIDE 1" CONDUIT FOR ELECTRICAL WIRING. FINISH: BRUSHED METAL. METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: PER FINISH SCHEDULE.

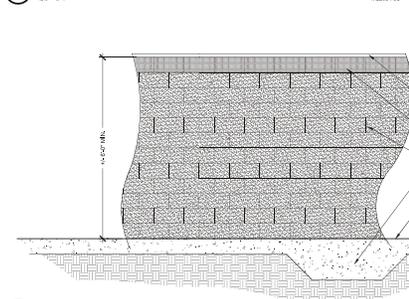
**G ENTRY GATE KEYPAD**  
12'0" x 14'0"

**B SECONDARY ENTRY GATE - SWING**  
12'0" x 14'0"



1. WELDED PANEL.
2. 2-1/2" SQ. RAILS - 16 GA.
3. 2" SQ. POST, 11 GA. WITH CAP PLATE POSTS 1" O.C. MINIMUM. FINISH: POWERCOATED BLACK.
4. 3/4" SQ. PECKET - 16 GA.
5. 12" HINGE WITH RINGS, TYP.
6. ELECTRIC GATE LOCK WITH KEY FOB ENTRY AND PANIC BAR DET.
7. 4" X 4" STEEL CORNER PROTECT AND DETAIL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

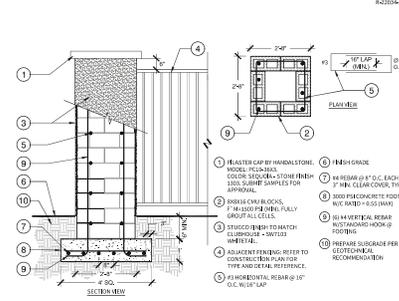
**E 5/0 WALL**  
12'0" x 14'0"



1. BASALT 8" X 8" X 16" BLOCK. COLOR: TAN 345. GROUND FACE FRONT / COMBED BACK.
2. BASALT 8" X 8" X 16" BLOCK. COLOR: TAN 345. SHIP FACE FRONT / GROUND FACE BACK.
3. BASALT REVISED CAP. COLOR: TAN 345.
4. CONG. FOOTING PER BASALT STD. ENGINEERING DETAILS. SEE SHEET 004.
5. FINISH GRADE.

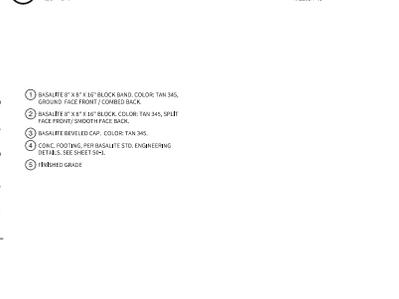
**H PROTO II WALL (ELEVATION)**  
12'0" x 14'0"

**C TUBULAR METAL FENCE**  
12'0" x 14'0"



1. HEATER CAP BY HANNA STONE. MODEL: PRO-HEAT. COLOR: SQUIBBA. TO MEET FINISH SCHEDULE. SUBMIT SAMPLES FOR APPROVAL.
2. ROLLER HINGES, TYPICAL. PROVIDE AND DETAIL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. 2" SQ. POST, 11 GA. WITH CAP PLATE POSTS 1" O.C. MINIMUM. FINISH: POWERCOATED BLACK.
4. 3/4" SQ. PECKET - 16 GA.
5. 12" HINGE WITH RINGS, TYP.
6. ELECTRIC GATE LOCK WITH KEY FOB ENTRY AND PANIC BAR DET.
7. 4" X 4" STEEL CORNER PROTECT AND DETAIL PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
8. EXPANDED METAL BACKING.
9. 1/2" METAL THERM OVER EXPANDED METAL BACKING.
10. FINISH GRADE.

**F 32" SQ. PLASTER**  
12'0" x 14'0"



1. BASALT 8" X 8" X 16" BLOCK. COLOR: TAN 345. GROUND FACE FRONT / COMBED BACK.
2. BASALT 8" X 8" X 16" BLOCK. COLOR: TAN 345. SHIP FACE FRONT / GROUND FACE BACK.
3. BASALT REVISED CAP. COLOR: TAN 345.
4. CONG. FOOTING PER BASALT STD. ENGINEERING DETAILS. SEE SHEET 004.
5. FINISH GRADE.

**I BIKE RACKS**  
12'0" x 14'0"



- GROUND CONTROL**  
2 Bike Below Ground Mount - Spaces
- HOOP RUNNER - HR100**  
2 Bike Below Ground Mount - Spaces
- MATERIALS:**  
PIPE: 1" W/ 1/2" SCHED 40  
ANCHOR RODS: 1/2" X 6" ANCHOR RODS
- FINISH:**  
Galvanized  
Conform to ASTM A123/A123M-12
- Black Powder Coat  
Final Coat: Polyester based Powder Coating  
This offers a hard shell layer to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong protective UV stable coating with superior salt spray protection.
- INSTALLATION:**  
Below Ground  
Suggested concrete: 3000 PSI max min.
- SPACE CLEARANCE:**  
Wall Spacing:  
For racks parallel to a wall  
Minimum: 24"
- For racks perpendicular to a wall  
Minimum: 34"
- Distance between racks  
Minimum: 24"
- Street Spacing:  
For racks parallel to the street  
Minimum: 24"
- \*Suggested Spacing Dimensions
- www.groundcontrol.com | 800.833.7228 | info@groundcontrol.com

## GUARDIAN MADEIRA APARTMENTS

Elk Grove, California



Guardian Capital  
555 University Avenue, Suite 275  
Sacramento, CA 95825

In Association With:  
Gillum Consulting (Land Consultant), RHA (Architects), TSD Engineering, Inc. (Civil),  
and Furhman Leamy Land Group (Landscape Architecture)

## L I 3 FURHMAN LEAMY LAND GROUP

3640 PROFESSIONAL DRIVE, SUITE 500, ROCKVILLE, CA 95661  
PH: 916.771.1713 | FAX: 916.771.1714 | www.furhmanleamy.com

May 1, 2023 - Third Submittal

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### D-Series Size 0 LED Area Luminaire

**Specifications**

- Size: 18" x 18"
- Length: 18.12"
- Width: 18.12"
- Height (H): 2.25"
- Height (H): 2.25"
- Height (H): 2.25"

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: D0X0 LED P3 40K 700K T3M MVOLT SRA N2A24 P3IN D0X0

Code	Part	Part Number	Part Name	Part Description	Part Description	Part Description
D0X0	Size	0	Size 0	Size 0	Size 0	Size 0
P3	Power	40K	40K	40K	40K	40K
700K	Temp	700K	700K	700K	700K	700K
T3M	Temp	T3M	T3M	T3M	T3M	T3M
MVOLT	Temp	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
SRA	Temp	SRA	SRA	SRA	SRA	SRA
N2A24	Temp	N2A24	N2A24	N2A24	N2A24	N2A24
P3IN	Temp	P3IN	P3IN	P3IN	P3IN	P3IN
D0X0	Temp	D0X0	D0X0	D0X0	D0X0	D0X0

LITHONIA LIGHTING  
 One Lithonia Way • Dalton, Georgia 30705 • Phone: 404.222.9977 FAX: 404.222.9978  
 6000 Lithonia Road, Dalton, GA 30705

FIGURE TYPE 'A' - LITHONIA D0X0-LED-P3-30K-T3M

### D-Series LED Surface Canopy

**Specifications**

- Length: 18.12"
- Width: 18.12"
- Height: 2.25"
- Height: 2.25"
- Height: 2.25"

**Introduction**

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or other areas, using concealed ballasts and drivers to provide uniform lighting. Its low optical losses provide the design flexibility to provide uniform lighting coverage with 40% energy savings. Its compact, housing overall energy consumption.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: D0X0 LED D0C P30 40K T3M MVOLT SRA D0X0

Code	Part	Part Number	Part Name	Part Description	Part Description	Part Description
D0X0	Size	0	Size 0	Size 0	Size 0	Size 0
P30	Power	40K	40K	40K	40K	40K
T3M	Temp	T3M	T3M	T3M	T3M	T3M
MVOLT	Temp	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
SRA	Temp	SRA	SRA	SRA	SRA	SRA
D0X0	Temp	D0X0	D0X0	D0X0	D0X0	D0X0

LITHONIA LIGHTING  
 One Lithonia Way • Dalton, Georgia 30705 • Phone: 404.222.9977 FAX: 404.222.9978  
 6000 Lithonia Road, Dalton, GA 30705

FIGURE TYPE 'B' - LITHONIA D0X0-LED-10C-1000-30K-T3M

### D-Series Size 1 LED Area Luminaire

**Specifications**

- Size: 24" x 24"
- Length: 24.12"
- Width: 24.12"
- Height (H): 2.25"
- Height (H): 2.25"
- Height (H): 2.25"

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: D0X1 LED P3 40K 700K T3M MVOLT SRA N2A24 P3IN D0X1

Code	Part	Part Number	Part Name	Part Description	Part Description	Part Description
D0X1	Size	1	Size 1	Size 1	Size 1	Size 1
P3	Power	40K	40K	40K	40K	40K
700K	Temp	700K	700K	700K	700K	700K
T3M	Temp	T3M	T3M	T3M	T3M	T3M
MVOLT	Temp	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
SRA	Temp	SRA	SRA	SRA	SRA	SRA
N2A24	Temp	N2A24	N2A24	N2A24	N2A24	N2A24
P3IN	Temp	P3IN	P3IN	P3IN	P3IN	P3IN
D0X1	Temp	D0X1	D0X1	D0X1	D0X1	D0X1

LITHONIA LIGHTING  
 One Lithonia Way • Dalton, Georgia 30705 • Phone: 404.222.9977 FAX: 404.222.9978  
 6000 Lithonia Road, Dalton, GA 30705

FIGURE TYPE 'C' - LITHONIA D0X1-LED-P3-30K-T3M ON 2" POLE

### D-Series Size 1 LED Area Luminaire

**Specifications**

- Size: 24" x 24"
- Length: 24.12"
- Width: 24.12"
- Height (H): 2.25"
- Height (H): 2.25"
- Height (H): 2.25"

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.

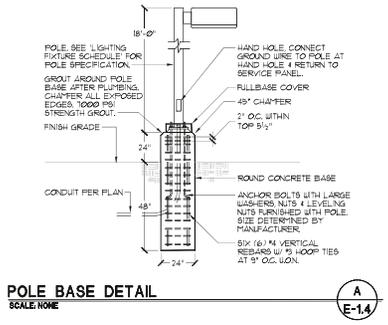
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: D0X1 LED P3 40K 700K T3M MVOLT SRA N2A24 P3IN D0X1

Code	Part	Part Number	Part Name	Part Description	Part Description	Part Description
D0X1	Size	1	Size 1	Size 1	Size 1	Size 1
P3	Power	40K	40K	40K	40K	40K
700K	Temp	700K	700K	700K	700K	700K
T3M	Temp	T3M	T3M	T3M	T3M	T3M
MVOLT	Temp	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
SRA	Temp	SRA	SRA	SRA	SRA	SRA
N2A24	Temp	N2A24	N2A24	N2A24	N2A24	N2A24
P3IN	Temp	P3IN	P3IN	P3IN	P3IN	P3IN
D0X1	Temp	D0X1	D0X1	D0X1	D0X1	D0X1

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 6000 Lithonia Road, Dalton, GA 30705

FIGURE TYPE 'D' - LITHONIA D0X1-LED-P3-30K-T3M ON 2-HEAD 2" POLE



POLE BASE DETAIL SCALE NONE



**R H A**  
**ROBERT HIDEY ARCHITECTS**  
 200 N. GARDEN STREET, SUITE 100, GARDEN CITY, CALIFORNIA 92345  
 TEL: 951.261.1111 FAX: 951.261.1112

**GUARDIAN MADEIRA APARTMENTS**  
 ELK GROVE, CALIFORNIA

GUARDIAN CAPITAL

04-24-2023 - 40% CITY SUBMITTAL

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PRINCIPAL: RH  
 SR PROJECT DIRECTOR: CZ  
 PROJECT DIRECTOR:  
 JOB CAPTAIN:  
 SR ASSOCIATE: CZ  
 ASSOCIATES:  
 PROJECT NUMBER: 22075  
 PROJECT CAD FILE: E-1.4

SHEET TITLE:  
**SITE**

**ELECTRICAL SITE DETAILS**

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SHEET NUMBER:

**E-1.4**

PLOT REFERENCE DATE: 05/01/2023

**Exhibit E**  
**Guardian Madeira Apartments Project (PLNG22-063)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	<p>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.</p> <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all 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"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• Laguna Ridge Specific Plan</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
7.	<p>Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SASD	
8.	<p>The trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	
9.	<p>As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.</p>	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>10. 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. Monitoring shall be On-Going</p>	<p>Planning</p>	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<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 (SVP) 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>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. Monitoring shall be On-Going</p>	<p>Planning</p>	
12.	<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. Monitoring shall be On-Going</p>	<p>Planning</p>	
13.	<p>Water supply shall be provided by the Sacramento County Water Agency (SCWA).</p>	<p>On-Going</p>	<p>SCWA</p>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	SMUD has existing overhead 12kV facilities along Poppy Ridge Road that will need to remain during construction until the facilities are undergrounded. 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.	On-Going	SMUD	
15.	SMUD has proposed underground 12kV facilities along Poppy Ridge Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
16.	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	
17.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	
18.	Gates obstructing fire access routes shall comply with the Cosumnes Fire Department Emergency Access Gates and Barriers standard.	On-Going	CCSD Fire	
19.	All applicable Cosumnes Fire Department standards shall be included in the project design. Project shall conform to the adopted building standards at the time of plan submittal for permit.	On-Going	CCSD Fire	
20.	If the proposed garbage enclosure will contain a drain to the sewer, the enclosure shall be covered.	On-Going	SASD	
<b>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</b>				
21.	The Applicant shall comply with, record, and pay the initial deposit of \$10,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the 2021 Housing Element Update and Laguna Ridge Specific 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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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 and any applicable MMRP.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
23.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Improvement Plans	SASD	
24.	All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency.	Improvement Plans	SCWA	
25.	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	
26.	Fire access turning radii shall meet the minimum requirements of the Cosumnes Fire Department access standard to the satisfaction of the Cosumnes Fire Department.	Improvement Plan	CCSD Fire	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>27. Prior to the approval of Improvement Plans 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 facilities, attributable to the property and (b) replacement of district wide fire 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, 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>	Improvement Plans	CCSD Fire/Parks	
<p>28. Each phase of this Project shall be coordinated in such a way that all required fire hydrants are live and there will be no less than two fire department access points always, to the satisfaction of Cosumnes Fire Department.</p>	Prior to Improvement Plan approval for each phase	CCSD Fire	
<p>29. 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.</p>	Improvement Plans	SMUD	
<p>30. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.</p>	Improvement Plans	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
31.	This project requires an Alternate Means and Methods request (AMMR) to be on file with the fire department to install a full NFPA 13 fire sprinkler system for buildings that do not meet the California Fire Code for access, all to the satisfaction of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
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.	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	
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.	The Applicant may include in its drainage study a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: <ol style="list-style-type: none"> <li>1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove.</li> <li>2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage system. Infrastructure to make a future connection shall be included in the planned facilities.</li> <li>3. The Applicant shall enter into an Access and Maintenance Agreement with the City for the interim drainage facilities.</li> </ol>	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
37.	The driveway on Big Horn Blvd, along the Project's frontage shall be limited to right-in/right-out turn movements only.	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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	The Applicant shall execute a Maintenance and License Agreement with the City for the improvements including but not limited to landscaping, driveway, and sidewalks located within City's right-of-way on Poppy Ridge Road to the satisfaction of the City.	Improvement Plans	Engineering	
<b>PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT</b>				
40.	Prior to issuance of Building Permit, the project area shall annex into the <b>Laguna Ridge Mello-Roos Community Facilities District 2005-1 (CFD)</b> , or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, as well as the maintenance costs of other community facilities. <b><u>The annexation process can take several months, so applicants should plan accordingly.</u></b> 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.	Building Permit	Finance	
41.	Prior to issuance of Building Permit, the project area shall annex into the <b>Police Services Mello-Roos Community Facilities District 2003-2 (CFD)</b> , to fund the project's fair share of Public Safety costs. <b><u>The annexation process can take several months, so applicants should plan accordingly.</u></b> 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.	Building Permit	Finance	
42.	Prior to issuance of Building Permit, the project area shall annex into the <b>Street Maintenance Assessment District No. 1, Zone 5</b> , to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. <b><u>The annexation process can take several months, so applicants should plan accordingly.</u></b> The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance assessments.	Building Permit	Finance	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
43.	Pursuant to Chapter 16.97 and Section 16.120.030.D of the Elk Grove Municipal Code, this Project is subject to the voluntary I-5 Subregional Corridor Mitigation Fee. The Applicant shall either pay this fee prior to the issuance of Building Permits for the applicable use or prepare its own analysis to determine its fair share mitigation provided that, if improvements are chosen as alternative mitigation, such improvements must be consistent with those improvements identified in the I-5 Subregional Corridor Improvement Plan. Any alternative mitigation proposed by the Applicant must be accepted by the City and Caltrans. The payment of such alternative mitigation fee, provision of infrastructure, or other mitigation, shall constitute mitigation for the Project in lieu of the I-5 Subregional Corridor Mitigation Fee.	Building Permit	Planning Engineering Building	
44.	The Applicant shall dedicate parkland or pay an in-lieu fee for parks and recreation in accordance with EGMC Chapter 22.40 (Park and Recreation Dedication and Fees) or EGMC Chapter 16.80 (Park Land In-Lieu Fee), as applicable.	Building Permit	Planning Finance	
45.	Prior to issuance of the 1 <sup>st</sup> Building Permit, the Applicant shall complete a Boundary Line Adjustment/Merger to merge the two existing parcels of the Project to the satisfaction of the City.	1 <sup>st</sup> Building Permit	Engineering	
46.	The Applicant shall dedicate, design, and construct a recycled water ("purple pipe") network for the transmission and distribution of Title 22 tertiary treated water to serve landscape corridors and multifamily landscape irrigation. The recycled water system shall be designed and constructed pursuant to the standards of SCWA and to the satisfaction of the City.	Building Permit	Engineering	
47.	The Applicant shall dedicate, design, and improve the westerly half-section of Big Horn Blvd, measured 36 feet from the approved centerline based on a 72-foot arterial street, including a 25-foot landscape corridor and a 7-foot wide detached sidewalk in accordance with the City's Laguna Ridge Specific Plan and the Improvement Standards to the satisfaction of the City. The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated, and locations determined by the City during Improvement Plan review.	Building Permit	Engineering	
48.	The Applicant shall dedicate, design and construct the southerly half-section of Poppy Ridge Road 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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
49.	The Applicant shall design and construct Mount Pico Street 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	
50.	The Applicant shall design and construct the southwest quadrant of the expanded intersection at Big Horn Blvd and Poppy Ridge Road as shown on the plans, in accordance with City Standards and to the satisfaction of the City.	Building Permit	Engineering	
51.	The Applicant shall dedicate, design, and install a right-turn pocket on Big Horn Blvd at the Project's driveway, in accordance with City Standards and to the satisfaction of the City.	Building Permit	Engineering	
52.	The Applicant shall pay an in-lieu payment of \$218,152 to the City for the Project's fair-share towards the design and/or construction costs of Big Horn Blvd and Sewer Lift Station, constructed by the City as part of the New Growth Area (NGA) Project.	Building Permit	Engineering	
53.	The Applicant shall dedicate to the City a pedestrian easement on Mount Pico Street and Poppy Ridge Road, along the Project's frontage, as shown on the plans to the satisfaction of the City.	Building Permit	Engineering	
54.	The Applicant shall dedicate to the City a 21.5-foot public utility easement along Mount Pico Street, adjacent to the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	
55.	The Applicant shall dedicate to the City a 12.5-foot public utility easement along Poppy Ridge Road, adjacent to the Project's frontage, to the satisfaction of the City.	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 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	
57.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
58.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SASD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
59.	Separate public water shall be provided to each building.	Building Permit	SCWA	
60.	The Applicant shall destroy any abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Building Permit	SCWA	
61.	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	
62.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
63.	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: <a href="https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm">https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm</a>	Building Permit	SMUD	
64.	Projects shall provide onsite fire access to within 150 feet of all portions of the building as measured by an approved route around the exterior of each building and/or as approved through an Alternate Means and Methods request.	Building Permit	CCSD Fire	
65.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall install a distributed antenna system with FCC certified signal boosters subject to Cosumnes Fire Department review and approval.	Prior to Issuance of Certificate of Occupancy	CCSD Fire	
66.	Required onsite fire access lanes shall be installed prior to construction or on-site storage of combustible materials.	Prior to the start of construction	CCSD Fire	
67.	Water mains and fire hydrants designated for a project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to vertical construction.	Prior to the start of construction	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
68.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP) as follows:</p> <ul style="list-style-type: none"> <li>• Comply with CALGreen Residential Tier 1 energy efficiency standards (BE-4);</li> <li>• At least 10% of the units in the project shall include exclusively electric appliances and HVAC system (BE-6);</li> <li>• 25% of the off-road construction feet used during construction shall include Environmental Protection Agency certified off-road Tier 4 diesel engines (TACM-8); and</li> <li>• Install electric vehicle (EV) charging stations (2.5% of parking spaces provided) and "EV Ready" parking stalls (2.5% of parking spaces) (TACM-9).</li> </ul>	Building Permit	Planning	

###

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-188**

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

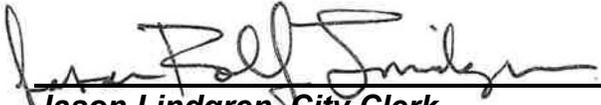
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 9, 2023 by the following vote:*

**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**