



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

AGENDA TITLE: A public hearing to consider the Seasons at Laguna Ridge application for a Rezone, Boundary Line Adjustment/Lot Merger, and Design Review for a 222-unit senior residential apartment facility.

MEETING DATE: October 10, 2007

PREPARED BY: Gerald Park, Senior Planner

DEPARTMENT HEAD: Christine Crawford, Planning Director

PROJECT INFORMATION:

Location: Northeast corner of Bruceville Road and Bilby Road
Planner: Gerald Park, Senior Planner
Applicant: TSD Engineering, Inc.
Property Owner: Pacific West Companies

PROJECT DESCRIPTION:

The Seasons at Laguna Ridge project is proposed as an affordable senior housing project consisting of 177 low and 45 very low income units. On June 27, 2007, the City Council approved the issuance of tax-exempt multifamily housing revenue bonds by the California Statewide Communities Development Authority for the purpose of financing the acquisition and construction of the Seasons project. A density bonus request, a density bonus agreement, and a loan request of \$9.1 million in City funding, is anticipated for City Council consideration in October or November 2007. The approval of the Seasons project entitlements, as prepared, is subject to the Council's subsequent approval of the density bonus units and agreement.

The applicant is requesting the following entitlements:

1. Rezone from Agricultural-20 acres minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan;
2. Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line; and,
3. Design Review for a 222-unit senior residential apartment facility consisting of one building of 225,469 square feet in size with associated site improvements.

RECOMMENDED ACTION:

The Planning Commission recommends that the City Council of the City of Elk Grove:

1. Adopt a Negative Declaration for the Seasons at Laguna Ridge Project No. EG-05-1086 (4-0);
2. Introduce and waive the full reading, by substitution of title only, an Ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from Agricultural-20 acre minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan for the Seasons at Laguna Ridge Project No. EG-06-1086 (4-0); and,
3. Approve a Resolution of the City Council of the City of Elk Grove approving a Boundary Line Adjustment/Lot Merger and Design Review for the Seasons at Laguna Ridge Project No. EG-06-1086, subject to the Findings and Conditions of Approval (4-0).

BACKGROUND INFORMATION:

The 18.48-acre project site is denoted as a “non-participant” on the Laguna Ridge Land Use Plan, which establishes the zoning designations for the Laguna Ridge Specific Plan (LRSP). The non-participant label was established for several parcels in the LRSP, for which the property owners at the time of LRSP adoption had elected not to financially participate in the preparation of the LRSP. Although the property owners of non-participant parcels may continue with the existing residential/agricultural use, the non-

participant parcels were evaluated and engineered for the overall development of the LRSP. This included preliminary zoning designations for non-participant parcels on the Laguna Ridge Land Use Plan. Thus, any subsequent development of non-participating parcels would require a rezone since the underlying zoning designations did not change as part of the LRSP rezone – only participating parcels were rezoned as part of LRSP approval.

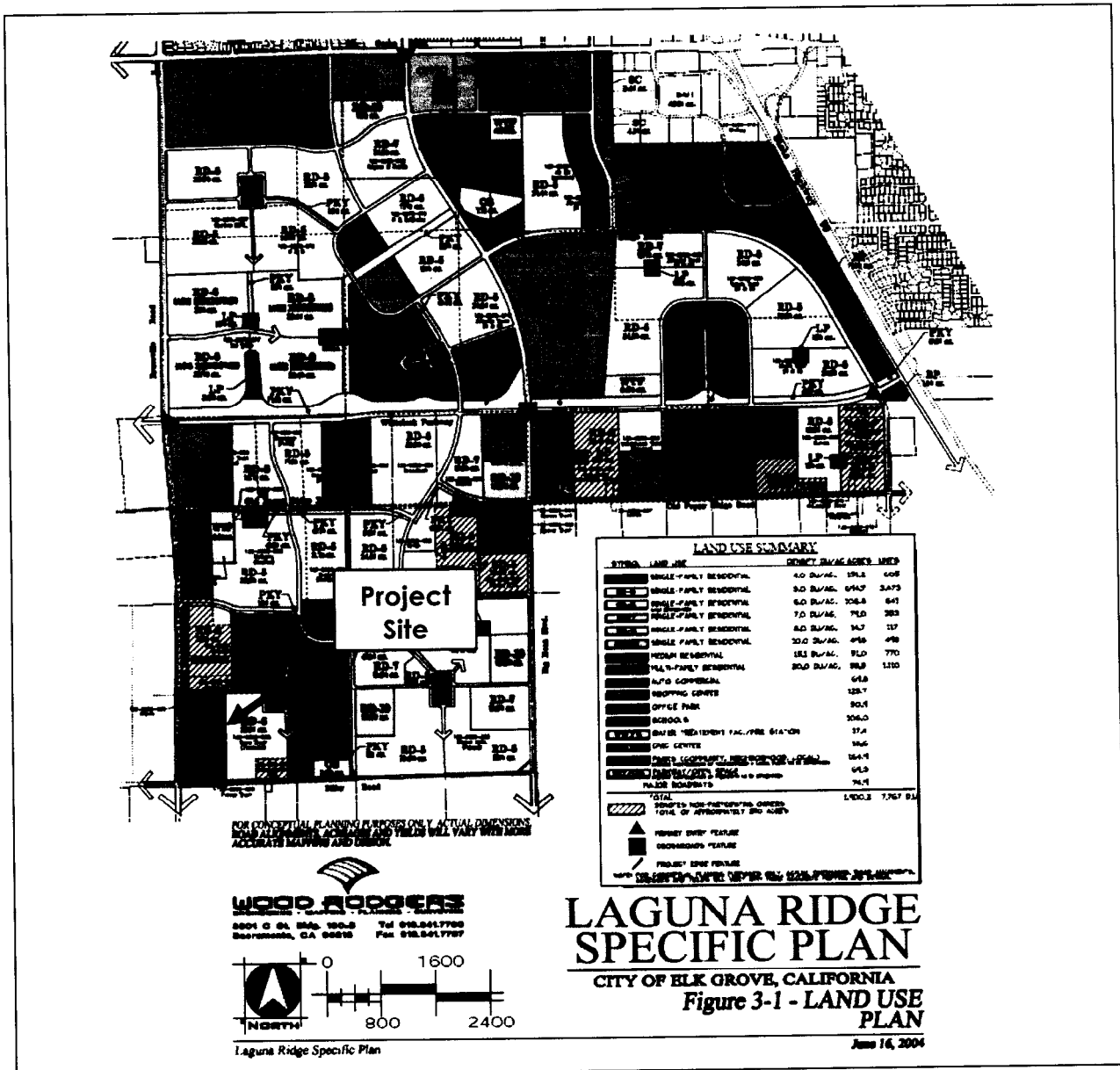


Figure 1 – Laguna Ridge Specific Plan Area

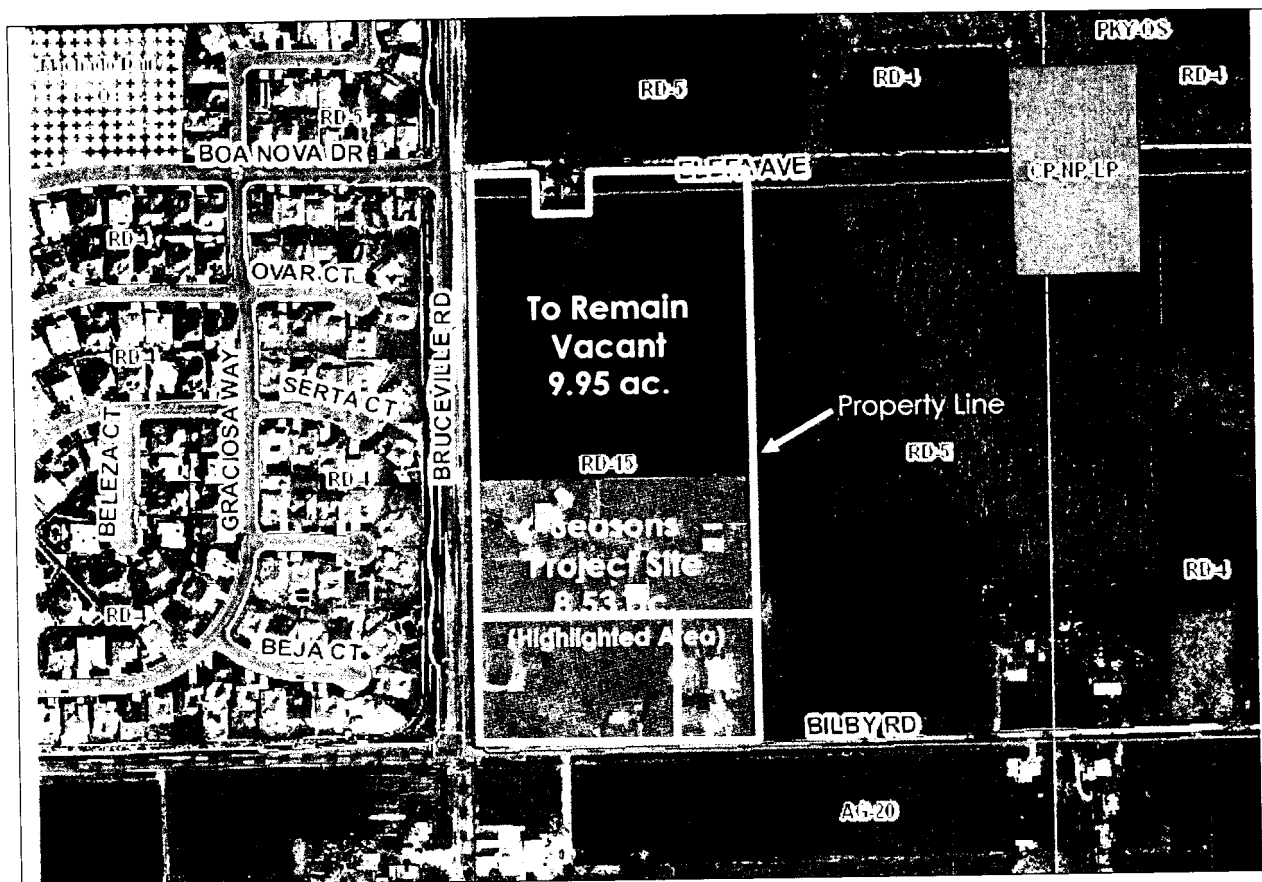


Figure 2. Project Site

ANALYSIS:

Rezone

The proposed RD-15 zoning is consistent with the site's General Plan land use designation of *High Density Residential* and the LRSP. As defined in the LRSP, the RD-15 land use designation allows a residential density range of 12.0 to 20.0 dwelling units per acre (du/ac), but the minimum overall density must be 15.1 du/ac. The density range for RD-15 as prescribed by the LRSP supersedes the maximum density as allowed by the Zoning Code.

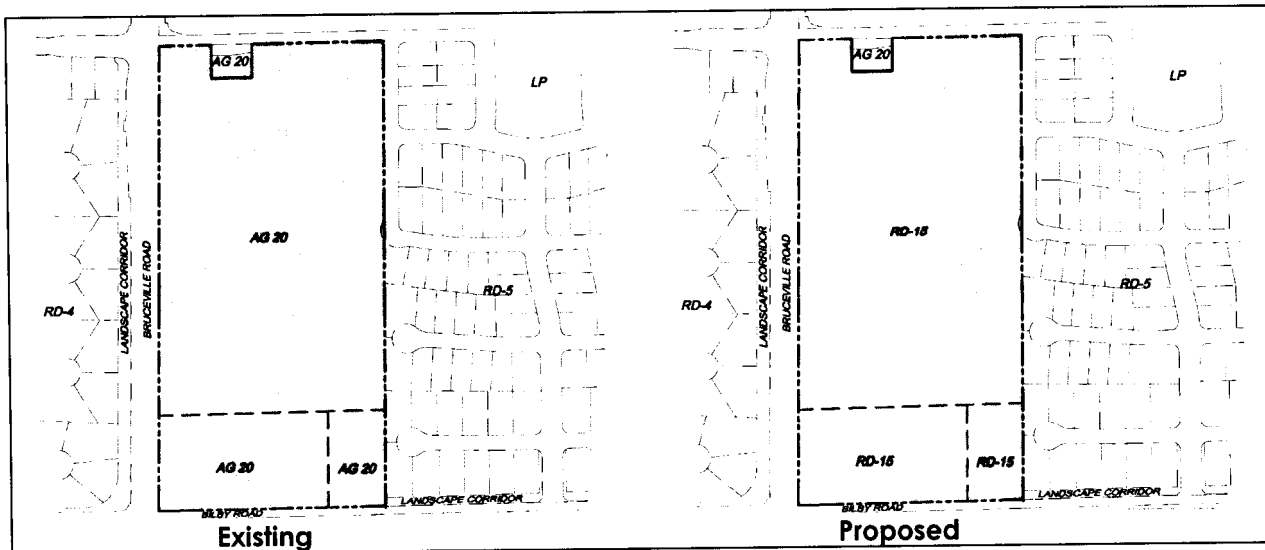


Figure 3. Rezone Exhibit

Boundary Line Adjustment/Lot Merger

As shown in Figure 4 below, the Boundary Line Adjustment/Lot Merger proposes to 1) merge Parcels B and C, and 2) adjust the shared property line between Parcel A and the merged parcels so that the resulting parcels would be 9.95± acres and 8.53± acres, respectively. As proposed, the resulting parcels will be consistent with the Elk Grove General Plan, the Laguna Ridge Specific Plan, and all applicable zoning code requirements.

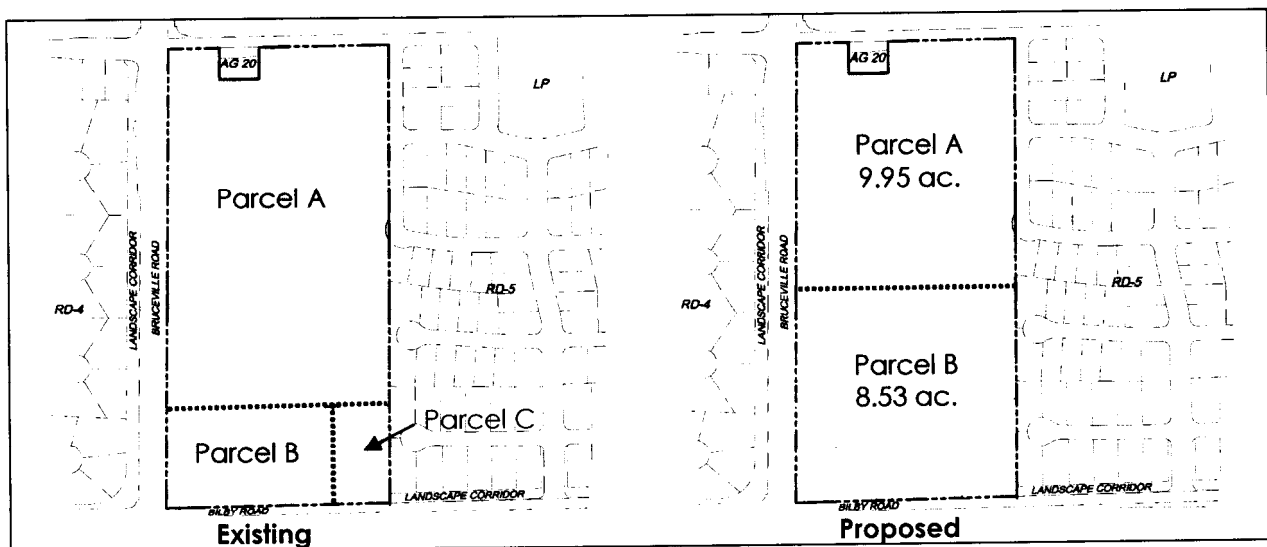


Figure 4. Boundary Line Adjustment/Lot Merger

Design Review

The proposed 222-unit senior affordable residential apartment facility consists of one 225,469 square feet (sq./ft.) building on an 8.53± acre portion of the site. The main entry into the Seasons project is on Bilby Road. A one-way traffic circle is proposed between the Bilby Road driveway and building entrance in order to provide a pick-up/drop-off area at the main building entrance. A secondary access is located at the northwest corner of the site on Bruceville Road, which would also serve the future development to the north of the Season's project site.

Pedestrian access has been provided internally throughout the site with walkways as well as access onto Bruceville Road and Bilby Road. The project has been designed to integrate with the surrounding projects, including connectivity to the Treasure Homes subdivision to the east to allow accessibility to the parks located within the LRSP. A 45,250 sq. ft. courtyard is provided within the center area of the building, which includes amenities such as a swimming pool, gazebo, and gardens.

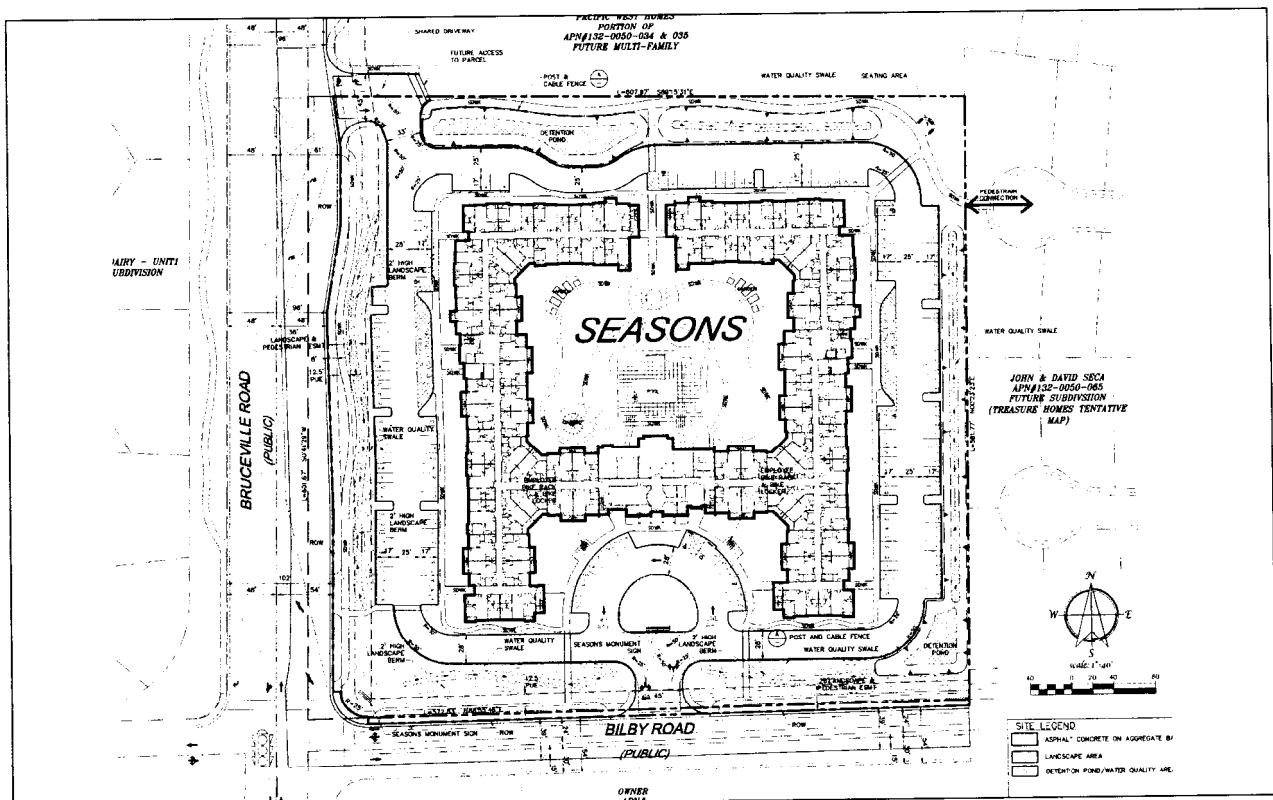


Figure 5. Site Plan

The proposed building is three-stories and designed with varying roofline heights that range between 34'-38'. In order to provide visual interest, the building facade incorporates pop-outs and varying wall planes with a consistent theme and color pallet of earthtone shades of beige, brown, and green. Building massing is reduced by the utilization of awnings, moldings, metal grids, and square accents. The facade of each tenant space has its own architectural character that is distinctive and differs from the adjacent tenant spaces.

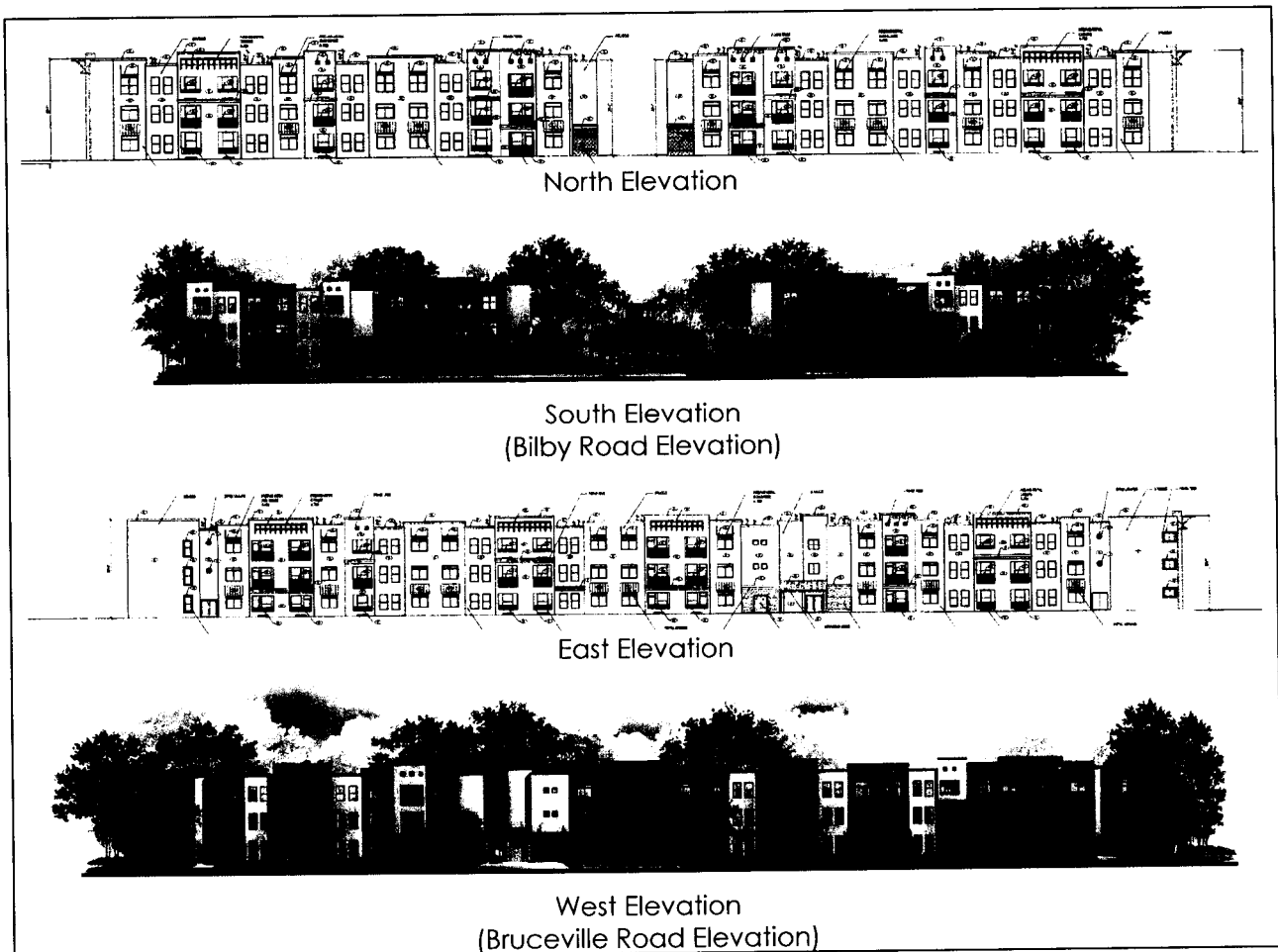


Figure 6: Building Elevations

Site landscaping includes a variety of shade trees such as London plane, Chinese hackberry, Camphor, Flowering cherry, and Chinese pistache. Screening trees are provided adjacent to the Treasure Home subdivision to the east with plantings of Aleppo pine and Redwoods.

PLANNING COMMISSION MEETING:

On September 20, 2007, the Planning Commission conducted a public hearing to consider the Seasons project. At the meeting, the Planning Commission recommended City Council approval of the project with a 4-0 vote and have requested that the City Council review and consider adopting a LRSP reimbursement for “non-participant” parcels. The purpose of the proposed fee would be to recover the costs associated with the preparation and adoption of the Specific Plan, including California Environmental Quality Act (CEQA) review.

The Planning Commission heard public testimony from Treasure Homes and The Hodgson Company. The Treasures Homes representative reiterated some concerns as outlined in the Planning Commission Memo dated September 20, 2007 (see Attachment 5). The Hodgson Company representative requested that the Seasons project provide its fair-share of LRSP preparation and adoption costs by payment of a proposed LRSP reimbursement fee. Furthermore, the representative stated a concern with Condition #56 (shown as Condition #60 in the Planning Commission report) that allows the Seasons project to satisfy the project’s share of infrastructure and facility improvements by participation in a Mello-Roos CFD, which the representative stated may not be adequate to cover the actual fair share cost. The Planning Commission did receive correspondence via e-mail from one adjacent neighbor regarding the proposed project (see Attachment 6).

In conclusion, the Planning Commission requested that Public Works review Condition #43 (shown as Condition #44 in the Planning Commission report) relating to improvements required for the east half of Bruceville Road as a result of the Treasure Homes representative’s concern, and that the City Council revisit the establishment of a LRSP fee. Upon further review of Condition #43 by Public Works, no revision to the condition is necessary since the Treasure Homes representative stated he was in error the next day.

The Planning Commission requested two new conditions requiring the applicant to limit the hours of trash/recycle pick-up to 7:00 a.m.-6:00 p.m. weekdays (Condition #10), and provide additional accessible parking stalls by utilizing the extra parking stalls, if needed (Condition #67).

ENVIRONMENTAL ANALYSIS:

The Seasons at Laguna Ridge project is located in and is consistent with the Laguna Ridge Specific Plan. The City of Elk Grove certified an Environmental Impact Report (EIR) for the Laguna Ridge Specific Plan in June 2004 (SCH# 200082139). A Mitigation Monitoring and Reporting Program (MMRP), which the Seasons project is required to comply with, was adopted for the Laguna Ridge Specific Plan. The project includes three legal parcels, which are considered non-participating properties for purposes of the Specific Plan studies and thus not fully analyzed in the Laguna Ridge Specific Plan EIR. The necessary site specific studies were prepared for the project and the City conducted an Initial Study in order to determine site-specific significant adverse environmental impacts. The Initial Study identified that impacts to resources specific to this project can be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan MMRP, which the project is required to comply with (Condition # 11). Consequently, no mitigation measures beyond those identified in the LRSP MMRP are necessary. Therefore, in accordance with Section 15070(a) of the CEQA Guidelines, the City prepared a Negative Declaration. The Initial Study/Negative Declaration (SCH# 2007072123) was circulated for public comment and review from July 27, 2007 to August 27, 2007. During this circulation of the Initial Study/Negative Declaration, agency comment letters were received, from the California Public Utilities Commission (PUC) and California Department of Water Resources (DWR).

The PUC provided a general statement that any development projects planned adjacent to or near a rail corridor should be adequately planned with the safety corridor in mind. The Seasons project is not located adjacent to any present or future rail corridor. Therefore, the PUC comment has no applicability to the Seasons project and no further action is necessary.

The DWR provided notification that the project may encroach on the State Adopted Plan of Flood Control and recommends that the applicant verify if the project encroaches into the Reclamation Board's designated floodway. If the project encroaches into an adopted flood control plan, an encroachment permit from the Reclamation Board will be required. The DWR notification is informational in nature and does not relate to potential new significant impacts other than those already addressed in the LRSP

EIR and initial study. The applicant has been notified in regards to DWR comments and no further action is required.

Changes and Edits to the Negative Declaration

The Negative Declaration states that conditions of approval have been added in regards to tree preservation and removal. Upon further design of the detention basin, tree #58 will need to be removed. In addition, the applicant will relocate tree #57. Therefore, the conditions have been modified to allow for the removal of tree #58, and the relocation of tree #57.

Page 20 – Revise the conditions of approval as shown below. All new revisions are shown in **bold** text and deletions are shown as ~~strikeout~~ text. None of these revisions constitute new significant information or result in any new significant impacts of the proposed project.

- The project applicant shall relocate the oak trees tagged with numbers 48, 49, 55, and **57** into the project site landscaping.
- **The project applicant shall provide mitigation for the removal of tree #58. Mitigation shall be in the form of mitigation planting, as approved by the City, or payment of the City's per inch mitigation fee. The mitigation shall be on an inch-per-inch dbh basis.**
- ~~The project applicant shall remove the oak tree tagged with number 57, since it is 14" dbh and too large to relocate. The applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.~~
- ~~In order to retain the oak tree tagged with number 58 on the project site, the proposed picnic area, night light, pedestrian path, detention channel and roadway should be moved out of the oak's dripline. If these features cannot be moved, then oak tree number 58 that has an 11" dbh will require removal and the applicant shall plant~~

~~replacement tree(s) with in kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for the use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.~~

FISCAL IMPACT:

Development of the proposed project will result in increased costs to the City for the provision of specific governmental services. The project has been conditioned to annex into various financing districts to assist with funding these governmental services.

The development of infrastructure is typically financed through a combination of Mello-Roos CFD, development impact fee programs, and developer funding.

Despite being adjusted each January 1st for inflation, the development impact fees have not kept pace with construction cost increases. As long as a developer/project applicant builds the required infrastructure/facilities, the City's General Fund is not at risk for funding shortfalls in fee programs. However, there are many City delivered projects that are planned (interchanges, new Civic Center, new Police Facilities, new Library, etc.) that are dependent on new development fully paying its fair share through development impact fee programs.

In order to avoid using a contribution from the general fund to pay for a portion of the infrastructure/facilities costs of this project and other new development projects located in the City, one or more of the following must occur:

1. Update the impact fee programs.
2. Downsized/eliminate facilities listed in the fee programs.
3. Identify new funding sources.

ATTACHMENTS:

1. Ordinance pg. 13
2. Resolution and Conditions of Approval pg. 18
3. Initial Study/Negative Declaration pg. 52
4. Planning Commission Staff Report dated September 20, 2007 pg. 93
5. Planning Commission Memo dated September 20, 2007 pg. 220
6. Planning Commission Correspondence dated September 19, 2007 pg. 225
7. Project Plans pg. 227

Attachment 1
Ordinance

ORDINANCE NO. ____-2007

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE CITY OF ELK GROVE ZONING MAP
FROM AG-20 TO RD-15 CONSISTENT WITH THE LAGUNA RIDGE SPECIFIC PLAN
FOR SEASONS AT LAGUNA RIDGE
PROJECT NO. EG-06-1086
APNs: 132-0050-028, 029, 034 AND 035**

The City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map from AG-20 to RD-15 consistent with the Laguna Ridge Specific Plan for the Seasons at Laguna Ridge Project, as shown in Exhibit A, attached hereto and incorporated by reference.

Section 2: Findings

CEQA

Finding: The rezoning will not have a significant adverse impact on the environment. A Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA) and the Negative Declaration reflects the independent judgment and analysis of the City. On the basis of the Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project as designed, conditioned and mitigated will have a significant impact on the environment.

Evidence: The Seasons at Laguna Ridge project is located in and is consistent with the Laguna Ridge Specific Plan. The City of Elk Grove certified an Environmental Impact Report (EIR) for the Laguna Ridge Specific Plan in June, 2004 (SCH# 200082139). A Mitigation Monitoring and Reporting Program (MMRP), which the Seasons project is required to comply with, was adopted for the Laguna Ridge Specific Plan. The project includes three legal parcels, which are considered non-participating properties for purposes of the Specific Plan studies and thus not fully analyzed in the Laguna Ridge Specific Plan EIR. The necessary site specific studies were prepared for the project and the City conducted an Initial Study in order to determine site-specific significant adverse environmental impacts. The Initial Study identified that impacts to resources specific to this project can be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan MMRP, which the project is required to comply. Consequently, no mitigation measures beyond those identified in the LRSP MMRP are necessary.

The City distributed the Notice of Intent to Adopt the Negative Declaration on July 27, 2007. It was posted at the Sacramento County Clerk's Office, distributed through the

State Clearinghouse, and at the City offices pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on July 27, 2007 and closed on August 27, 2007. The Negative Declaration was made available to the public during this review period.

Rezone

Finding: The proposed rezone is consistent with the General Plan and Laguna Ridge Specific Plan goals, policies, and implementation programs.

Evidence: The Applicant's proposal is consistent with the allowed density ranges and uses in the Elk Grove General Plan, General Plan Land Use Map, and Laguna Ridge Specific Plan (LRSP). The Elk Grove General Plan designates the site as High Density Residential (15.1 to 30 dwelling units per acre), and LRSP designates the site for Medium Density Residential (RD-15). The LRSP allows a maximum density of 20 dwellings units per acre as a matter of right. In addition, the proposed project implements the General Plan's objectives for orderly and systematic development, and responds to opportunities and constraints in the local community area.

Section 3: Action

The City Council hereby amends the City of Elk Grove Zoning Map for APNs: 132-0050-028, 029, 034, and 035 as shown on attached Exhibit A subject to the findings contained in this Ordinance.

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Effective Date and Publication

This Ordinance is contingent upon and shall take effect thirty (30) days after the adoption of the related General Plan amendment, if at all. In lieu of publication of the

full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code section 36933(c)(1).

INTRODUCED:
ADOPTED:
EFFECTIVE:

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

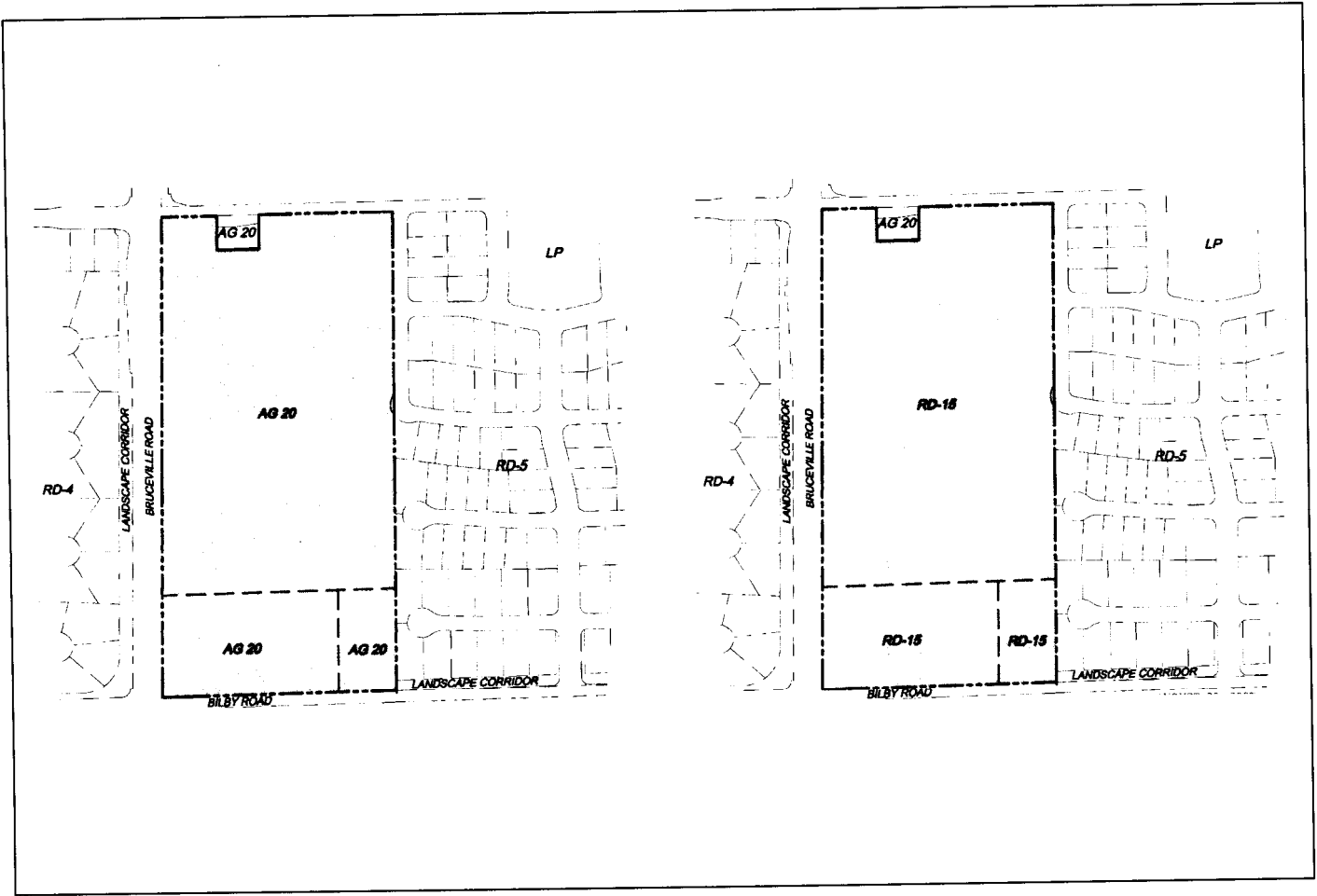
ATTEST:

APPROVED AS TO FORM:

PEGGY E. JACKSON, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

Exhibit A – Rezone Exhibit



Attachment 2
Resolution and Conditions of Approval

RESOLUTION NO. 2007-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A BOUNDARY LINE ADJUSTMENT/LOT MERGER AND DESIGN REVIEW FOR THE SEASONS AT LAGUNA RIDGE PROJECT NO. #EG-06-1086 APNs: 132-0050-028, 029, 034, AND 035

WHEREAS, TSD Engineering, Inc. (the "Applicant") filed an application with the City of Elk Grove ("City") for a Rezone, Boundary Line Adjustment/Lot Merger, and Design Review; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-0050-028, 029, 034, and 035 (the "Property"); and

WHEREAS, the City has determined that the Seasons at Laguna Ridge Project was subject to the California Environmental Quality Act (CEQA) and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, in accordance with Section 15070(a) of the CEQA Guidelines, the City prepared and circulated a Negative Declaration; and

WHEREAS, the Initial Study identified that impacts to resources specific to this project can be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program (LRSP MMRP); and

WHEREAS, the Applicant has been conditioned to comply with the LRSP MMRP and no mitigation measures beyond those identified in the LRSP MMRP are necessary; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on September 20, 2007 and recommended City Council approval of the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the project, subject to the conditions of approval as illustrated in Exhibit A and Project Exhibits as illustrated in Exhibit B, based on the following findings:

CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed and conditioned will have a significant effect on the environment. A Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The Negative Declaration reflects the independent judgment and analysis of the City.

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report (SCH# 200082139) was adopted by the City Council in June 2004. The EIR addressed environmental issues related to the development the Laguna Ridge Specific Plan, where the Seasons project is located, but did not include an analysis of the resources present at the Seasons project site (considered a non-participating property). Site specific studies, such as biological resources study, cultural resources study, wetland delineation, and phase 1 environmental survey, were prepared for the project site. An Initial Study was prepared to determine the potentially significant adverse effects on environmental resources caused by development of the project site. The Initial Study concluded that adverse effects to environmental resources present at the project site could be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan MMRP, which the project is required and has been conditioned to comply with. A Negative Declaration was prepared and circulated for a 30-day public comment period along with the Initial Study. Two comment letters were received within the public comment period. These comments do not alter the results of the Initial Study/Negative Declaration. Responses to the comments are included in the September 20 Planning Commission staff report. The City of Elk Grove, Development Services - Planning Department, located at 8401 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

Boundary Line Adjustment/Lot Merger

Finding: Approval of the Boundary Line Adjustment/Lot Merger will not result in any changes in land use density.

Evidence: The adjusted/merge lots will not result in any changes in land use density. The proposed new lot will meet the Development Standards and Requirements for the Medium Density Residential (RD-15) zoning designation.

Design Review

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

Evidence: The proposed project is consistent with the General Plan land use designation of High Density Residential. The site layout has been reviewed against the Zoning Code, Citywide Design Guidelines, and Laguna Ridge Specific Plan Supplemental Design Guidelines for multi-family development and meets all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements, including conformance with the City of Elk Grove Improvement Standards.

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

Evidence: The proposed site design and architecture are appropriate for a multi-family residential project. As designed, the project will provide an attractive and functional high density housing project. The high quality of the product is consistent with the surrounding area. The site plan, elevations, and landscape plans provide all design elements required by the LRSP Design Guidelines and Citywide Design Guidelines. The project also provides consistent detailing of the architectural style, sufficient pedestrian connectivity, and consistent color palette. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence: The proposed project will provide all required design elements that would establish a multi-family housing area compatible with the neighborhood. The varying roofline heights, staggered wall planes, and design elements such as awnings, moldings, metal grids, and square accents contribute to a high quality design. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence: The proposed project layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. Vehicle access into the Seasons project is provided by driveways off of Bilby Road and Bruceville Road. Pedestrian access has been designed to connect with the future project to the north and the Treasure Homes subdivision to the east to allow public park access. The project is subject to conditions of approval that will ensure consistency with all standard requirements and the safe integration of the project into the local transportation network.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of October 2007.

JIM COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

PEGGY E. JACKSON, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action is for a Rezone from Agricultural-20 acres minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, a Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line, and a Design Review for the construction of a 222-unit senior residential facility as described in the Planning Commission report and associated Exhibits and Attachments dated September 20, 2007 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Rezone Exhibit (received August 30, 2007) • Boundary Line Adjustment/Merger Exhibit (received April 24, 2007) • Site Plan (received June 11, 2007) • Building Elevations & Floor Plans (received April 20, 2007) • Landscape Plan (received June 21, 2007) <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as the "Applicant") shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to</p>	On-Going	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
comply with all ordinances, statutes, regulations, and procedures.			
4. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	
5. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
6. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan.	On-Going	Public Works	
7. Any on-site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps.	On-Going	Public Works	
8. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	On-Going	Public Works	
9. The Applicant shall not allow any 'strictly prohibited signs' (i.e. lighter-than-air or balloon devices) to be displayed for advertising or other functions within this project.	On-Going	Community Enhancement	
10. All trash/recycle pick-up shall be limited between the hours 7:00 a.m. to 6:00 p.m. weekdays.	On-Going	Community Enhancement	
11. The Applicant shall not provide for a nuisance during the construction phase or intended use of the project.	On-Going During Construction	Community Enhancement	
Prior to Improvement Plans or Grading			
12. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP)	Prior to the Issuance of and	Planning	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	adopted as part of the Laguna Ridge Specific Plan EIR. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.	Plans or Permits Associated with this Project, the Applicant shall Submit the Deposit to the City of Elk Grove		
13.	The Applicant shall provide a Fencing Plan to the Planning Department for review and approval. A masonry wall shall be provided along the east property line to the satisfaction of the Planning Department.	Improvement Plans	Planning	
14.	The landscaping for this project shall incorporate the City's Zoning Code, Conditions of Approval, Design Guidelines, and Water Conserving Landscape Requirements. Landscape improvement plans shall be submitted to the Planning Department and the Public Works Department for review and approval.	Improvement Plans	Planning / Public Works / Landscape Architect	
15.	The landscaping of the Bruceville Road and Billy Road landscape corridors shall meet the City's or the Cosumnes CSD's landscape guidelines for landscape corridors and easement.	Improvement Plans	Planning / Public Works / Landscape Architect	
16.	Water quality swales and bio swales shall be located outside of City landscape easements.	Improvement Plans	Planning / Public Works / Landscape Architect	
17.	The Applicant shall 1) relocate trees #48, 49, 55, and 57 into the project site landscaping and 2) provide mitigation for the removal of tree #58 (total 11 inches). Mitigation shall be in the form of mitigation planting, as approved by the City, or payment of the City's per inch mitigation fee. The mitigation shall be on an inch-per-inch dbh basis.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning / Landscape Architect	
18.	The Applicant shall prepare a Mitigation/Tree Replacement Plan to address 11 inches (dbh) for oak tree removal as	Prior to Issuance of a Grading	Planning / Landscape Architect	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>follows:</p> <p>If healthy native oak trees are to be removed and required to be mitigated, a Mitigation/Tree Replacement Plan shall be prepared once mitigation inches are determined. The Plan shall be prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees 6-inch dbh or larger and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost shall be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following entitlements:</p> <ol style="list-style-type: none"> 1. Species, size and location of all replacement plantings (15-gallon = 1" dbh; 24" box = 2" dbh; 36" box = 3" dbh); 2. Method of irrigation; 3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4. Planting, irrigation and maintenance schedules for monitoring period of 3 years; 5. Identify the maintenance entity and include their written agreement to provide maintenance and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive for that period; 	<p>Permit / Improvement Plans</p>		

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>6. Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of relocated or replacement trees and.</p> <p>7. The minimum spacing for replacement oak trees shall be 20 feet on center; Replacement oak trees shall not be planted within 15 feet of the drip lines of existing oak trees to be retained on-site, or within 15 feet of a building foundation.</p>			
<p>19. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.</p>	<p>Prior to Improvement Plan approval and Prior to Issuance of Grading Permits</p>	<p>Public Works</p>	
<p>20. The Applicant shall provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.</p>	<p>Improvement Plan approval and Prior to Issuance of Grading Permits</p>	<p>Sacramento County Water Agency</p>	
<p>21. The Applicant shall submit a hydrology/hydraulics analysis in a written report format. The report at a minimum shall include the methodology used to calculate/model the drainage facilities proposed on the improvement plans with all supporting assumptions included, such as, schematics, graphs, maps and tables. All inputs and analysis shall be consistent with Section 9, Drainage, of the City of Elk Grove Improvement Standards. For this report, the Applicant shall provide a detailed drainage analysis to compare the pre versus post project flows at the point of discharge and to demonstrate how post project flows will be mitigated to pre project conditions for the 100-year storm event. The analysis</p>	<p>Prior to Improvement Plans Approval</p>	<p>Public Works</p>	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	will be supported by elevations, dimensions, configurations and locations.			
22.	The Applicant may provide a berm at the northern property boundary, unless the Applicant can demonstrate based on existing topography that the natural drainage pattern is from east to west, to ensure that overland runoff from the north flows toward Bruceville Road and prevents these flows from entering the proposed project site. For the 10-year event, the Applicant shall provide appropriate calculations to demonstrate that the proposed Bruceville Road storm drain system has sufficient capacity to properly convey the additional flows from the northern property diverted by the proposed berm. The Applicant shall provide calculations demonstrating that the first floor elevations of this project are at least 1 foot above the 100 year water level.	Prior to Improvement Plans Approval	Public Works	
23.	The boundary line adjustment shall be completed prior to Improvement Plan approval.	Prior to Improvement Plans Approval	Public Works	
24.	The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards including any approved revisions thereto. Streetlight identification numbers shall be added to plans as assigned by Public Works during the first plan review.	Prior to Improvement Plans Approval		
25.	The Applicant shall destroy all 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 wells, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	Sacramento County Water Agency	
26.	Connection to the District's sewer system shall be required to	Improvement	CSD-1	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	the satisfaction of CSD-1. Sacramento County Improvement Standards shall apply to sewer construction.	Plans		
27.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
28.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements. Off site installations will likely be required as determined by the sewer study. Connection to the 12-inch force main in Bruceville Road will not be allowed.	Improvement Plans	CSD-1	
29.	CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the most recent District's "Minimum Sewer Study Requirements." The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.	Improvement Plans	CSD-1	
30.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	
31.	CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.	Improvement Plans	CSD-1	
32.	The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of	Improvement Plans	CSD-1	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.</p>			
33. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to approval of Improvement Plans, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	Improvement Plans	CSD-1	
34. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.	Improvement Plans	CSD-1	
35. Gates across CSD-1 easements shall meet CSD-1 standards for accessibility.	Improvement Plans	CSD-1	
36. The main entrance and secondary entrance shall have a minimum turning radius of 25' inside and 50' outside for all emergency apparatus.	Improvement Plans	Fire	
Prior to Building Permits			

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	The Improvement Plans must be approved by Public Works prior to the 1 st Building Permit.	Prior to Building Permit	Public Works	
38.	The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets.	Prior to Building Permit	Public Works	
39.	The Applicant shall provide a reciprocal access easement agreement between this project and parcels 132-0050-034 and 132-0050-035. The location of the access point(s) shall be to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
40.	The Applicant shall dedicate a pedestrian easement between this project and the Treasure Homes Subdivision project to the east, as identified on the site plan. The location of the easement shall be to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
41.	The driveway on Bilby Road ultimately will be limited to right in/right out turn movements only. During the interim condition, lefts in and out shall be allowed.	Prior to Building Permit	Public Works	
42.	The driveway on Bruceville Road will allow right in/right out turn movements. Allowance for left-in turn movements will be evaluated during Improvement Plan review.	Prior to Building Permit	Public Works	
43.	The Applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back-of-curb. Sidewalks shall be separated from back-of-curb except at bus stops, intersections and driveways. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
44.	The Applicant shall dedicate a pedestrian easement and Public Utility Easement within the landscape corridor adjacent to the project's Bruceville Road and Bilby Road frontage to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
45.	The Applicant shall improve a 36' landscape corridor on	Prior to Building	Public Works	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Bruceville Road to the satisfaction of Public Works.	Permit		
46.	The Applicant shall improve a 25' landscape corridor on Bilby Road to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
47.	All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Prior to Building Permit	Public Works	
48.	Within one intersection of the project in each direction, the Applicant shall install and/or replace the street name signs for all public or private streets, in accordance with the City of Elk Grove Standard Details.	Prior to Building Permit	Public Works	
49.	The Applicant shall acquire, dedicate, design and improve Bilby Road, in full width, based on a modified collector, 49' from approved centerline to the back of landscaping as identified in the Laguna Ridge Specific Plan. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
50.	The Applicant shall acquire, dedicate, design and improve an expanded intersection at Bruceville Road / Bilby Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
51.	The Applicant shall modify the signal at the intersection of Bruceville Road/Bilby Road, including but not limited to relocating and extending existing signal poles and installing new detection loops, to the satisfaction of Public Works	Prior to Building Permit	Public Works	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52. The Applicant shall provide public water service to each building and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency.	Prior to Building Permit	Sacramento County Water Agency	
53. Prior to building permit, the project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm . For information on the process to annex into financing districts, please see www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm .	Prior to Building Permit	Finance	
54. Prior to building permit, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm	Prior to Building Permit	Finance	
55. Prior to building permit, the project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 to fund the project's fair share of landscape maintenance costs which may	Prior to Building Permit	Finance	

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	<p>include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</p>			
56.	<p>Prior to building permit, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</p>	Prior to Building Permit	Finance	
57.	<p>Prior to building permit, the project Applicant shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not funded by other sources. This condition may be satisfied by:</p> <ol style="list-style-type: none"> 1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project 	Prior to Building Permit	Finance	

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<p>approval, and</p> <p>a) Entering into a Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or</p> <p>b) By the payment of cash to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City as the project Applicant's share of the land acquisition/dedication costs; or</p> <p>c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.</p>			
<p>58. Prior to building permit, the project Applicant shall fund the project's share of park improvements in the Laguna Ridge Specific Plan (including parks, parkways, and paseos) that are not funded by other sources. This condition may be satisfied by:</p> <p>1) Becoming a party to an Indemnification, Hold Harmless and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>a) Entering into a Master Cost Sharing Agreement with the Laguna Ridge Owner's Group, in a form acceptable to the City; or</p> <p>b) By the payment of cash, as the project Applicant's share of the cost of the public improvements, to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City; or</p> <p>c) By the payment of a park fee that fully funds the project Applicant's fair share cost of the Laguna Ridge Specific Plan park improvements, as</p>	Prior to Building Permit	Finance	

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	<p>calculated by the City; or</p> <p>d) By some combination of the methods outlined in (a), (b), and (c), above, in a form acceptable to the City.</p>			
59.	<p>The project Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance (note there are development impact fee programs administered by other agencies including Sacramento County and the Elk Grove Unified School District). For further information on development related fees, see the Development Related Fee Booklet at: www.elkgrovecity.org/finance/financial-planning-division/drf-information.htm</p> <p>Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project. Project Applicants of age restricted projects should contact the finance department to provide required documentation in order to obtain the age restricted development impact fee rates.</p>	Prior to Building Permit	Finance	
60.	<p>The Applicant shall provide a lighting plan and photometric to the Planning Department and Police Department to demonstrate that the minimum foot candle is provided as per Section 23.56 of the Zoning Code and to the satisfaction of both departments.</p>	Prior to Building Permit	Planning/Police	

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<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Prior to Final or Occupancy				
61.	The Applicant shall provide additional screening trees along the east property line on the Seasons project site consisting of 24" box Redwoods at 30 feet on-center.	Prior to Final or Occupancy	Planning / Landscape Architect	
62.	Upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning / Landscape Architect	
63.	Prior to final inspection or occupancy of any structure on the site, a Certificate of Conformance for the landscaped lots shall be provided to the City's landscape architect for approval.	Prior to Final or Occupancy	Planning / Landscape Architect	
64.	All lighting located adjacent to the residential development shall not produce nuisance off-site glare. Where the light source is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.	Prior to Final or Occupancy	Planning	
65.	All building attached mechanical equipment and other utility equipment shall be screened from view of public streets, parking lots, and adjacent residential property. Equipment screening shall be integrated into the building and roof design with the use of compatible materials, colors, and form.	Prior to Final or Occupancy	Planning	
66.	Roof mounted equipment shall be setback from the roof edge or placed behind a parapet or roof structure so they are not visible for motorists or pedestrians on adjacent streets or from residential structures on adjoining property. All roof	Prior to Final or Occupancy	Planning	

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	mounted equipment shall be sized to be equal to or below (lower in height) than the adjoining parapet or roof structure.			
67.	The Applicant shall provide additional accessible parking stalls above the minimum requirement of Chapter 11 of the California Building Code to the satisfaction of the Building Department and Planning Department.	Prior to Final or Occupancy	Building/ Planning	
68.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
69.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition associated with Bilby Road, including any costs associated with the eminent domain process, if necessary.	Prior to the Release of the Bond for Bilby Road Improvements	Public Works	
70.	The Applicant shall provide the Police Department an Operational Plan to ensure that staffing levels will allow for adequate supervision to residential of the facility. The Plan shall include door security for all entry doors located on the east and west sides of the building.	Prior to Final or Occupancy	Police	
71.	All building numbers, apartment numbers and suite numbers, addressing and street names shall be approved by the Cosumnes CSD Fire Department.	Prior to Final or Occupancy	Fire	
72.	Water supply shall be provided by the Sacramento County Water Agency.	Prior to Final or Occupancy	Sacramento County Water Agency	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
73.	The Applicant shall provide for graffiti-resistant paint or clear graffiti-resistant coating on all masonry walls.	Prior to Final or Occupancy	Community Enhancement	
74.	The Applicant shall provide for climbing vegetation to cover and control graffiti along the exterior of the masonry walls-appropriate vegetation to be detailed within the landscape plans.	Prior to Final or Occupancy	Community Enhancement	
75.	The Applicant shall install a NFPA 13 Fire Sprinklers system along with a complete NFPA 14 Standpipe System.	Prior to Final or Occupancy	Fire	
76.	All vehicle and emergency entrance access gates shall be equipped with click to enter devices.	Prior to Final or Occupancy	Fire	
77.	Lighting shall be engineered so as to not produce direct glare or "stray light" on adjacent properties and the east side perimeter lighting shall be designed such that the source of the lighting is not visible from the residential property to the east.	Prior to Final or Occupancy	Planning	

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General Compliance Items for Building Permit

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. All signage is subject to separate approval and shall comply with applicable sign provisions established in the Zoning Code. (Planning)
- b. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (Public Works)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
- e. Any on site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps. (Public Works)
- f. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- i. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- k. The internal circulation and access shall be subject to the review and approval of Public Works. (Public Works)
- l. All driveways shall be designed and constructed, by the Applicant, to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards. (Public Works)

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- m. Improvement plans must be approved by Public Works prior to 1st Building Permit.
- n. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- o. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- p. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- q. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post–construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post–construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City. (Public Works)
- r. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- s. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If

Exhibit A: Conditions of Approval

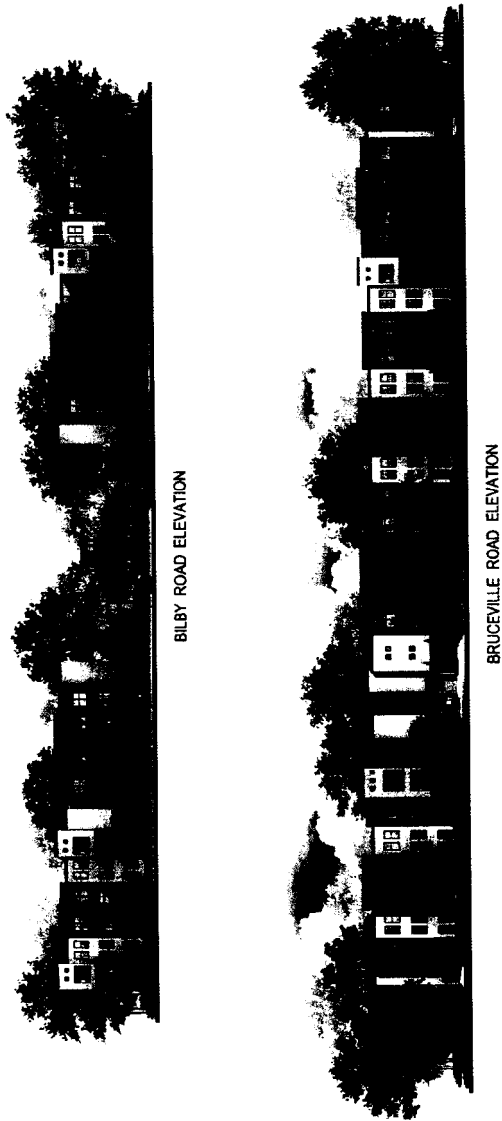
the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

- t. Dead-end streets in excess of 150 feet require emergency turn-around (Fire).
- u. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (Fire)
- v. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 - i. DXF (Drawing Interchange file) any DXF version is accepted
 - ii. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted (Fire)
- w. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (Fire)
- x. Commercial developments in excess of 10,000 square feet required looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points. (Fire)
- y. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types on construction, size, and use may need additional fire flows or the application of mitigating efforts to meet fire flows above this minimum. (Fire)
- z. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (Fire)
- aa. CCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (Fire)

Exhibit A: Conditions of Approval

- bb. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (Fire)
- cc. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction. (Fire)
- dd. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation. (Fire)
- ee. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (CSD-1)
- ff. If a lifting and/or pumping station is requested to serve this project, the Applicant shall install all necessary infrastructure (Electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity. (CSD-1)
- gg. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1, prior to approval of Improvement Plans for plan check to CSD-1, which ever comes first. (CSD-1)
- hh. Developing this property may require the payment of sewer impact fees. The Applicant should contact the Fee Quote Desk at 916-876-6100 for sewer fee information. (CSD-1)

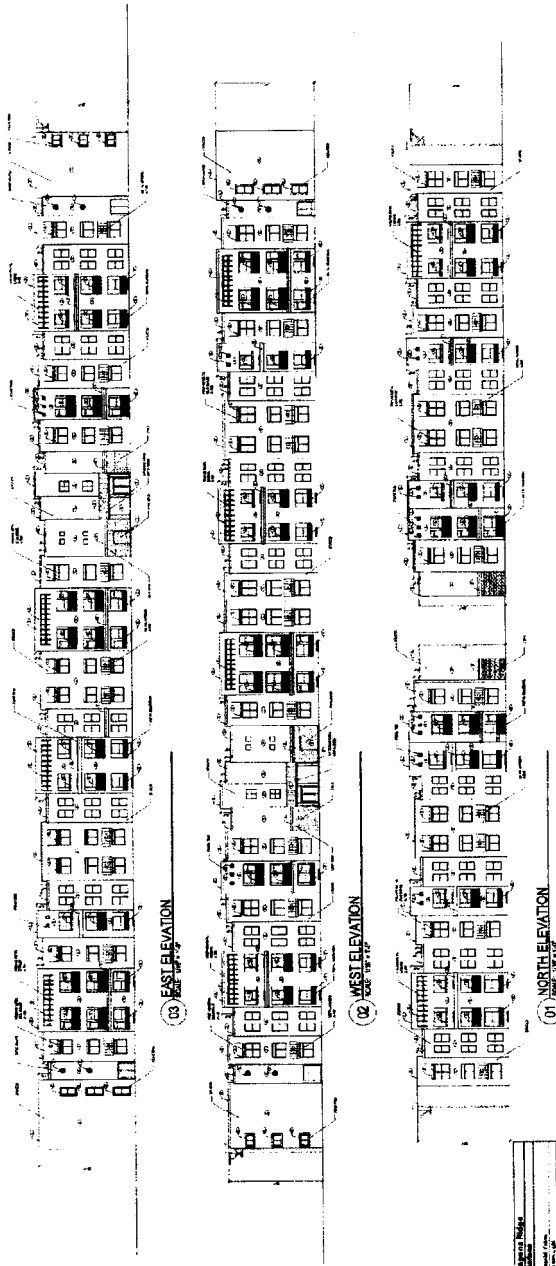
Exhibit B: Project Exhibits



SEASONS AT LAGUNA RIDGE SENIOR APARTMENTS
ELK GROVE - CALIFORNIA
PACIFIC WEST HOMES, LLC

CHARACTER ELEVATIONS
DATE: 10/10/07

Exhibit B: Project Exhibits



PROJECT NO.	EG-06-1086
DATE	APRIL 20, 2007
SCALE	1/16" = 1'-0"
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

SCALE: 1/16" = 1'-0" A-404

ELEVATIONS

SEASONS

ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HFA JOB # 2006-42

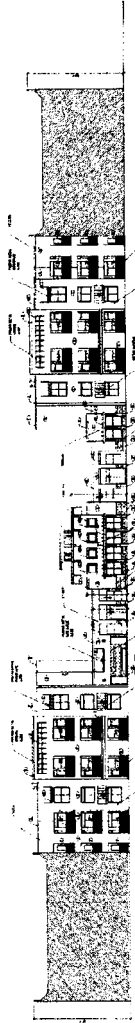


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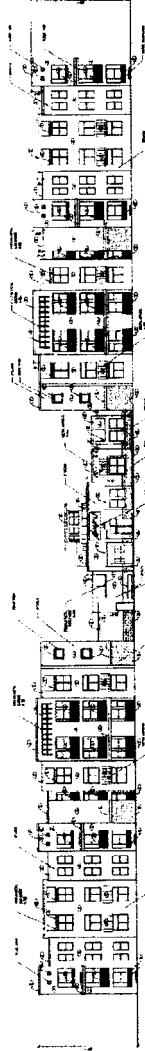
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Exhibit B: Project Exhibits



02 COURTYARD SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PROJECT:	SEASONS AT LAGUNA RIDGE
DATE:	APRIL 20, 2007
SCALE:	1/16" = 1'-0"
DESIGNED BY:	HUMPHREYS & PARTNERS, ARCHITECTS, INC.
DRAWN BY:	...
CHECKED BY:	...
DATE:	...

ELEVATIONS

SEASONS

ELK GROVE - CALIFORNIA
PACIFIC WEST HOMES, LLC
APRIL 20, 2007 HPA JOB # 2005462



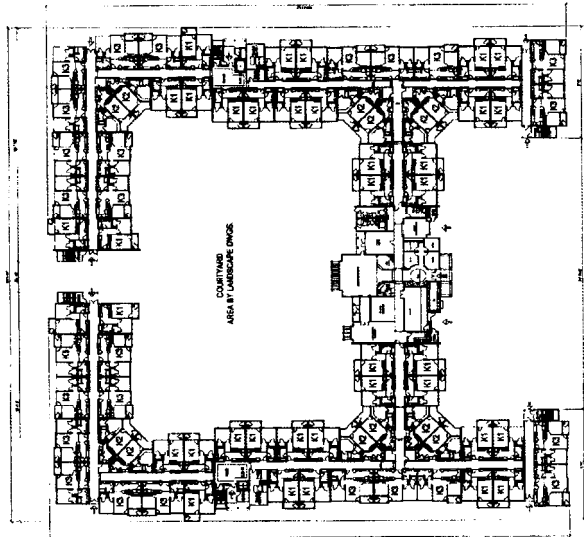
SCALE: 1/16" = 1'-0" A-405

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Exhibit B: Project Exhibits



BUILDING PLAN

SCALE: 1/32" = 1'-0" A-401

FIRST FLOOR PLAN

SEASONS

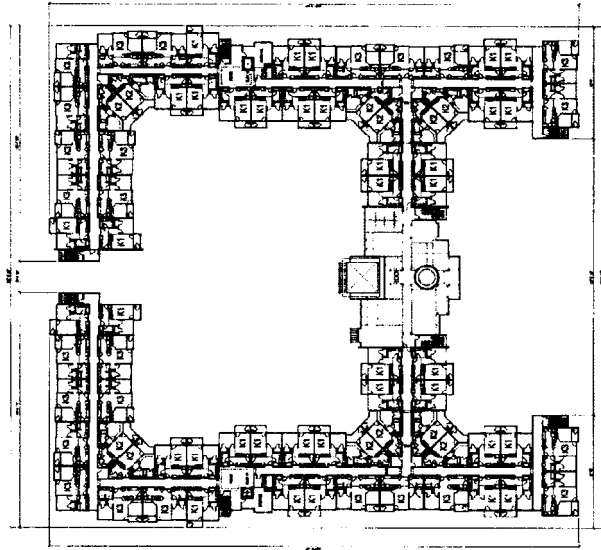
ELK GROVE - CALIFORNIA
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Exhibit B: Project Exhibits



2ND & 3RD FLOOR PLAN

BUILDING PLAN

SCALE: 1/32" = 1'-0" A-402

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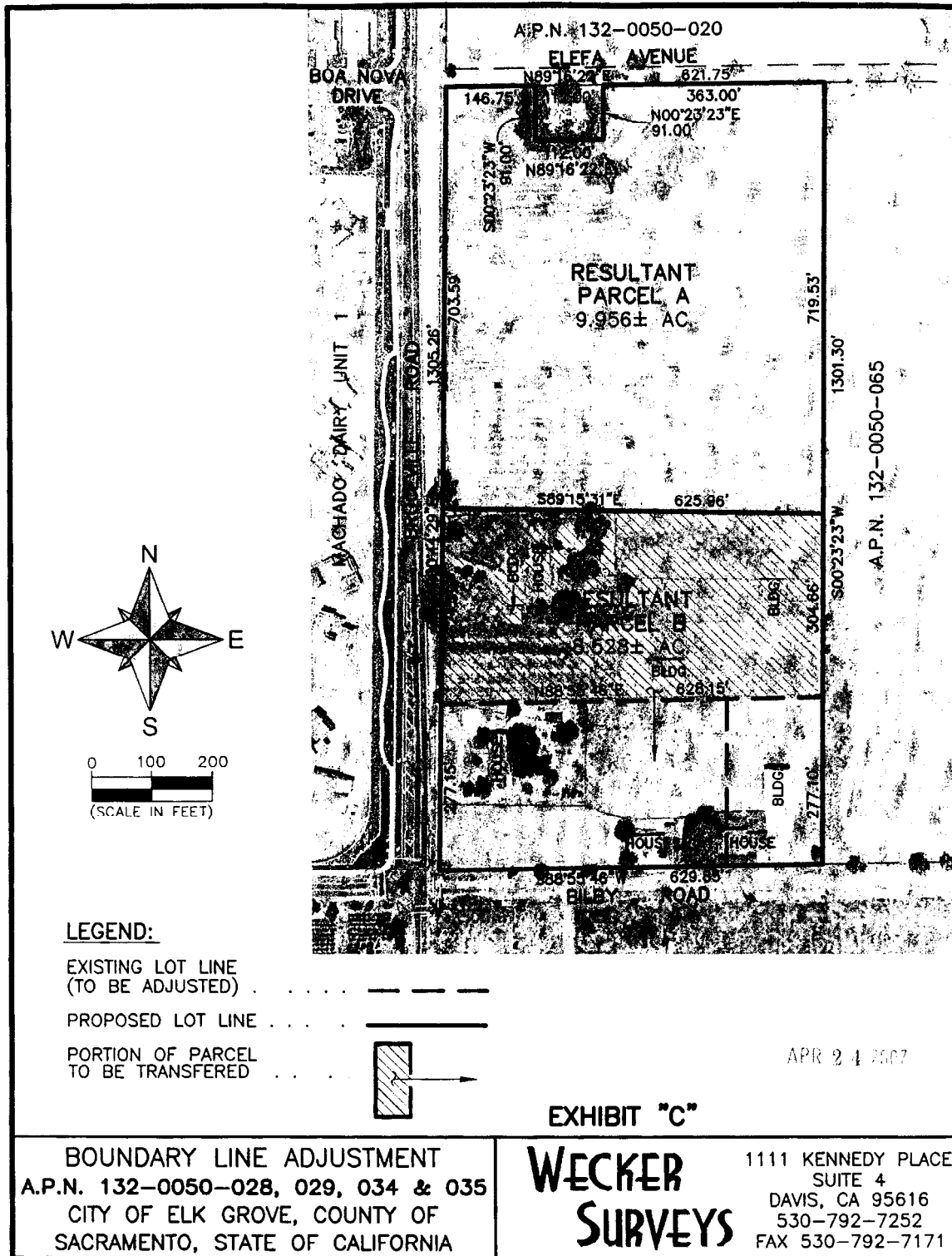
SEASONS
 ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2005452



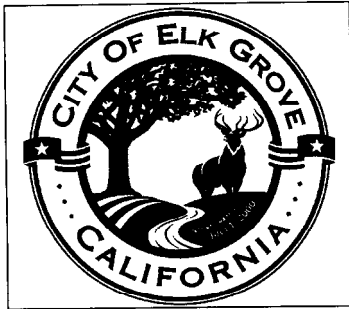
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Exhibit B: Project Exhibits



Attachment 3
Initial Study/Negative Declaration



INITIAL ENVIRONMENTAL STUDY

Project Title: Seasons at Laguna Ridge EG 06-1086

Lead Agency Name and Address: City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Project Location: 10383 Bruceville Road (northeast corner of Bruceville Road and Bilby Road)

Project Sponsor's Name and Address:

General Plan Designation(s): Laguna Ridge Specific Plan

Zoning: RD-15 Medium Density Residential

Contact Person: Gerald Park

Phone Number: 916-478-3671

Date Prepared

Project Description

The Seasons at Laguna Ridge project (proposed project) consists of four parcels (APN 132-0050-028, 029, 034, and 035) totaling 18.48 acres, which are located in the Laguna Ridge Specific Plan (LRSP) – see Figure 1 and Figure 2. The development of 222 senior assisted living rental units is proposed to be located on 8.53 acres of the 18.48 acre property (Figure 3 - Preliminary Site Plan). The remainder of the property (9.95 acres) would remain vacant and reserved for future development. The senior assisted units will be located within a single building that also provides designated areas for community, media, fitness, library, great room, and staff offices. The building would be circular in design and provide a central courtyard area.

The proposed project requires a Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line and Design Review. This project is part of the larger Laguna Ridge Specific Plan (LRSP) and conforms with the approved Land Use Plan for that area. The LRSP was approved and an Environmental Impact Report (EIR) certified by the City Council on June 16, 2004. The EIR (SCH #2000082139) assessed the expected environmental impacts resulting from the approval, construction, and operation of the LRSP and identified mitigation measures to minimize potential adverse environmental impacts. The EIR identified significant and unavoidable impacts to Agricultural Resources, Transportation and Circulation, Air Quality, Noise, and Visual Resources. A Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. The EIR also identified impacts to Hazards and Hazardous Materials, Public Services and Utilities, Hydrology and Water Quality,

Biological Resources, Geology and Geotechnical Hazards, and Cultural Resources. These impacts were reduced to a less than significant level with adoption of the recommended mitigation measures. The proposed project will be subject to the Mitigation Monitoring and Reporting Program (MMRP) for the LRSP.

This project includes property owners who did not participate in the LRSP EIR studies. Lands of non-participating owners are subject to additional studies to determine whether new impacts that were not addressed in the LRSP EIR are expected. A Phase I Environmental Site Assessment, cultural resources evaluation, and a tree survey/arborist report were performed to identify sensitive resources that could be impacted by the proposed project. In addition, a Jurisdictional Delineation and Special Status Species Evaluation and a Biological Resources study were performed for the project. No additional resources were identified specific to this project site other than those previously disclosed in the LRSP EIR.

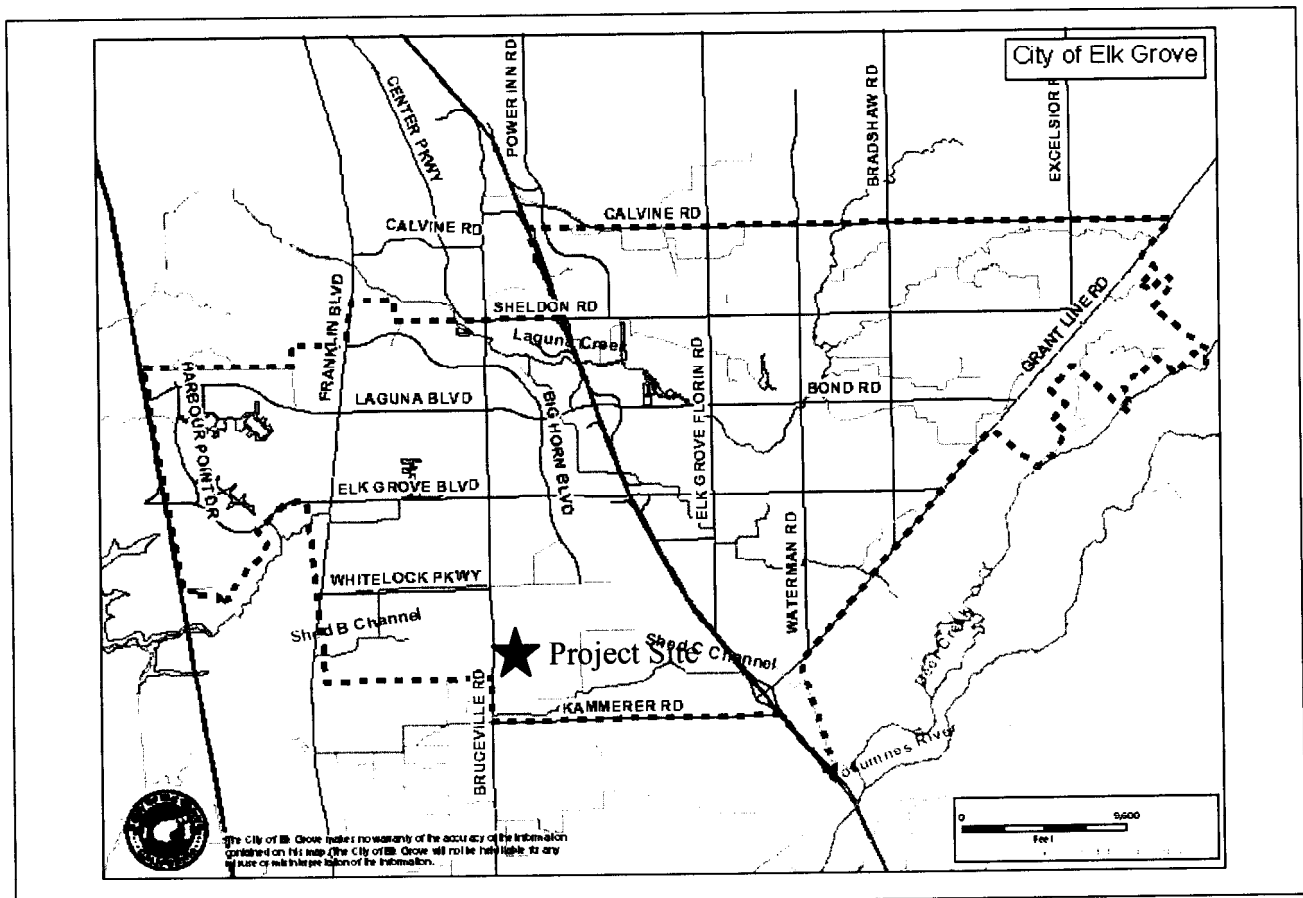


Figure 1. Location Map

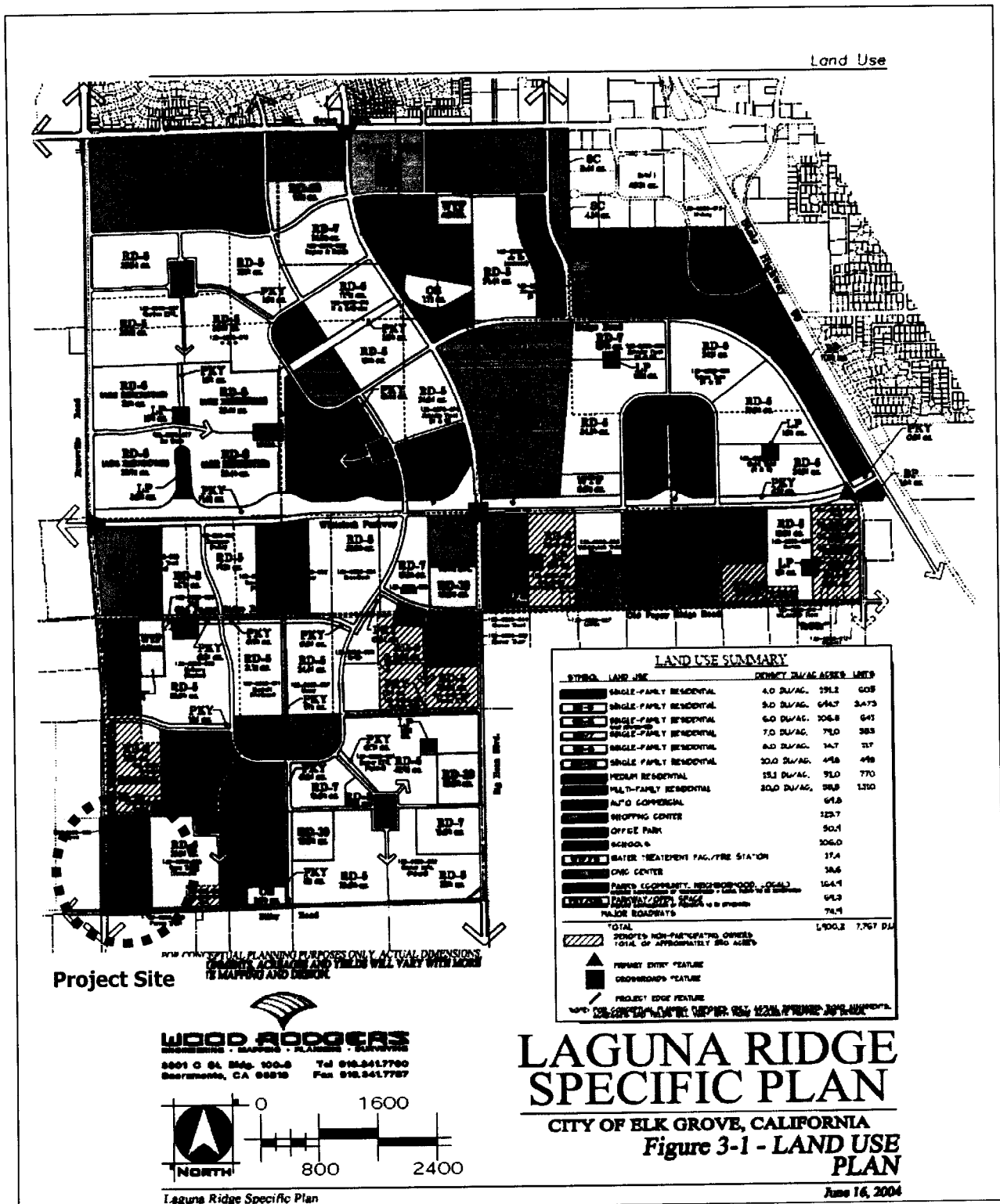


Figure 2. Vicinity Map

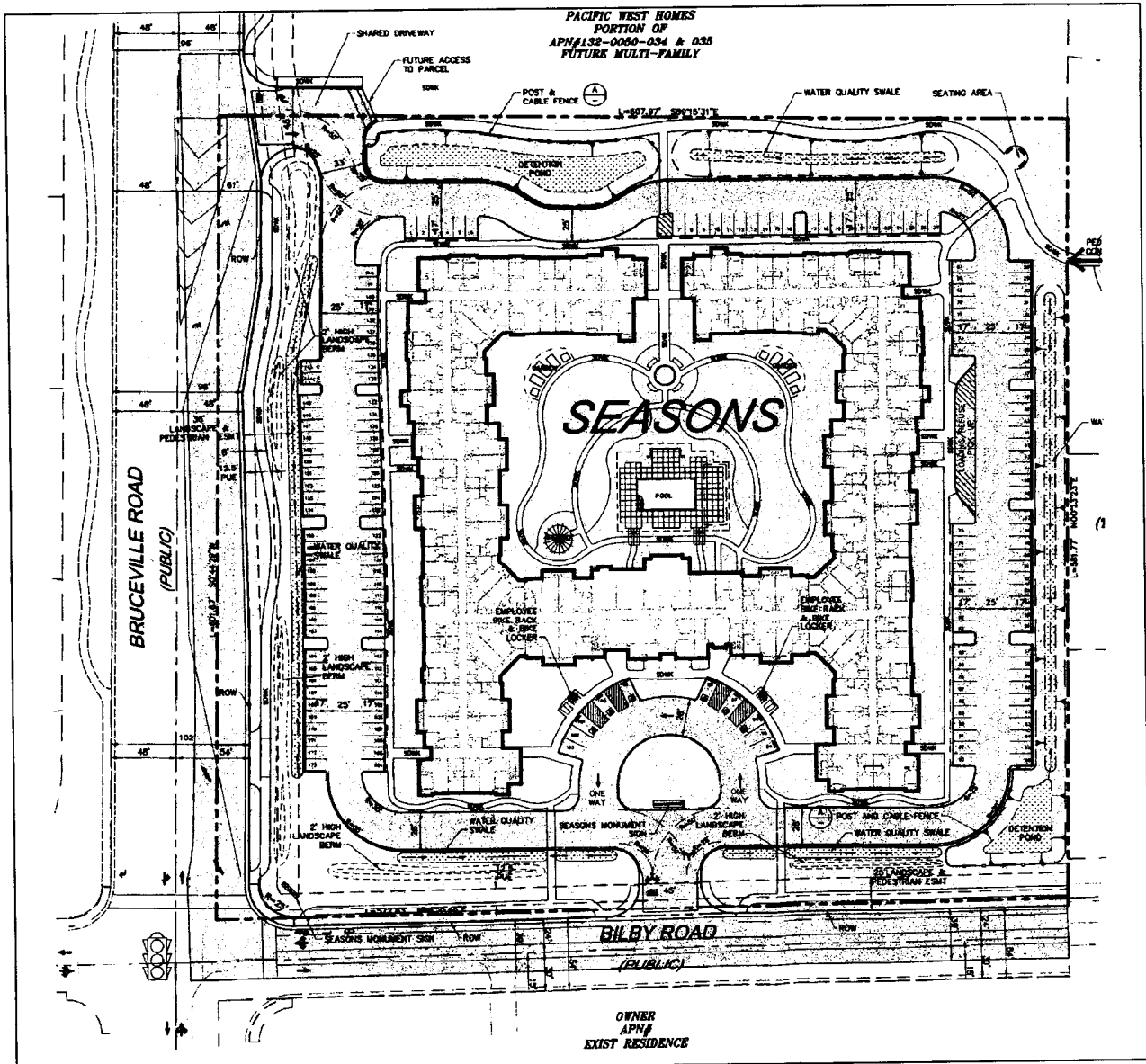


Figure 3. Preliminary Site Plan

Environmental Setting and Surrounding Land Uses

The proposed project site is located at the northeast corner of Bruceville Road and Bilby Road. The project site is agricultural-residential property containing residential homes and outbuildings and pasture land. The site is dominated by annual grasslands and a number of planted shrubs and trees clustered around the residences. The surroundings properties to the north, south and east are agricultural lands with single family residential homes (Figure 4). The properties to the west are part of a single-family residential subdivision named Machado Dairy Unit 1.

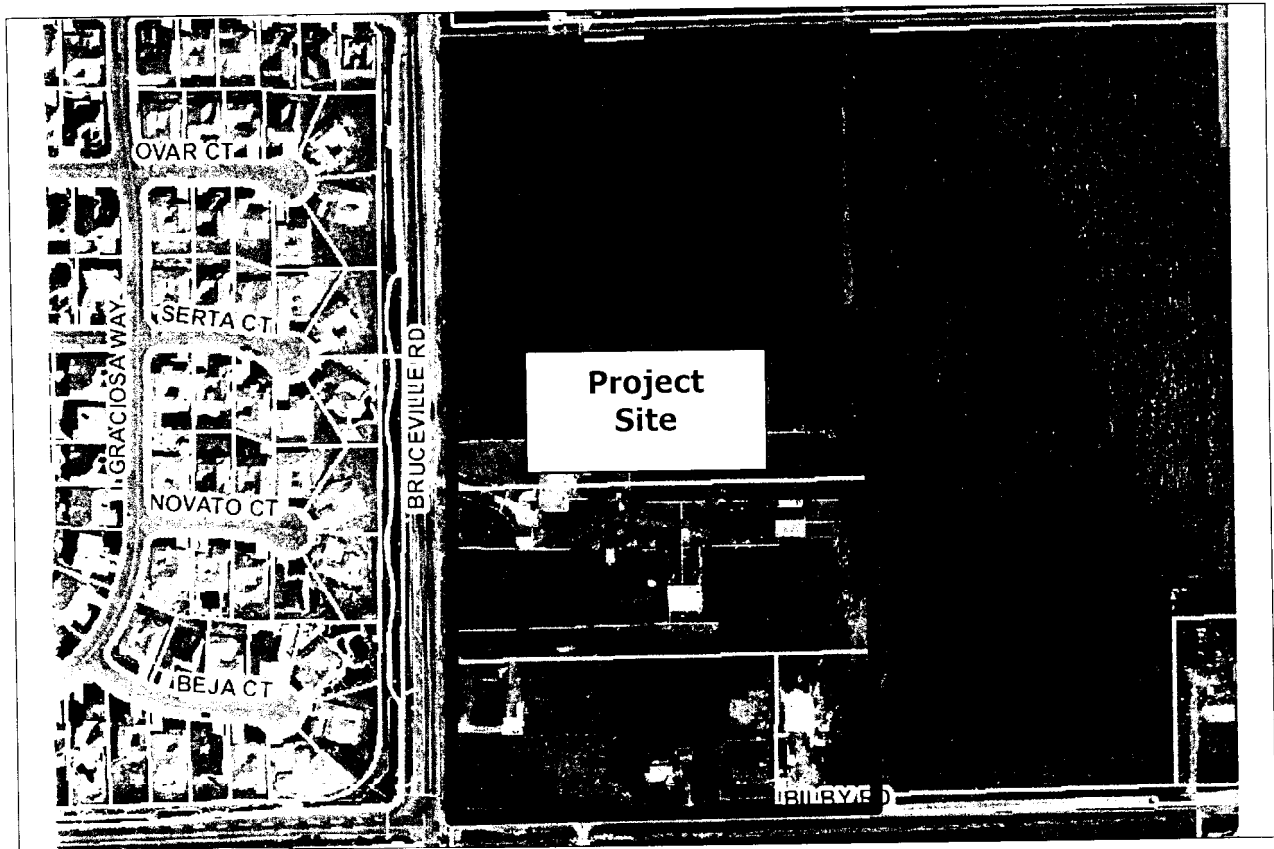


Figure 4. Aerial Photograph

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Regional Water Quality Control Board
 Sacramento Metropolitan Air Quality Management District

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared to determine whether any of the conditions set forth in CEQA Guidelines Sections 15162 through 15164 exist that would require the preparation of a subsequent or supplemental EIR for the previously certified Laguna Ridge Specific Plan EIR. The Initial Study specifically analyzes potential adverse environmental impacts associated with development of two properties which were not fully analyzed in the Laguna Ridge Specific Plan EIR (non-participating properties). These properties are within the Laguna Ridge Specific Plan area and are part of the Seasons at Laguna Ridge project.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the adverse environmental effects of the proposed project were adequately addressed in the previously certified Laguna Ridge Specific Plan EIR. No new impacts which are specific to this project were identified. Therefore, the proposed project COULD NOT have a significant effect on the environment above what was analyzed and disclosed in the previously certified Laguna Ridge Specific Plan EIR, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed Name

City of Elk Grove
Development Services - Planning

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed aesthetic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Visual Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to visual resources. The proposed project would require the removal or relocation of Valley oak trees, as discussed under section IV – Biological Resources of this Initial Study. No additional aesthetic impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore, the impacts to visual resources are considered less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed agricultural resources issues related to the development of the entire LRSP area, of which this project is a part. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Agricultural Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to agricultural resources. No additional impacts to agricultural resources have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore, the impacts to agricultural resources are considered less than significant.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed air quality issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Air Quality, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent air quality analysis. No additional air quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore the impacts to air quality are less than significant.

f) No Impact. The proposed project does not include industrial, agricultural, or food processing uses so no odors would be generated. The project would have no impact regarding objectionable odors.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Plant and Wildlife Communities

The vegetative communities occurring within the project site include annual grasslands, seasonal wetlands, drainage ditches and ruderal habitat surrounding the built environment. Common plant and wildlife species observed, or expected to occur, in these areas and special-status species and sensitive plant habitats observed, or expected to occur, in these areas are also addressed below. There are several trees within the project site that are protected under

the City Tree Preservation and Protection Ordinance (Chapter 19.12). Table 1 provides a summary of the number of acres of each community type in the project site.

Figure 5 presents the upland habitat that is present within the project site. The communities were characterized based upon the descriptions provided in California Wildlife Habitat Relationships (CWHR) (CDFG 2002). The verified wetland delineation conducted by Gibson and Skordal (Gibson and Skordal 2006) was the bases for identified acreages of water features on the project site.

TABLE 1. VEGETATIVE COMMUNITIES WITHIN THE PROJECT SITE

Type	Area (Acres)
Annual Grassland	15.5
Ruderal/Built Environment	3.2
Seasonal Wetland	0.0582
Drainage Ditches	0.0809
Water Features TOTAL	0.1391
TOTAL	18.7

Water Features (Including Wetlands)

Water features on the site are comprised of features within the jurisdiction of the U.S. Army Corps of Engineers (USACE) and features outside the jurisdiction of the USACE. A total of 0.1184 acre of jurisdictional and 0.0208 acre of non-jurisdictional water features are located within the project site. Table 2 below lists the water features and acreage of each type delineated within the project site.

TABLE 2 – WATER FEATURES DELINEATED WITHIN THE PROJECT SITE

Type	Area (Acres)
Jurisdictional Water Features	
Roadside Drainage Ditch	0.0775
Drainage Ditch	0.0034
Depressional Seasonal Wetland	0.0374
Non-jurisdictional Water Feature	
Depressional Seasonal Wetland	0.0208
Total	0.1391

The hydrology within the project site is predominantly re-charged by precipitation, natural sheeting of rainfall over surrounding upland topography and local subsurface discharge.

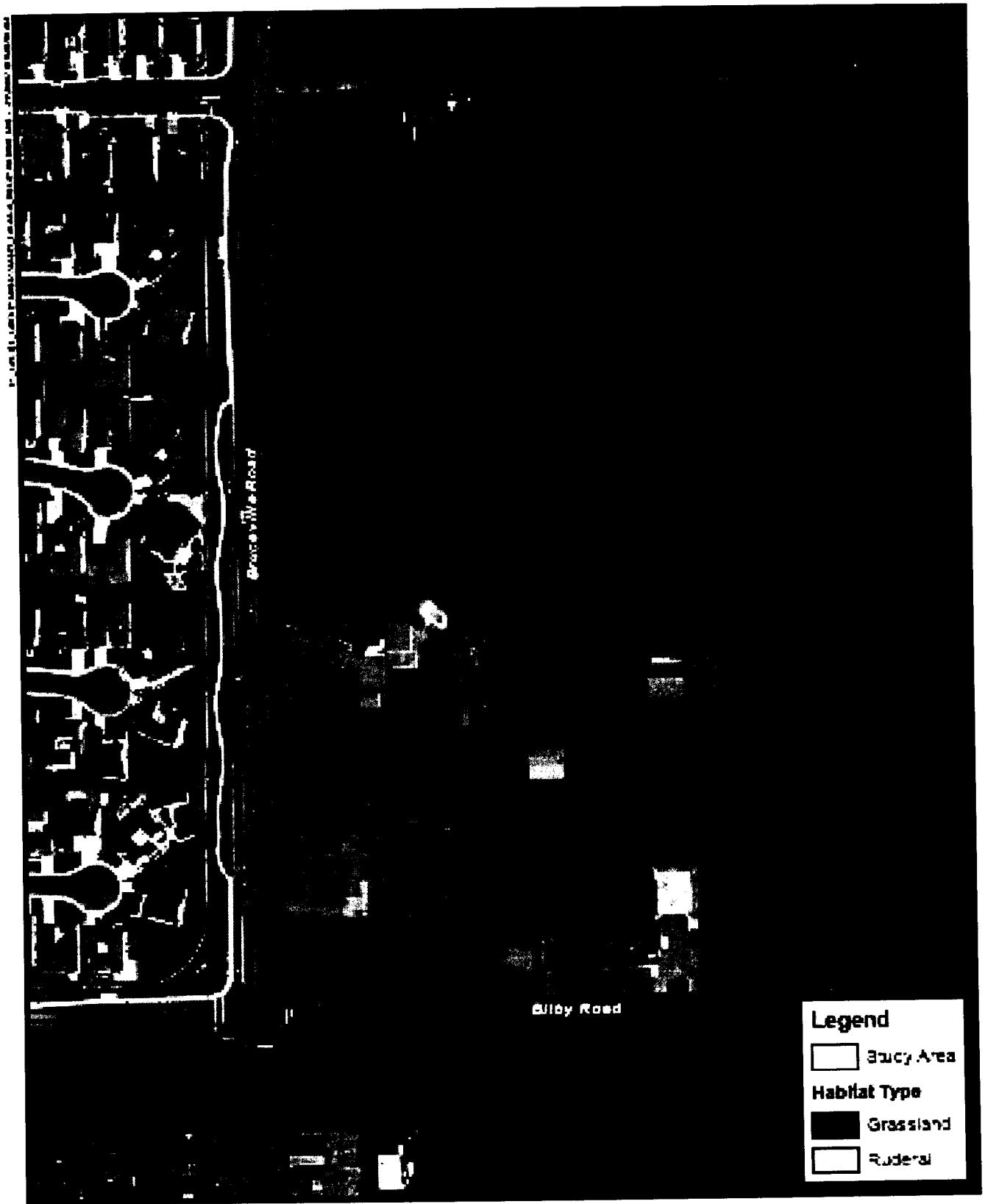


Figure 5

Habitat Map

Seasonal Wetland

The project site contains three depressional seasonal wetlands. These were classified as seasonal wetlands rather than vernal pools based on species composition; the depressional seasonal wetlands contained non-native plant communities with upland associate species. Seasonal wetlands typically qualify as wetlands under §404 of the federal Clean Water Act and are under USACE jurisdiction; however the U.S. Army Corps of Engineers (USACE) determined that one of three mapped depressional seasonal wetlands is jurisdictional.

Seasonal wetlands exhibit a hydrologic regime dominated by saturation rather than inundation. Seasonal wetlands were identified within the project site as depressions in the topography that inundate or flow for short periods of time following intense rains but do not maintain seasonal aquatic or saturated soils conditions for durations long enough for colonization by perennial, obligate plant species. As such plant species in seasonal wetlands are generally of two types: species that can tolerate short periods of inundation but have not adapted to withstand sustained aquatic or saturated soil conditions, and short-lived (primarily annual) species that take advantage of ephemeral aquatic and/or saturated soils conditions. Plants species observed occurring within and around the seasonal wetlands on the site include tall flat sedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), perennial ryegrass (*Lolium perenne*), loosestrife (*Lythrum hyssopifolia*) and annual bluegrass (*Poa annua*) (Gibson and Skordal 2006). Seasonal wetlands are often included within the annual grassland for classification purposes.

Drainage Ditch

One drainage ditch with an average width of two feet and a length of 75 feet (0.0034 acre). This feature appears to have been excavated in uplands, and it begins and ends within the project site. It does not appear to convey surface water off the project site. The ditch displays a distinct bed and bank and was likely constructed for irrigation and/or drainage. These drainage ditches lacked one or more of the required parameters to be considered a wetland. The Corps determined that this feature is jurisdictional (Gibson and Skordal 2005).

Annual Grassland

The project site contains altered plant communities typical of farmed or ranched areas. Annual grassland consists of a myriad of native and non-native annual plant species. Additional major influences on this vegetation community include land use, soil type, annual precipitation and fall temperatures. The majority of the area supports disturbed, non-native annual grasslands dominated by common chicory (*Cichorium intybus*), soft chess (*Bromus mollis*), orchard grass (*Dactylis glomerata*), wild oat (*Avena fatua*), perennial ryegrass and tall fescue (*Festuca arundinacea*). Common grasses and forbes include Mediterranean barley (*Hordeum hystris*), winter vetch (*Vicia villosa*), barley (*Hordeum leporinum*), and wild oats (*Avena fatua*) (Gibson and Skordal 2006).

Ruderal/Built Environment

Ruderal (roadside) communities appear in areas of disturbances (i.e. along roadsides, parking lots, and areas adjacent to the built environment). Within the project site, the ruderal environment includes the gravel and dirt roadways, and areas adjacent to the residence and barn structures. The area surrounding the residence within the project site contains numerous ornamental trees including the London plane tree (*Platanus X acerifolia*) and white mulberry (*Morus alba*). There were also numerous fruit and nut trees including apricot (*Prunus armeniaca*), plum (*Prunus* sp.), common fig (*Ficus carica*), pear (*Pyrus* sp.) and walnuts (*Juglans* sp.) in addition to grape vines (*Vitis* sp.) growing adjacent to the residences. Ruderal habitat is subjected to ongoing or past human disturbances. Ruderal habitat in these disturbed areas supports a diverse weedy flora. Plant species observed within these areas include yellow star

thistle (*Centaurea solstitialis*), dove weed (*Eremocarpus setigerus*), Fitch's tarweed (*Hemizonia fitchii*), field mustard (*Brassica rapa*), prickly lettuce (*Lactuca serriola*), and bull thistle (*Cirsium vulgare*).

A distinguishing characteristic of ruderal habitats is the mixture of native and exotic plant species. Native and introduced wildlife species that are tolerant of human activities often thrive in ruderal habitats. Some native species persist in this ruderal habitat, including Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and American crow (*Corvus brachyrhynchos*).

Special-status Species

The following discussion describes the plant and wildlife species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Listed and special-status species are defined as:

- Listed, proposed, or candidate for listing under the State or Federal Endangered Species Acts;
- Protected under other regulations (e.g. local policies, Migratory Bird Treaty Act);
- California Department of Fish Game's Species of Special Concern and California Fully Protected Species;
- Listed as species of concern by California Native Plant Society (CNPS); or
- Otherwise receive consideration during environmental review.

Range and habitat information for the special-status wildlife and plant species below was obtained from the CWHR program version 8 (CDFG 2002) and the California Natural Diversity Database (CNDDDB) (CDFG 2007).

TABLE 3 - SPECIAL-STATUS SPECIES CONSIDERED IN THE IMPACT ANALYSIS ORGANIZED BY HABITAT TYPE

Habitat Type	Special-status Species	Acreage within project site
Annual Grasslands	Cooper's hawk (<i>Accipiter cooperi</i>) – foraging Swainson's hawk (<i>Buteo swainsoni</i>) - foraging White-tailed kite (<i>Elanus leucurus</i>) – foraging Western burrowing owl (<i>Athene cunicularia hypugea</i>) Other Raptors and Migratory Non-game Birds of Management concern	15.5
Seasonal Wetland	Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) Midvalley fairy shrimp (<i>Branchinecta mesovallensis</i>) Vernal pool tadpole shrimp (<i>Lepidurus packardi</i>) California linderiella fairy shrimp (<i>Linderiella occidentalis</i>)	0.0582
Drainage Ditches	None	0.0809
Ruderal/Built Environment	Raptors and Other Migratory Non-game Birds of Management concern Special-status Bat Species	3.2

Listed and Special-status Plants

The project site consists of significantly disturbed environment. It is unlikely that any special-status plant species are present at the project site, since the area has been ranched and farmed for a number of years. Non-native species persist in the annual grassland and depressional seasonal wetland habitats within the project site making it unlikely that any native special-status plants are present.

Listed and Special-status Wildlife

Invertebrates

Protocol-level vernal pool invertebrate surveys were not conducted and presence of potentially occurring federally-listed or candidate vernal pool invertebrate species is inferred within suitable habitat in the project site. Vernal pool crustaceans are found in ephemeral freshwater habitats, and their life cycles have adapted to the unique habitat conditions of vernal pools. Following the winter rains, vernal pools become inundated, and in conjunction with the appropriate environmental cues (temperature, total dissolved solids, alkalinity, etc.), the hatching of vernal pool crustacean eggs is initiated. Vernal pool crustaceans then mature rapidly into adults.

Following copulation, the female crustacean carries the eggs (also referred to as "cysts"), in an oval or elongated ventral brood sac. After the eggs mature, they are either dropped to the pool bottom or remain in the brood sac until the female dies and sinks to the pool bottom. The eggs are deposited on the pool's bottom. As the eggs are larger and heavier than the surface clays, they get worked into the sediment by water movement caused by persistent winds (Eriksen & Belk 1999). When the pools dry, the eggs are trapped below the soil surface. The mature eggs are coated with a protective protein layer that allows them to withstand heat, cold, and prolonged dehydration. When the pool refills during the subsequent inundation, some, but not all of the eggs, may hatch. The eggs can remain viable in soil for decades. The eggs that remain dormant in the soil may therefore be generated from several years of breeding (USFWS 1994). This strategy has been suggested as a mechanism by which rare species may persist in unpredictable environments (USFWS 2003). The eggs that hatch may do so within days after the vernal pools fill, and rapidly develop into adults. In pools that persist from several weeks to a few months, vernal pool crustaceans may have multiple hatches during a single season (USFWS 1994).

Vernal pool crustaceans are ecologically dependent on wetlands with seasonal fluctuations in water levels during specific times of the year with seasonal inundation and subsequent desiccation. A suitable aquatic environment is necessary for egg incubation and hatching, growth and maturation, reproduction, feeding, sheltering, and dispersal. Appropriate periods of desiccation are necessary for egg dormancy and to eliminate predators such as bullfrogs, fish, and other aquatic predators that depend on year round inundation of wetland habitats to survive (USFWS 2003). Vernal pool fairy shrimp cannot persist in wetlands that are inundated for the majority of the year, or in wetlands without periodic seasonal inundation, although they do occur in pools that do not inundate every year (USFWS 2003).

Vernal pool fairy shrimp (*Branchinecta lynchi*) is federally-listed as threatened. This species is associated with ephemeral swales and vernal pools in grassland communities. Cysts hatch and shrimp become active when pools fill during the winter rainy season. This species may occur within seasonal wetlands within the project site.

Midvalley fairy shrimp (*Branchinecta mesovallensis*) is endemic to the Sacramento Valley but distribution poorly understood. This species is associated with vernal pools, vernal swales, and other ephemeral water features. The habitat requirements for this species are similar to other local fairy shrimp species but tend to be in more shallow pools. This species may occur within the seasonal wetlands within the project site.

The **vernal pool tadpole shrimp** (*Lepidurus packardii*) is listed as federally endangered and occurs in vernal pools, swales and various other seasonally ponded habitats in the Sacramento Valley containing clear to highly turbid water. Breeding pools for this species are commonly found in grass-bottomed swales within unplowed grasslands; the pools may

be mud-bottomed and highly turbid. This species may occur within the seasonal wetlands within the project site.

California linderiella fairy shrimp (*Linderiella occidentalis*) is found in seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. This species may occur within the seasonal wetlands within the project site.

Birds

Cooper's hawk (*Accipiter cooperi*) is a California species of special concern. This species nests in oak woodlands and riparian forests, and forages in open woodlands and woodland edges. There is one previously recorded occurrence of this species within a five-mile radius of the project site. Suitable habitat is present at the project site.

The **tri-colored blackbird** (*Agelaius tricolor*) is a California species of special concern. This species is endemic to California and southern Oregon and is a year-round resident of California. The tricolored blackbird nests colonially in stands of cattails, tules, blackberries, or other dense herbaceous vegetation. There are thirteen previously recorded occurrences within five miles of the project site, three of which area within one mile of the project site (two of which encompass the boundaries of the site, CDFG 2007). This species may nest in the dense stands of blackberry within the project site or use the annual grassland at the project site as foraging habitat.

The **western burrowing owl** (*Athene cunicularia hypugea*) is a California species of special concern. Burrowing owls are year-round residents in the open, dry grasslands of the Central Valley. During fall and winter, local residents may move from nesting areas, and migrants may move in. Burrowing owls nest and take shelter in burrows in the ground, typically burrows excavated by other species such as ground squirrels. Suitable habitat is present within the annual grasslands at the project site. Although there were no signs of burrowing owl at the site, species-specific surveys were not conducted; however several small mammal burrows which may potentially be used by burrowing owl were observed at the site. There are three previously recorded occurrences within five miles of the project site (CDFG 2007).

The **Swainson's hawk** (*Buteo swainsoni*) is listed as threatened in California by the CDFG. Swainson's hawks in the Central Valley typically nest in large, mature trees such as valley oaks, cottonwoods, willows, and native walnuts. Selected trees for nesting are usually located near suitable foraging habitat. Annual grassland located at the project site provides foraging habitat for many migratory birds and raptors, including the Swainson's hawk. This species was observed foraging at the project site. There are 120 previously recorded occurrences within ten miles of the project site, nineteen of which are within five miles of the project site (CDFG 2007).

The **white-tailed kite** (*Elanus leucurus*) is a California fully protected species. This species nests in rolling foothills and valley margins with scattered oaks, riparian woodlands, or marshes next to deciduous woodland, and forages in open grasslands, meadows, or marshes. White-tailed kites are known to forage for small rodents and insects in agricultural areas, especially alfalfa fields. Nests are generally built in available trees near hunting grounds. Suitable nesting and foraging habitat is present at the project site. There is one previously recorded occurrence of this species within a five-mile radius of the project site (CDFG 2007).

Several **migratory birds** protected under the Migratory Bird Treaty Act may use habitat within the BSA for nesting, including such species as loggerhead shrike (*Lanius ludovicianus*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), and northern mockingbird (*Mimus polyglottos*) that were observed within the project site. In addition, two large stick nests were observed within the project site. There was no activity observed at either nest site at the time of the site visit.

Mammals

Several species of **bats** may seasonally roost within the abandoned buildings at the site. Species such as the hoary bat (*Lasiurus cinereus*), western mastiff bat (*Eumops perotis*), or the Brazilian free-tailed bat (*Tadarida brasiliensis*) may occur in the vicinity of the project site.

Wildlife Movements

The area within the project site does not constitute a wildlife movement corridor due to its small size, proximity to highly disturbed areas, and lack of topographic features (i.e. ridges, drainages, etc.) that would facilitate the movement of fish and wildlife.

Impact Assessment

The impact assessment was based on the project description (Section 3.0), information described in the existing setting, and the standards of significance described in the initial study checklist.

A City of Elk Grove biologist undertook reconnaissance-level surveys on July 3, 2007 to map habitat types and identify the presence/absence of sensitive biological resources including special-status species and their potential to occur at the project site based on habitat suitability. Locations of habitat types and biological resources were noted on an aerial photograph and digitized using ArcGIS software (Figure 5). Prior to initiating field surveys, aerial photography was reviewed for potential habitat for the special-status species identified from the literature and database searches. A species was considered in the impact analysis if its documented geographic range from the literature and database search includes the project vicinity and if suitable habitat for the species was identified within or near the project site.

Surveys for the wetland delineation and special-status species evaluation were conducted on May 18, 2005 by Gibson and Skordal and revised in August 2006. Sierra Nevada Arborists completed an arborist report for the project site in 2005 (Sierra Nevada Arborists 2005).

Discussion of Impacts

a) Less than Significant Impact. As described above, the project site contains suitable foraging and/or nesting habitat for a number of special-status birds, including tri-colored blackbird, Swainson's hawk, white-tailed kite, Cooper's hawk, and burrowing owl. The project site also contains habitat for several species of vernal pool branchiopods (vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella). The abandoned buildings at the project site may also be habitat for roosting bats.

Vernal Pool Branchiopods. The seasonal wetlands within the project site may be habitat for vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella. Protocol-level surveys for vernal pool invertebrates were not conducted. All appropriate habitat for vernal pool invertebrates was inferred to be occupied for purposes of the impact analysis. The seasonal wetland is located outside the planned construction of the senior residential facility (proposed project) and therefore no direct impacts to vernal pool invertebrates would occur. The proposed project may indirectly impact this seasonal wetland since construction activities would occur within 250 feet from the wetland.

Tri-colored Blackbird. The project site is known to contain foraging habitat for tri-colored blackbird. This species may also use dense vegetation within the project site as nesting habitat. If

tri-colored blackbird is present at the project site during construction activities direct impacts to tri-colored blackbird could occur.

Swainson's Hawk. Habitat within the project site provides suitable nesting and foraging opportunities for the state-threatened Swainson's hawk. There are tall trees within and surrounding the project site that may provide suitable nesting habitat. Two large stick nests were observed at the project site. A Swainson's hawk was observed foraging at the project site during biological surveys. The project site does provide suitable foraging habitat within the 15.5 acres of annual grasslands. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting Swainson's hawks. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting Swainson's hawk in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Western Burrowing Owl. Habitat within the project site provides suitable habitat for reproduction, cover, and foraging for the burrowing owl. While no burrowing owls were observed during the site inspection, burrows that could be potential nest sites for this species were noted within the project site. Therefore, implementation and construction of the proposed project could impact burrowing owls, both directly (removal of habitat) and indirectly (increased human activity). Burrowing owls, a special-status wildlife species, are considered to be a sensitive resource by federal and state resource agencies, so alteration of the project site is considered potentially significant unless mitigation is incorporated.

Raptors and Other Migratory Birds. Habitat within the project site also provides suitable nesting and foraging opportunities for many avian species, including some raptors and migratory birds (i.e. Cooper's hawk, white-tailed kite, and loggerhead shrike). Raptors and raptor nests are considered to be a special resource by federal and state agencies and are protected under the MBTA and California Code of Regulations. All nesting migratory birds, their nests, eggs, and chicks are also protected under the MBTA. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting raptors and migratory birds. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptor or migratory bird species in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Bats. The abandoned buildings at the project site may provide habitat for resident and/or migratory bats. If demolition of these buildings occur when the site is actively being used as a roosting site, the proposed project may adversely impact special-status bat species. Additional mitigation measures are necessary to reduce impacts to special-status bat species to less than significant.

The proposed project is subject to the Laguna Ridge MMRP. The following mitigation measures provided in the Laguna Ridge MMRP would address the biological impacts of the proposed project: MM 4.8.6 would address habitat for vernal pool species; MM 4.8.7a and 4.8.7b would address Swainson's hawk foraging and nesting habitat; and MM 4.8.8a, 4.8.8b, and 4.8.8c would address raptors, migratory birds, burrowing owls, and bat roosts. No new impacts beyond those previously discussed in the certified Laguna ridge Specific Plan EIR. In addition, the mitigation measures contained in the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting

Program (MMRP), which the project is required to comply with, adequately address the impacts to special-status species that are potentially present at the project site. Therefore, because the proposed project will be subject to the Laguna Ridge Specific Plan MMRP, impacts to special status species are considered less than significant.

b) No impact. There is no riparian or other sensitive habitat present within the project site.

c) Less than Significant Impact. A Jurisdictional Delineation (Gibson and Skordal 2005) was completed for the project site and verified by the U. S. Army Corps of Engineers (USACE) on August 14, 2006. A total of 0.1183 acres of waters of the U.S., including wetlands, occur within the project site. As such, the USACE would have jurisdiction over these wetlands and other waters of the U.S. under Section 404 of the Clean Water Act.

The project would require filling approximately 0.0809 acre of jurisdictional drainage ditches, which are considered jurisdictional Waters of the U.S. Authorization for such fill would be secured from USACE via the Section 404 permitting process prior to project implementation. Because a Section 404 permit would be required from the USACE, a Section 401 permit would be also required from the RWQCB. The City would obtain authorization from both the USACE and the RWQCB to fill/disturb these features prior to project implementation and the project would also be required to comply with the City's NPDES permit.

The 0.0374 acre of jurisdictional seasonal wetlands would not be directly impacted by the proposed project. It is located in the northern portion of the project site and will not be built on as a result of the proposed project.

Given that the proposed project is subject to the Laguna Ridge Specific Plan MMRP, and that Mitigation Measure MM 4.8.3 of the Laguna Ridge Specific Plan MMRP was adopted to address impacts to wetlands, impacts to wetlands from the proposed project are considered less than significant.

d) No Impact. Implementation of the proposed project would not likely interfere with the movement of any fish or wildlife species or impede the use of native nursery sites or corridors. Therefore, no project-related impact to migratory wildlife would occur with project development.

e) Less than Significant Impact. An arborist report was prepared by Sierra Nevada Arborists for the project site in July 2005 (Sierra Nevada Arborists 2005). The report identified 32 trees, including ten valley oak (*Quercus lobata*) trees on the project site. The City Arborist reviewed the arborist report and determined that nine of the trees would require removal or relocation as a part of the proposed project (tree tag numbers 48, 49, 55, 57, 62, 63, 64, 65, and 66). The valley oak tree number 62 is in poor condition and will not require mitigation for its removal. The valley oak tree number 58 would remain on the project site.

Mitigation Measures 4.8.1b and 4.8.1c of the Laguna Ridge Specific Plan MMRP require protection measures for trees during construction and set forth the standards for replacing trees planned for removal. The proposed project will be subject to the Laguna Ridge Specific Plan MMRP. In addition the following conditions of approval will be imposed on the project in order to address site-specific trees:

- The project applicant shall relocate the oak trees tagged with numbers 48, 49, 55, 63, 64, 65 and 66 into the project site landscaping.
- The project applicant shall remove the oak tree tagged with number 57, since it is 14" dbh and too large to relocate. The applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.
- In order to retain the oak tree tagged with number 58 on the project site, the proposed picnic area, night light, pedestrian path, detention channel and roadway should be moved out of the oak's dripline. If these features cannot be moved, then oak tree number 58 that has an 11" dbh will require removal and the applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for the use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.

Therefore with the implementation of the LRSP MMRP and the above project conditions of approval the impacts to trees are less than significant.

f) No impact. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The LRSP EIR (SCH #2000082139) addressed cultural resource issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project site is a non-participating property and, therefore, is subject to site-specific biological studies as required in the LRSP. A cultural resources report¹ was completed for the project site. City Staff has reviewed the report and found that the results were adequate.

a-d) Less than significant impact. The project area contains six buildings consisting of four residences, one barn, and one shed. The barn dates to 1959, and the rest of the buildings all date to the 1960s or later. The buildings are all less than 50 years in age and did not warrant recordation. There are no historic properties recorded within the project area. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to cultural resources are less than significant.

¹ *Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge Project.* Peak & Associates, Inc. January 2007.

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed geology and soils issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent geology and soils studies. No additional geology and soils impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the

Laguna Ridge MMRP. Therefore the impacts to geology and soils are considered less than significant.

e) No impact. The project would be annexed into the CSD-1 and SRCSD service area and connected to the CSD-1 sewer system. No septic tanks or alternative wastewater disposal system will be installed for this project; therefore no impact is anticipated by this project.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The LRSP EIR (SCH #2000082139) addressed hazards and hazardous materials issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project

site is a non-participating property and, therefore, is subject to site-specific studies as required in the LRSP.

A Phase I Environmental Site Assessment in compliance with the American Society of Testing and Materials (ASTM) E1527-00 was completed for the proposed project site by Engeo Incorporated on January 24, 2006. The Phase I Assessment included regulatory agency database review (including the list pursuant to Government Code Section 65962.5), historical data review, and an evaluation of the project site for evidence of soil and/or groundwater contamination resulting from current and/or former site activities. Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination.

a) Less than Significant Impact. The proposed project involves the construction of residential housing, which would not result in hazardous emissions or the routine transport, use or disposal of hazardous or acutely hazardous materials, substances, or waste.

b - d) Less than Significant Impact. The project site is located within one-quarter mile of an elementary school. The Phase I report noted that the project site does not appear on any of the federal, state, or local regulatory agency databases searched (including the list of hazardous material sites compiled pursuant to Government Code Section 65962.5) of businesses and properties that handle hazardous materials or hazardous wastes, are locations of leaking underground storage tanks. The Phase I report also noted that "The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the property." No chemical or burn dump areas were identified in the Phase I report.

Several pole-mounted transformers were observed on the project site. Some of the transformers may contain PCB cooling oils. SMUD owns the transformers and indicated that if any are found to be leaking they would be responsible for repairing or replacing the transformers, as well as cleaning up any spills.

Several septic tanks, water supply wells, agricultural wells, and dry wells are located on the project site. Prior to the issuance of building permits the project applicant will be required to properly abandon any septic tanks and wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division.

The following items of concern on the proposed project site were identified in the Phase I report:

1. Historical records indicated that agricultural crops have historically been grown on the project site, which might result in residues of persistent agricultural chemicals in the soils on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.1 of the LRSP MMRP would be implemented to address soil sampling within areas of potential herbicide/pesticide contamination, as recommended in the Phase I report.
2. Soil staining was observed at the base of the agricultural production well located on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.3b of the LRSP MMRP would be implemented to

address soil sampling within the area of soil staining in order to properly determine the depth of the stained soil and the appropriate disposal method.

3. A large barn on the project site was unavailable for inspection at the time of the site reconnaissance for the Phase I. Although the doors were open and bales of stacked hay were observed, the entire contents of the barn are unknown. Two concrete structures measured approximately 7 feet wide by 14 feet long by 5 feet tall were observed on the project site. These structures were assumed to be related to the irrigation system. Removal of the structures could uncover previously unknown contamination. Near a pump and well a metal standpipe with a diameter of 8 to 10 inches was observed on the project site. This pipe was assumed to be a ventilation pipe for the irrigation system or a separate well. Removal of this pipe could uncover previously unknown contamination. Scattered debris, including fire wood, wood boards, tree cuttings, air compressor, parked car, trailer, tractor, farm equipment, and gas cans were observed on the project site. Removal of the debris and equipment could uncover previously unknown contamination. A large area of stressed vegetation consisting of brown vines and grass was observed on the project site. No stained soil or hazardous substances were observed in or near the stressed vegetation. Removal of the vegetation and soil disturbance could uncover previously unknown contamination.

4. The structures currently located on the project site may contain asbestos materials and lead based paint. The Phase I recommended that an assessment be completed to determine if asbestos or lead based paint are present in the structures prior to demolition activities.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.2 of the LRSP MMRP would be implemented to asbestos sampling and removal prior to demolition of any of the structures on the project site. Mitigation Measure 4.5.4a and 4.5.4b of the LRSP MMRP would be implemented to address lead based paint sampling and removal prior to demolition of any structures on the project site.

5. Several chemical containers, including containers labeled to contain paint and enamel, liquefied petroleum, Texaco Rand HD-46, Round Up weed killer, and gear oil were observed on the project site.
 - o As a condition of approval of the project, the applicant will be required to remove and properly dispose of the chemical containers and their contents that are located on the project site.

e – f) No Impact. The nearest airport/airstrip is the Sunset Skyranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 ½ miles northeast of the project site. Sunset Skyranch Airport is a public use airport located in Sacramento County. None of the project site falls within the Clear, Approach/Departure, or Overflight Safety Zones. There are no private airstrips within the vicinity of the project. Therefore, there is no impact from the proposed project regarding airport safety hazards.

g) No impact. Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can

pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is "To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials." The proposed project would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans; therefore, no impact is anticipated.

h) No impact. The project site is located in an urbanizing area surrounded by vacant land, and existing and approved residential development. Therefore, the site is not adjacent to or in close proximity to wildland areas. No impacts are anticipated.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-f) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed hydrology and water quality issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The proposed project will be required to comply with the drainage standards required by the City for the Laguna Ridge Specific Plan. The permanent drainage facilities for this area of the Laguna Ridge Specific Plan have not yet been constructed. However, in order to ensure that drainage is contained within the project site boundaries to pre-project levels, a detention basin will be designed and constructed pursuant to City drainage standards. No additional hydrology and water quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the hydrology and water quality impacts are considered less than significant.

g-h) Less than Significant Impact. The proposed project site is located within FEMA floodplain Zone X, an area determined to be outside of the 100-year and 500-year flood plains². Therefore the project would not place residential structures within a 100-year flood hazard area.

i) No Impact. The proposed project site is located outside the Folsom Dam Failure Flood Area, which is the nearest dam. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam.

j) No Impact. The project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed project.

² FIRM Map, Community Panel Number 0602620340D, revised July 6, 1998. Sacramento County, California.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

a-c) No impact. The LRSP EIR (SCH #2000082139) adequately addressed Land Use and Planning issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent land use review. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site. Therefore the land use and planning impacts are less than significant.

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) No Impact. The proposed project is a residential development and would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas "containing aggregate deposits, the significance of which cannot be evaluated from available data." No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (2003) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed noise issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding noise, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent noise review. No additional noise impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP. Therefore the noise impacts are less than significant.

e-f) No impact. The nearest airport/airstrip is the Sunset Sky ranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 ½ miles northeast of the project site. Sunset Sky ranch Airport is a public use airport located in Sacramento County. None of the project site falls within

the CNEL noise contours. Therefore, there would be no impact associated with excessive noise levels in conjunction with private airports.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed population and housing issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No additional population and housing impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. Therefore the impacts to population and housing are less than significant.

b-c) Less than Significant Impact. The proposed project would displace three residential homes, which is not considered a substantial number of homes or people. In addition, development of this project would increase the housing stock for the community. Therefore, impacts to population and housing are considered less than significant.

XIII. PUBLIC SERVICES

Would the project result in:

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed public services issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding public services, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of public services. No additional impacts to public services have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to public services are considered less than significant.

XIV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed recreation issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of recreation issues. No additional impacts to recreation have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts associated with recreation are considered less than significant.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed transportation and traffic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding transportation and circulation, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of transportation and traffic. No additional impacts to transportation or traffic have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP and will be required to comply with all applicable mitigation measures related to traffic impacts. Therefore the impacts to transportation and traffic are considered less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed utilities and service systems related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of utilities and service systems. No additional impacts to utilities and service systems have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to utilities and service systems are considered less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed environmental issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. Cumulative effects of the Laguna Ridge Specific Plan were analyzed in the Laguna Ridge Specific Plan EIR and a statement of overriding consideration was adopted for each significant and unavoidable cumulative impact of the plan. Therefore, the cumulative effects of the proposed Seasons at Laguna Ridge projects have already been addressed. Given that the proposed project includes properties which were not fully surveyed for the Laguna Ridge Specific Plan EIR, additional Biological Resource and Cultural Resource evaluations, as well as a Phase I Environmental Site Assessment were performed for this project. The analysis contained in this initial study shows that there are no new significant adverse environmental impacts beyond those already analyzed and disclosed in the Laguna Ridge Specific Plan EIR. Therefore these impacts are considered less than significant.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003, amended 2005.
2. City of Elk Grove General Plan Draft EIR. Elk Grove, CA. 2003.
3. City of Elk Grove General Plan Amendment Draft Supplemental Environmental Impact Report. Elk Grove, CA. 2004.
4. Laguna Ridge Specific Plan EIR (SCH #2000082139)
5. Laguna Ridge Mitigation and Monitoring Reporting Program
6. Laguna Ridge Statement of Overriding Considerations (SCH #2000082139)
7. Initial Arborist Report and Inventory Summary. Edwin E. Stirtz. July 18, 2005.
8. Revised Jurisdictional Delineation and Special Status Species Evaluation. Gibson & Skordal, LLC. July 2005, revised August 2006.
9. Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge. Peak & Associates, Inc. January 2007.
10. Phase One Environmental Site Assessment. Laguna Ridge Property. ENGEO Incorporated. January 24, 2006.
11. Eriksen, C.H. and D. Belk. 1999. *Fairy Shrimps of California's Puddles, Pools, and Playas*. Mad River Press, Eureka, CA.
12. Hickman. 1993. *The Jepson Manual of Higher Plants of California*. University of California Press, Berkeley, California.
13. United States Fish and Wildlife Service (USFWS). 1994. Determination of Endangered Status for the Conservancy Fairy Shrimp, Longhorn Fairy Shrimp, and the Vernal Pool Tadpole Shrimp; and Threatened Status for the Vernal Pool Fairy Shrimp. Federal Register Vol. 59, No. 80, 48136-48153.
14. United States Fish and Wildlife Service (USFWS). 2003. Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for Four Vernal Pool Crustaceans and Eleven Vernal Pool Plants in California and Southern Oregon; Final Rule. Federal Register, Volume 68, Number 151. 46684-46762.

Attachment 4

Planning Commission Staff Report dated September 20, 2007



Planning Commission Staff Report

September 20, 2007

Project: Seasons at Laguna Ridge
File No.: EG-06-1086
Request: Rezone, Boundary Line Adjustment/Lot Merger, Design Review
Location: Northeast corner of Bruceville Road and Bilby Road
APN's: 132-0050-028, 029, 034, 035
Planner: Gerald Park
Application Accepted: July 10, 2007

Owner

Pacific West Companies
Mike Daniels
8700 Technology Drive
Reno, NV 89521

Applicant

TSD Engineering, Inc.
Chris Schulze
31 Natoma Street, Suite #160
Folsom, CA 95630

Staff Recommendation

The Planning Commission recommends the City Council approve the Rezone, Boundary Line Adjustment/Lot Merger, and Design Review for the Seasons at Laguna Ridge project (EG-06-1086) subject to the findings and conditions of approval (Attachment B) contained in the September 20, 2007 staff report.

Project Description

The applicant is requesting the following entitlements:

1. Rezone from Agricultural-20 acres minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan;
2. Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line; and,
3. Design Review for a 222-unit senior residential apartment facility consisting of one building of 225,469 square feet in size with associated site improvements.

The Seasons at Laguna Ridge project is proposed as an affordable housing project consisting of 222 low and 45 very low income units. On June 27, 2007, the City Council approved the issuance of tax-exempt multifamily housing revenue bonds by the California Statewide Communities Development Authority for the purpose of financing the acquisition and construction of the Seasons project. Furthermore, a loan request of \$9.1 million in City funding is scheduled for City Council consideration on September 26, 2007.

Setting

The project site consists of three legal parcels totaling 18.48 acres, which are located at the northeast corner of Bruceville Road and Bilby Road in the Laguna Ridge Specific Plan (LRSP) – the largest parcel has two parcel numbers, but it is one legal parcel. As shown in Figure 2, the Seasons project is proposed on the southern portion of the overall 18.48-acre site. The northern

portion will remain vacant and any future development is subject to the City's development process.

The site topography is relatively flat and dominated by annual grasslands. A total of five native oak trees are located on the Seasons project site. In addition, a total of four rural residences are located on the site, which will be demolished prior to grading. A number of planted shrubs and trees are clustered around the residences. Presently, the surroundings properties to the north, south and east are agricultural lands with rural single-family residences. However, the property to the east has been approved for the Treasure Homes subdivision project, which consists of 179 single-family residential lots. The properties to the west are built-out with single-family homes that are part of the Machado Dairy Unit 1 subdivision.

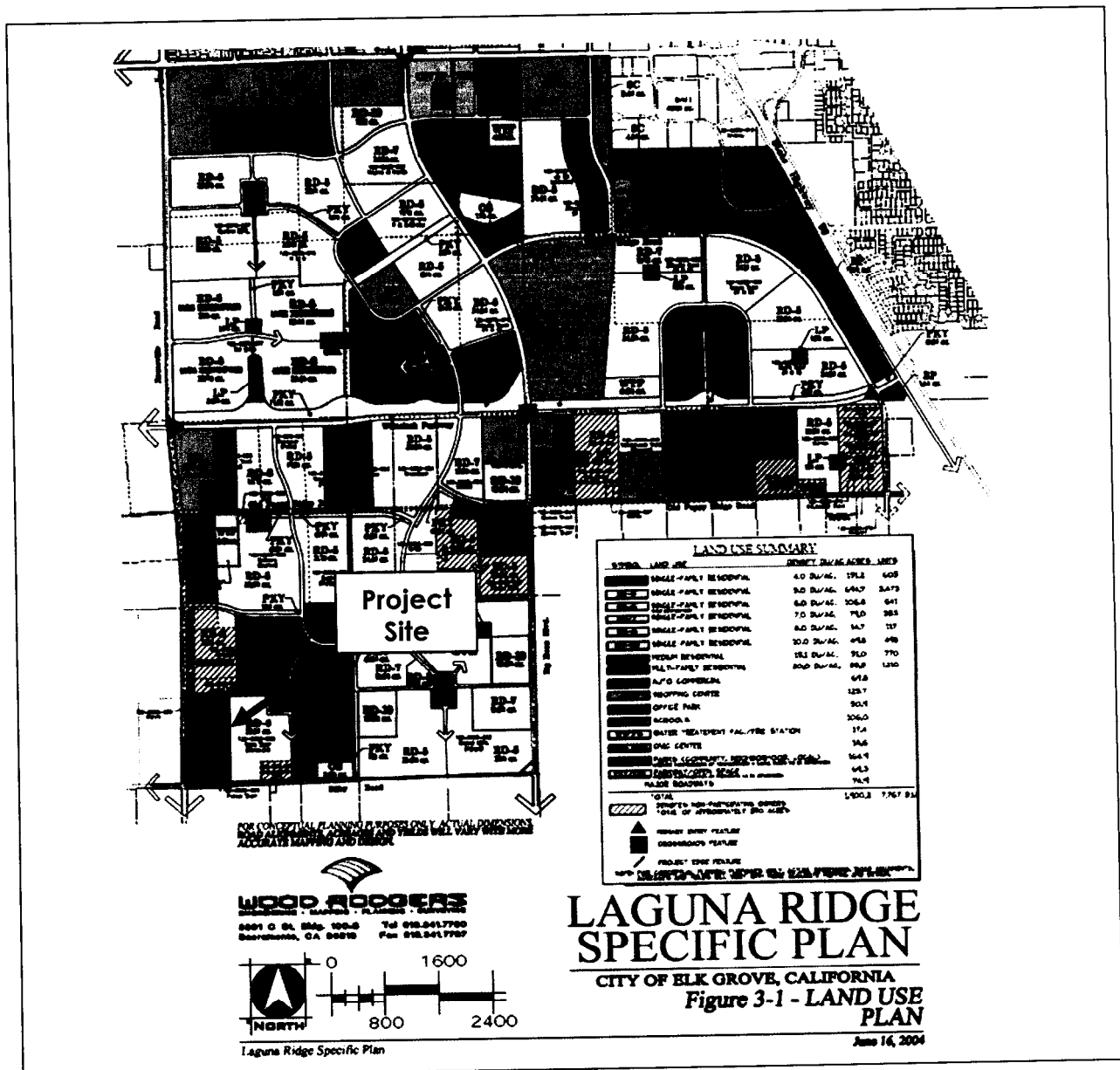


Figure 1 - Laguna Ridge Specific Plan Area

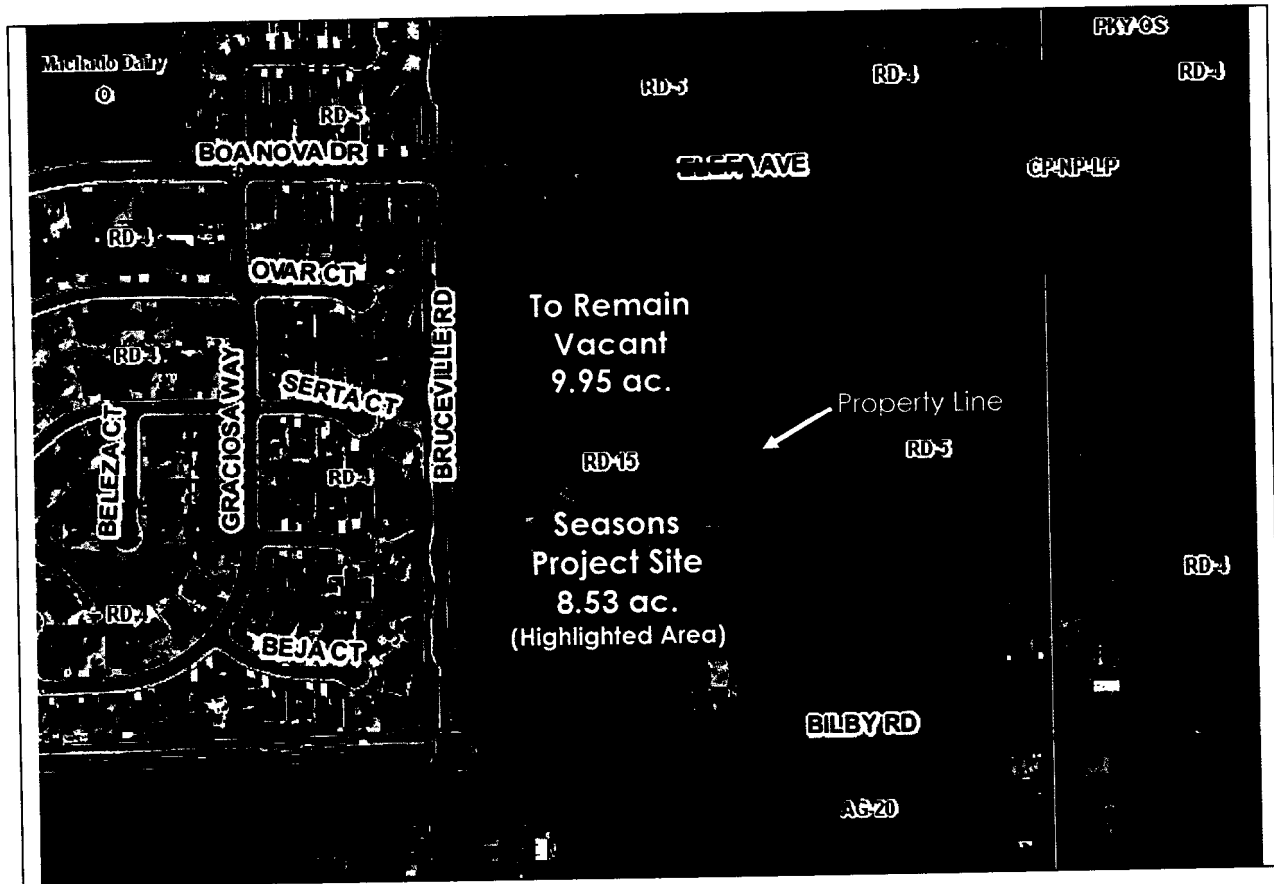


Figure 2. Project Site

Background

The LRSP, approved by the City Council in June 2004, encompasses approximately 1,900 acres and is located in the southwestern portion of the City of Elk Grove. The LRSP lies west of Highway 99, south of Elk Grove Blvd., east of Bruceville Rd. and the East Franklin Specific Plan area, and north of Bilby Rd. Land uses within the LRSP include single and multifamily residential, commercial, office and a civic center set, interconnected by paseos, pedestrian corridors and parks (Figure 1 – Laguna Ridge Specific Plan Area).

The 18.48-acre project site is denoted as a "non-participant" on the Laguna Ridge Land Use Plan, which establishes the zoning designations for the LRSP. The non-participant label was established for several parcels in the LRSP, which the property owners at the time of LRSP adoption had elected not to financially participate in the preparation of the LRSP. Although the property owners of non-participant parcels may continue with the existing residential/agricultural use, the non-participant parcels were evaluated and engineered for the overall development of the LRSP. This included preliminary zoning designations for non-participant parcels on the Laguna Ridge Land Use Plan. Thus, any subsequent development of non-participating parcels would require a rezone since the underlying zoning designations did not change as part of the LRSP rezone – only participating parcels were rezoned as part of LRSP approval.

Analysis

Rezone

The proposed RD-15 zoning district is consistent with the site's General Plan land use designation of High Density Residential and the LRSP. As defined in the LRSP, the RD-15 land use designation allows a residential density range of 12.0 to 20.0 dwelling units per acre, but the minimum overall density must be 15.1 acres. The density range for RD-15 as prescribed by the LRSP supersedes the maximum density as allowed by the Zoning Code.

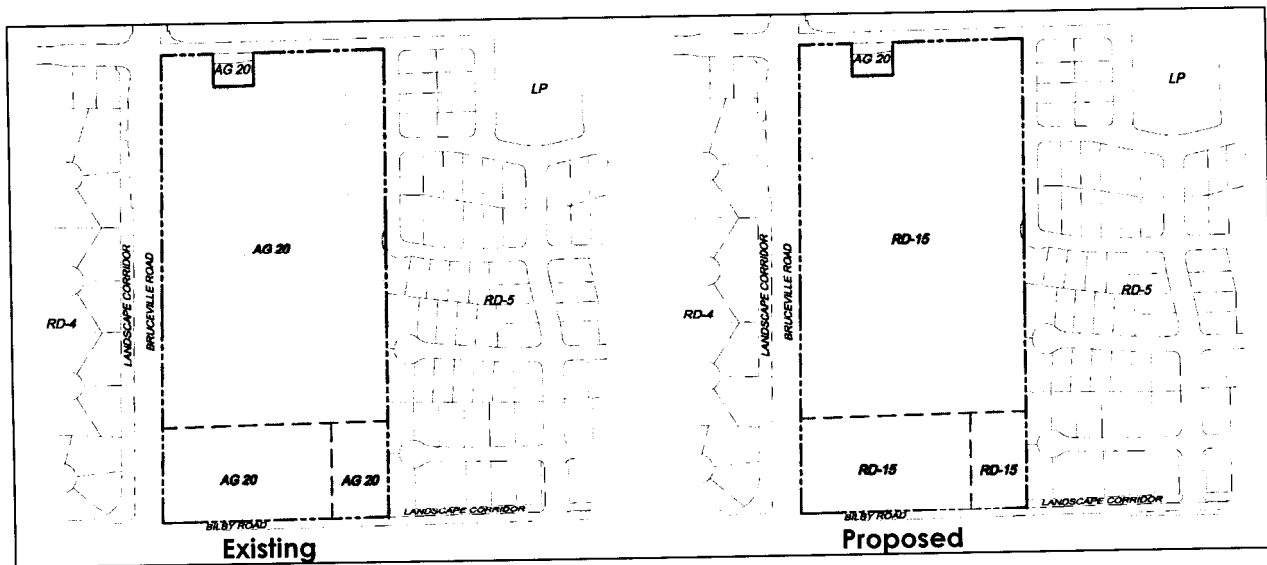


Figure 3. Rezone Exhibit

Boundary Line Adjustment/Lot Merger

As shown in Figure 4 below, the Boundary Line Adjustment/Lot Merger proposes to 1) merge Parcels B and C, and 2) adjust the shared property line between Parcel A and the merged parcels so that the resulting parcels would be 9.95± acres and 8.53± acres, respectively. As proposed, the resulting parcels will be consistent with the Elk Grove General Plan, the Laguna Ridge Specific Plan, and all applicable zoning code requirements.

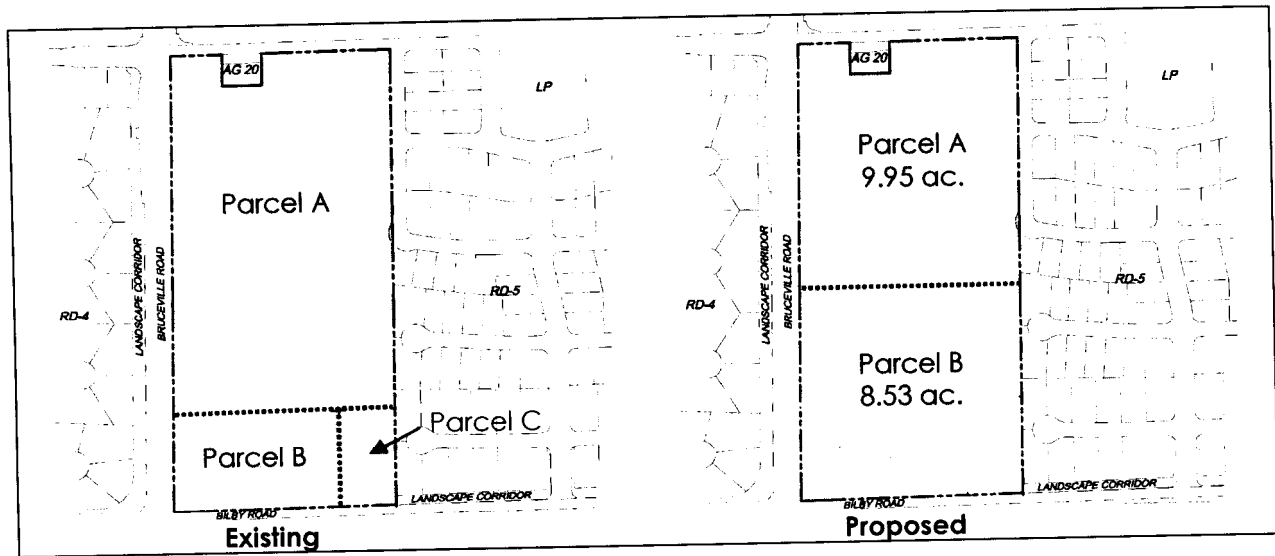


Figure 4. Boundary Line Adjustment/Merger

Design Review

The Seasons at Laguna Ridge project is subject to Design Review for compliance with the Zoning Code, Citywide Design Guidelines, and LRSP. The applicant has provided a site plan, landscape plan, building elevations, and floor plans for the development of the 222-unit senior residential apartment facility.

As shown in Figure 2, the Seasons project is proposed on 8.53± acres. The proposed zoning is Medium Density Residential (RD-15), which allows a maximum density of 20 units per acre as per the LRSP. Since the project is a 100 percent affordable housing project, a 35 percent density bonus is permitted as per Chapter 23.50 of the Zoning Code. Therefore, a maximum of 231 units is permitted to be built. The Seasons project proposes a total of 222 units, which is consistent with the zoning district.

Site Layout

The proposed 222-unit senior residential apartment facility consists of one 225,469 sq. ft. building on an 8.53± acre portion of the site. The main entry into the Seasons project is off of Bilby Road. A one-way traffic circle is proposed between the Bilby Road driveway and building entrance in order to provide a pick-up/drop-off area at the main building entrance. A secondary access is located at the northwest corner of the site off of Bruceville Road, which would also serve the future development to the north of the Season's project site.

Pedestrian access has been provided internally throughout the site with walkways as well as access onto Bruceville Road and Bilby Road. The project has been designed to integrate with the surrounding projects, including connectivity to the Treasure Homes subdivision to the east to allow accessibility to the parks located within the LRSP. A 45,250 sq. ft. courtyard is provided within the center area of the building, which includes amenities such as a swimming pool, gazebo, and gardens.

All trash and recyclables are to be disposed by residents though conveniently accessible gravity chutes, which are collected and stored in a waste hauler/recycler that are located in trash

rooms within the building. This waste/recycle system will eliminate the need for outdoor trash enclosures and provide benefits such as reducing odors, waste leakage, garbage truck pick-up, noise and air pollution, and pavement wear. The Integrated Waste Department has reviewed and approved the trash/recycle system.

The parking requirement for senior independent living facilities is 0.5 space/unit, plus 0.25 space/unit for guest parking. As such, a total of 167 parking stalls are required, which the Seasons project will provide a total of 171 parking stalls. In addition, a total of 4 bike lockers and 2 ribbon bicycle racks are proposed for employees on both sides of the main building entrance.

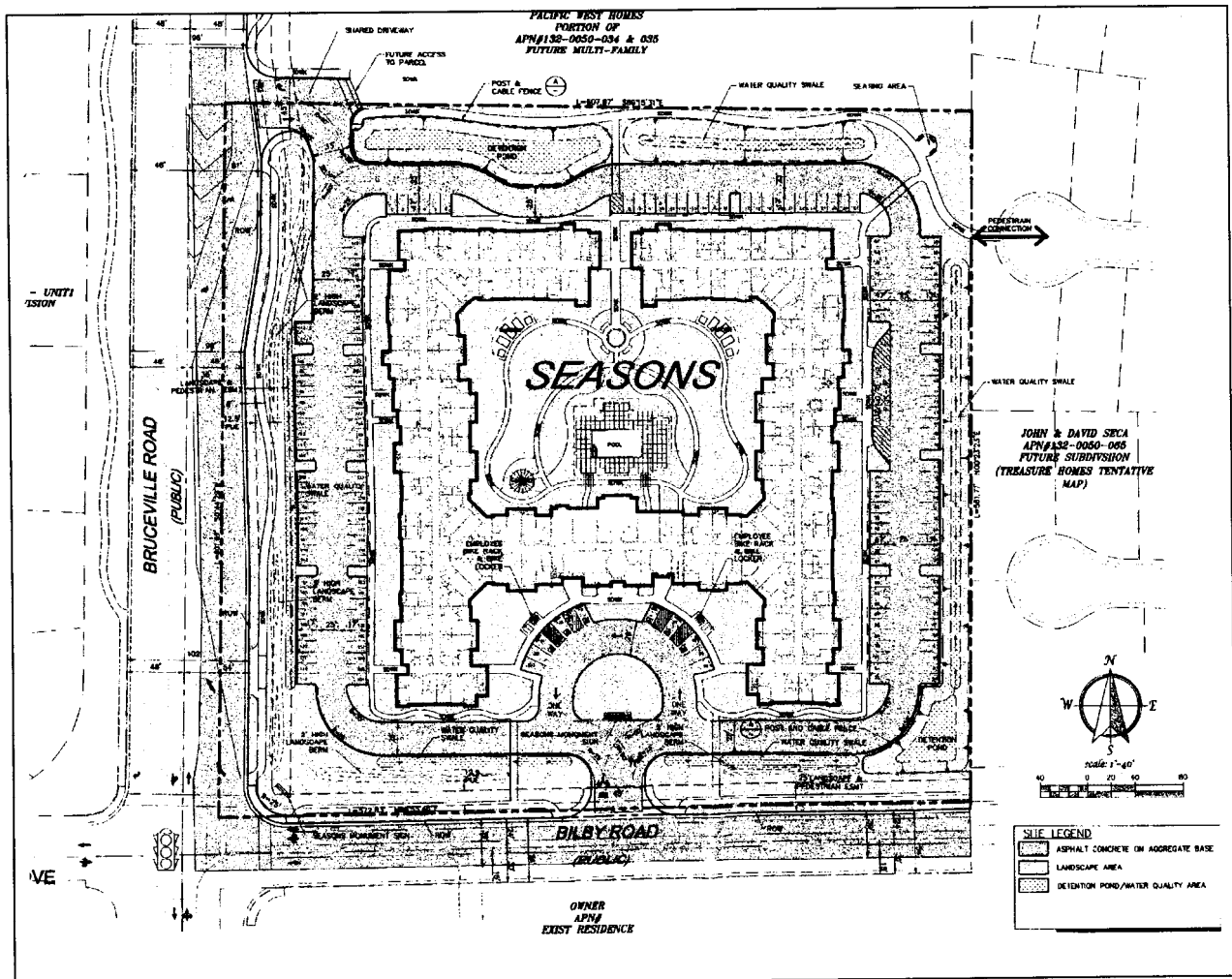


Figure 5. Site Plan

Architecture

The proposed building is three-stories and designed with varying roofline heights that range between 34'-38' in order to reduce building mass. In order to provide visual interest, the building facade incorporates pop-outs and varying wall planes with a consistent theme and color pallet of earthtone shades of beige, brown, and green. Building massing is reduced by the utilization of awnings, moldings, metal grids, and square accents. The facade of each tenant space has its own architectural character that is distinctive and differs from the adjacent tenant spaces.

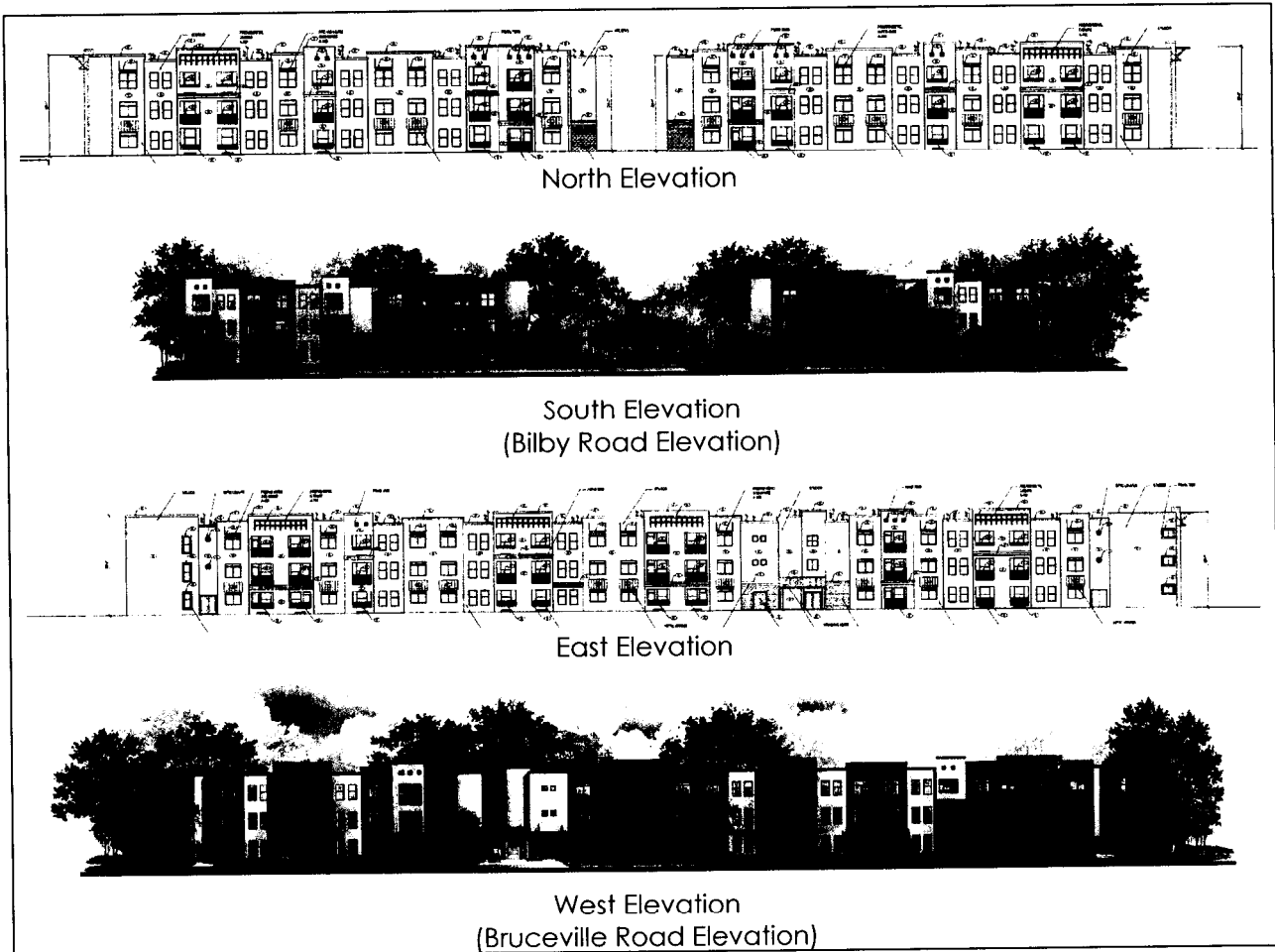


Figure 6: Building Elevations

Landscaping

Site landscaping includes a variety of shade trees such as London plane, Chinese hackberry, Camphor, Flowering cherry, and Chinese pistache. Screening trees are provided adjacent to the Treasure Home subdivision to the east with plantings of Aleppo pine and Redwoods. This project is subject to the requirements of the water conservation ordinance and Condition #65 has been included requiring conformance with this ordinance.

Environmental Analysis

The Seasons at Laguna Ridge project is located in and is consistent with the Laguna Ridge Specific Plan. The City of Elk Grove certified an EIR for the Laguna Ridge Specific Plan in June, 2004 (SCH# 200082139). A Mitigation Monitoring and Reporting Program (MMRP), which the Seasons project is required to comply with, was adopted for the Laguna Ridge Specific Plan. The project includes three legal parcels, which are considered non-participating properties for purposes of the Specific Plan studies and thus not fully analyzed in the Laguna Ridge Specific Plan EIR. The necessary site specific studies were prepared for the project and the City conducted an Initial Study in order to determine site-specific significant adverse environmental

impacts. The Initial Study identified that impacts to resources specific to this project can be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan MMRP, which the project is required to comply with (Condition # 11). Consequently, no mitigation measures beyond those identified in the LRSP MMRP are necessary. Therefore, in accordance with Section 15070(a) of the CEQA Guidelines, the City prepared a Negative Declaration. The Initial Study/Negative Declaration (SCH# 2007072123) was circulated for public comment and review from July 27, 2007 to August 27, 2007. During this circulation of the Initial Study/Negative Declaration, two agency comment letters were received, which are from the California Public Utilities Commission (PUC) and California Department of Water Resources (DWR).

The PUC provided a general statement that any development projects planned adjacent to or near a rail corridor should be adequately planned with the safety corridor in mind. The Seasons project is not located adjacent to any present or future rail corridor. Therefore, the PUC comment has no applicability to the Seasons project and no further action is necessary.

The DWR provided notification that the project may encroach on the State Adopted Plan of Flood Control and recommends that the applicant verify if the project encroaches into the Reclamation Board's designated floodway. If the project encroaches into an adopted flood control plan, an encroachment permit from the Reclamation Board will be required. The DWR notification is informational in nature and do not relate to potential new significant impacts other than those already addressed in the LRSP EIR and initial study. The applicant has been notified in regards to DWR comments and no further action is required.

Changes and Edits to the Negative Declaration

The Negative Declaration states that conditions of approval have been added in regards to tree preservation and removal. Upon further design of the detention basin, tree #58 will need to be removed. In addition, the applicant will relocate Tree #57. Therefore, the conditions have been modified to allow for the removal of trees #58, and the relocation of tree #57.

Page 20 – Revise the conditions of approval as shown below. All new revisions are shown in **bold** text and deletions are shown as ~~strikeout~~ text. None of these revisions constitute new significant information or result in any new significant impacts of the proposed project.

- The project applicant shall relocate the oak trees tagged with numbers 48, 49, 55, and **57** into the project site landscaping.
- **The project applicant shall provide mitigation for the removal of tree #58. Mitigation shall be in the form of mitigation planting, as approved by the City, or payment of the City's per inch mitigation fee. The mitigation shall be on an inch-per-inch dbh basis.**
- ~~The project applicant shall remove the oak tree tagged with number 57, since it is 14" dbh and too large to relocate. The applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.~~

- ~~• In order to retain the oak tree tagged with number 58 on the project site, the proposed picnic area, night light, pedestrian path, detention channel and roadway should be moved out of the oak's dripline. If these features cannot be moved, then oak tree number 58 that has an 11" dbh will require removal and the applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for the use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.~~

Letters from Commenting Agencies

This project was routed to various City, County and State agencies. These comments were incorporated into project design and the conditions of approval. The comments are included as Attachment D.

Summary

Staff reviewed the applicant's request for a Rezone, Boundary Line Adjustment/Lot Merger, and Design Review for the Seasons at Laguna Ridge project. The project has been analyzed according to the policies and goals of the Elk Grove General Plan and the Laguna Ridge Specific Plan. The project design as well as the attached conditions of approval ensures that the project will be compatible with the surrounding land uses. Staff recommends approval of the Seasons at Laguna Ridge project, subject to the attached conditions of approval.

Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

1. *"I move that the Planning Commission recommend that the City Council adopt the proposed Negative Declaration prepared for this project, subject to the findings included in the September 20, 2007 staff report"; and,*
2. *"I move that the Planning Commission recommend that the City Council approve the Rezone, Boundary Line Adjustment/Lot Merger, and Design Review for the Seasons at Laguna Ridge project (EG-06-1086), subject to the findings and attached conditions of approval contained in the September 20, 2007 staff report.*

Findings

CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed and conditioned will have a significant effect on the environment. A Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The Negative Declaration reflects the independent judgment and analysis of the City.

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report (SCH# 200082139) was adopted by the City Council in June 2004. The EIR addressed environmental issues related to the development the Laguna Ridge Specific Plan, where the Seasons project is located, but did not include an analysis of the resources present at the Seasons project site (considered a non-participating property). Site specific studies, such as biological resources study, cultural resources study, wetland delineation, and phase 1 environmental survey, were prepared for the project site. An Initial Study was prepared to determine the potentially significant adverse effects on environmental resources caused by development of the project site. The Initial Study concluded that adverse effects to environmental resources present at the project site could be adequately reduced through implementation of the mitigation measures contained in the Laguna Ridge Specific Plan MMRP, which the project is required and has been conditioned to comply with. A Negative Declaration was prepared and circulated for a 30-day public comment period along with the Initial Study. Two comment letters were received within the public comment period. These comments do not alter the results of the Initial Study/Negative Declaration. Responses to the comments are included in the September 20 Planning Commission staff report. The City of Elk Grove, Development Services - Planning Department, located at 8401 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

Rezone

Finding: The proposed Rezone implements and is consistent with the General Plan and does not create problems inimical to the public health, safety and general welfare of the residents of Elk Grove.

Evidence: The Seasons at Laguna Ridge project proposal is consistent with the General Plan land use designation of High Density Residential and the Laguna Ridge Land Use Designation of Medium Density Residential. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Boundary Line Adjustment/Lot Merger

Finding: Approval of the Boundary Line Adjustment/Lot Merger will not result in any changes in land use density.

Evidence: The adjusted/merge lots will not result in any changes in land use density. The proposed new lot will meet the Development Standards and Requirements for the Medium Density Residential (RD-15) zoning designation.

Design Review

Finding: The proposed layout is consistent with the Citywide Design Guidelines.

Evidence: The site layout has been reviewed against the Citywide Design Guidelines for multi-family development and meets all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence: The proposed site design and architecture are appropriate for a multi-family residential project. As designed, the project will provide an attractive and functional high density housing project. The high quality of the product is consistent with the surrounding area. The site plan, elevations, and landscape plans provide all design elements required by the LRSP Design Guidelines and Citywide Design Guidelines. The project also provides consistent detailing of the architectural style, sufficient pedestrian connectivity, and consistent color palette. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence: The proposed project will provide all required design elements that would establish a multi-family housing area compatible with the neighborhood. The varying roofline heights, staggered wall planes, and design elements such as awnings, moldings, metal grids, and square accents contribute to a high quality design. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence: The proposed project layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. Vehicle access into the Seasons project is provided by driveways off of Bilby Road and Bruceville Road. Pedestrian access has been designed to connect with the future project to the north and the Treasure Homes subdivision to the east to allow public park access. The project is subject to conditions of approval that will ensure consistency with all standard requirements and the safe integration of the project into the local transportation network.

Attachments

- A. Initial Study/Mitigated Negative Declaration
- B. Conditions of Approval
- C. Initial Study/Negative Declaration Comments
- D. Agency Correspondence
- E. Project Exhibits

Attachment A
Initial Study/Negative Declaration



INITIAL ENVIRONMENTAL STUDY

Project Title: Seasons at Laguna Ridge EG 06-1086

Lead Agency Name and Address: City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Project Location: 10383 Bruceville Road (northeast corner of Bruceville Road and Bilby Road)

Project Sponsor's Name and Address:

General Plan Designation(s): Laguna Ridge Specific Plan

Zoning: RD-15 Medium Density Residential

Contact Person: Gerald Park

Phone Number: 916-478-3671

Date Prepared

Project Description

The Seasons at Laguna Ridge project (proposed project) consists of four parcels (APN 132-0050-028, 029, 034, and 035) totaling 18.48 acres, which are located in the Laguna Ridge Specific Plan (LRSP) – see Figure 1 and Figure 2. The development of 222 senior assisted living rental units is proposed to be located on 8.53 acres of the 18.48 acre property (Figure 3 - Preliminary Site Plan). The remainder of the property (9.95 acres) would remain vacant and reserved for future development. The senior assisted units will be located within a single building that also provides designated areas for community, media, fitness, library, great room, and staff offices. The building would be circular in design and provide a central courtyard area.

The proposed project requires a Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line and Design Review. This project is part of the larger Laguna Ridge Specific Plan (LRSP) and conforms with the approved Land Use Plan for that area. The LRSP was approved and an Environmental Impact Report (EIR) certified by the City Council on June 16, 2004. The EIR (SCH #2000082139) assessed the expected environmental impacts resulting from the approval, construction, and operation of the LRSP and identified mitigation measures to minimize potential adverse environmental impacts. The EIR identified significant and unavoidable impacts to Agricultural Resources, Transportation and Circulation, Air Quality, Noise, and Visual Resources. A Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. The EIR also identified impacts to Hazards and Hazardous Materials, Public Services and Utilities, Hydrology and Water Quality,

Biological Resources, Geology and Geotechnical Hazards, and Cultural Resources. These impacts were reduced to a less than significant level with adoption of the recommended mitigation measures. The proposed project will be subject to the Mitigation Monitoring and Reporting Program (MMRP) for the LRSP.

This project includes property owners who did not participate in the LRSP EIR studies. Lands of non-participating owners are subject to additional studies to determine whether new impacts that were not addressed in the LRSP EIR are expected. A Phase I Environmental Site Assessment, cultural resources evaluation, and a tree survey/arborist report were performed to identify sensitive resources that could be impacted by the proposed project. In addition, a Jurisdictional Delineation and Special Status Species Evaluation and a Biological Resources study were performed for the project. No additional resources were identified specific to this project site other than those previously disclosed in the LRSP EIR.

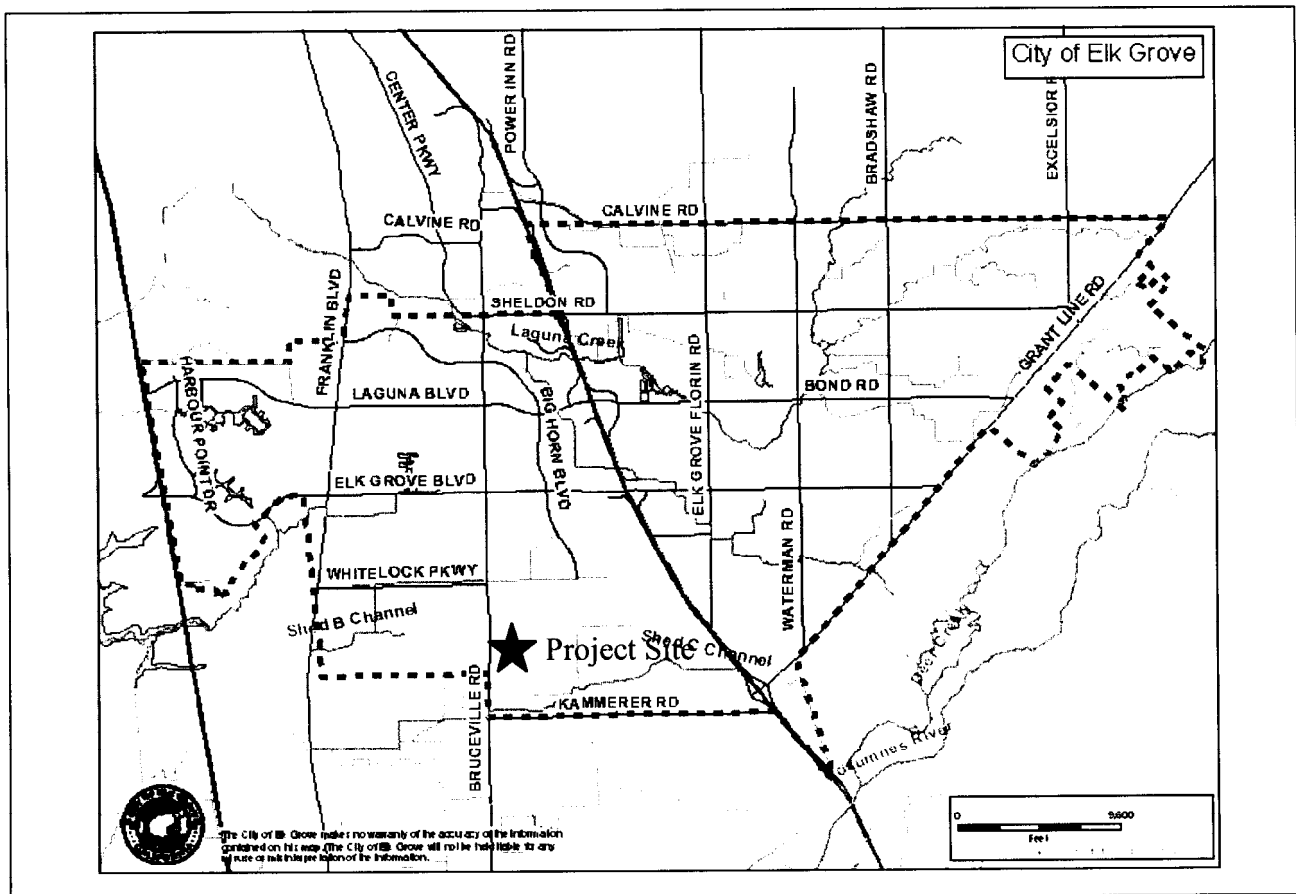


Figure 1. Location Map

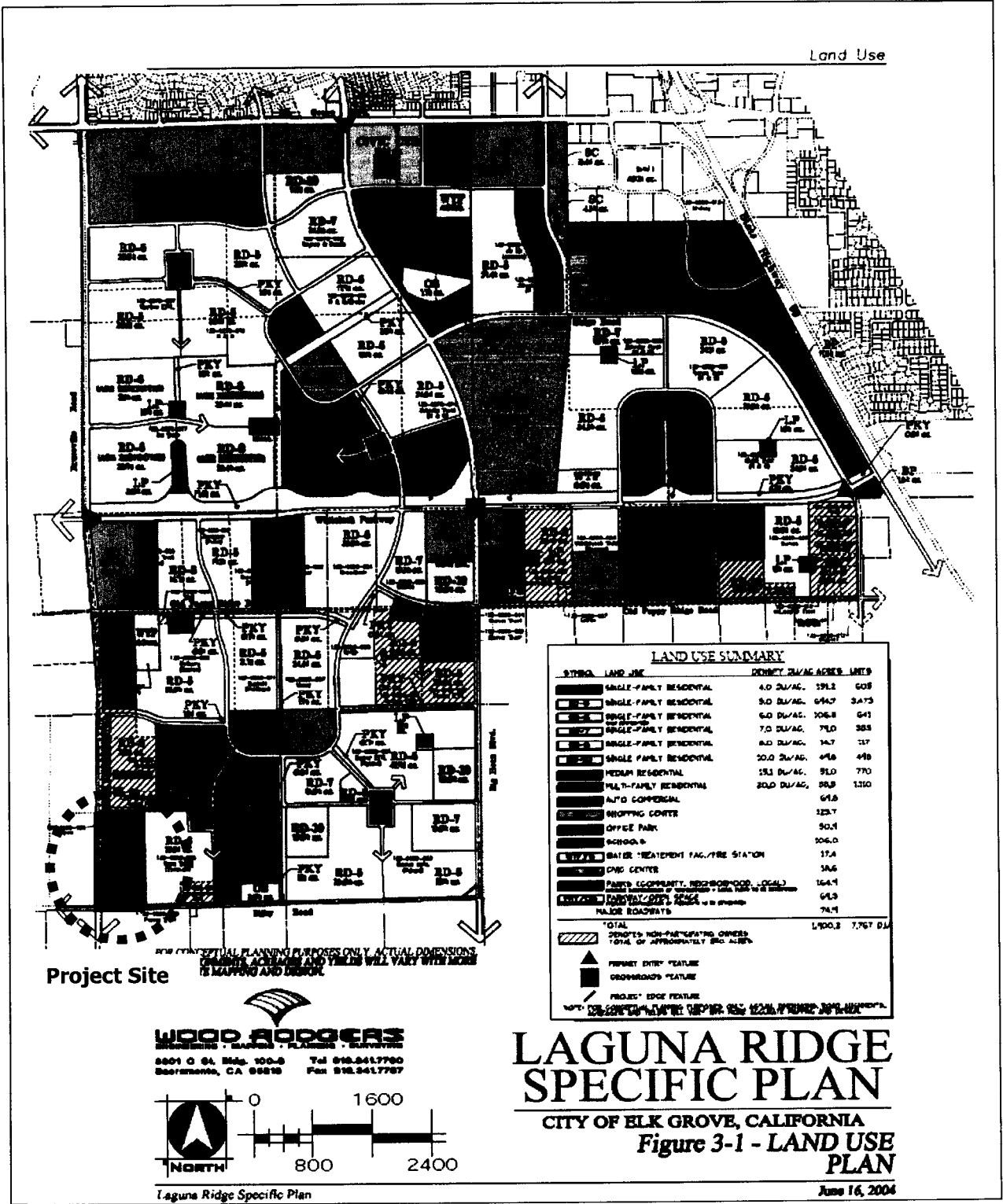


Figure 2. Vicinity Map

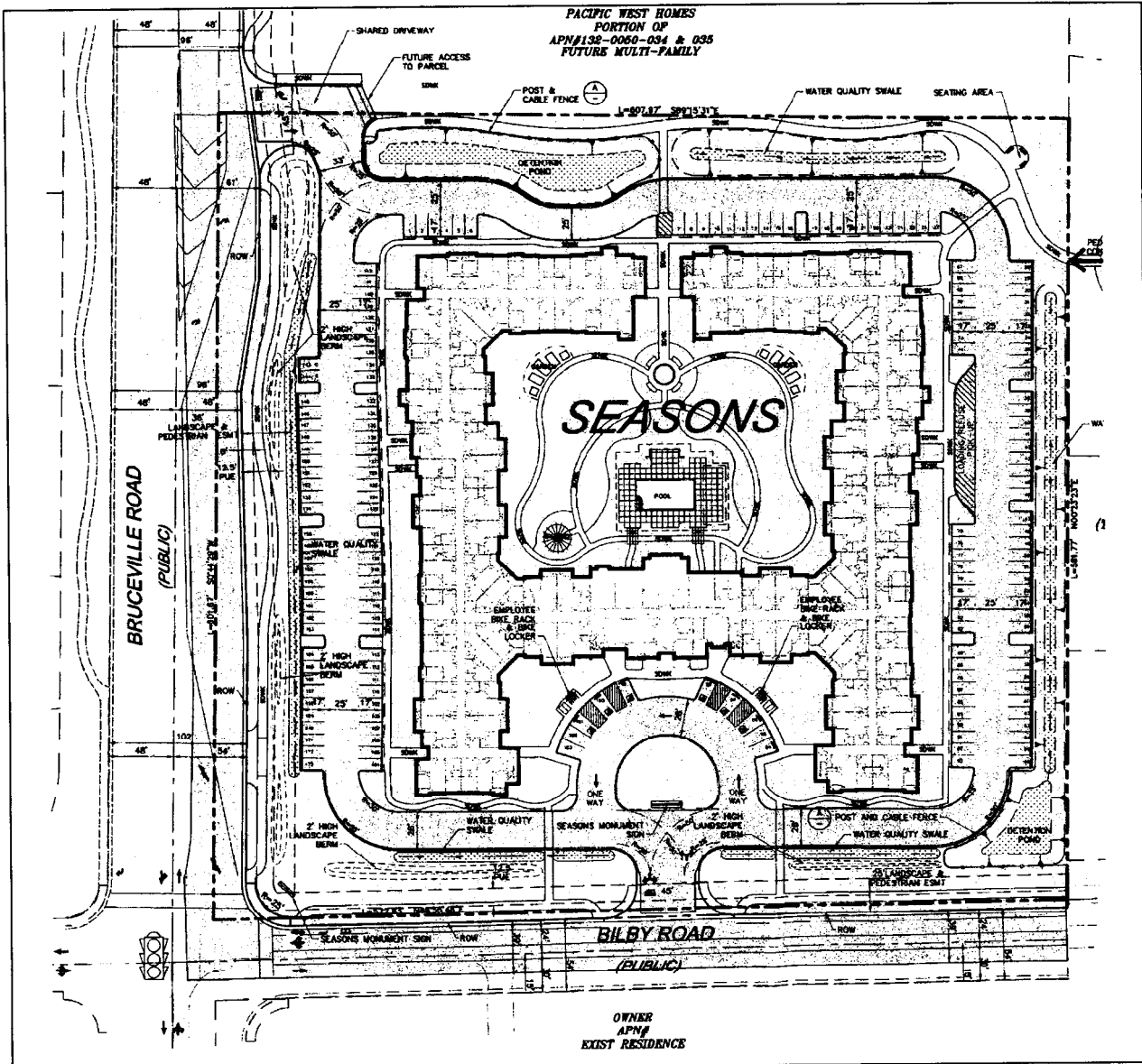


Figure 3. Preliminary Site Plan

Environmental Setting and Surrounding Land Uses

The proposed project site is located at the northeast corner of Bruceville Road and Bilby Road. The project site is agricultural-residential property containing residential homes and outbuildings and pasture land. The site is dominated by annual grasslands and a number of planted shrubs and trees clustered around the residences. The surroundings properties to the north, south and east are agricultural lands with single family residential homes (Figure 4). The properties to the west are part of a single-family residential subdivision named Machado Dairy Unit 1.

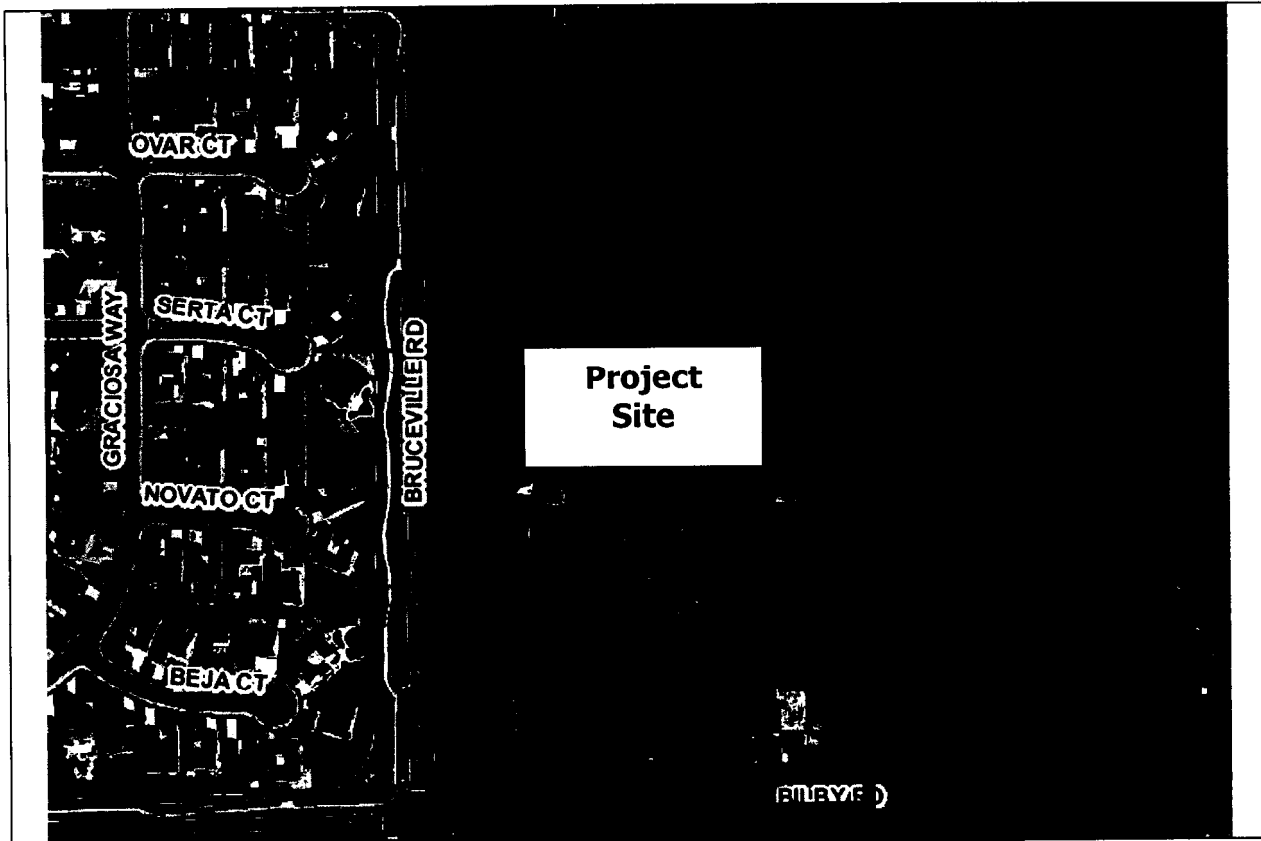


Figure 4. Aerial Photograph

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Regional Water Quality Control Board
 Sacramento Metropolitan Air Quality Management District

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared to determine whether any of the conditions set forth in CEQA Guidelines Sections 15162 through 15164 exist that would require the preparation of a subsequent or supplemental EIR for the previously certified Laguna Ridge Specific Plan EIR. The Initial Study specifically analyzes potential adverse environmental impacts associated with development of two properties which were not fully analyzed in the Laguna Ridge Specific Plan EIR (non-participating properties). These properties are within the Laguna Ridge Specific Plan area and are part of the Seasons at Laguna Ridge project.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the adverse environmental effects of the proposed project were adequately addressed in the previously certified Laguna Ridge Specific Plan EIR. No new impacts which are specific to this project were identified. Therefore, the proposed project COULD NOT have a significant effect on the environment above what was analyzed and disclosed in the previously certified Laguna Ridge Specific Plan EIR, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed Name

City of Elk Grove
Development Services - Planning

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed aesthetic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Visual Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to visual resources. The proposed project would require the removal or relocation of Valley oak trees, as discussed under section IV – Biological Resources of this Initial Study. No additional aesthetic impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore, the impacts to visual resources are considered less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed agricultural resources issues related to the development of the entire LRSP area, of which this project is a part. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Agricultural Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to agricultural resources. No additional impacts to agricultural resources have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore, the impacts to agricultural resources are considered less than significant.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed air quality issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Air Quality, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent air quality analysis. No additional air quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore the impacts to air quality are less than significant.

f) No Impact. The proposed project does not include industrial, agricultural, or food processing uses so no odors would be generated. The project would have no impact regarding objectionable odors.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Plant and Wildlife Communities

The vegetative communities occurring within the project site include annual grasslands, seasonal wetlands, drainage ditches and ruderal habitat surrounding the built environment. Common plant and wildlife species observed, or expected to occur, in these areas and special-status species and sensitive plant habitats observed, or expected to occur, in these areas are also addressed below. There are several trees within the project site that are protected under

the City Tree Preservation and Protection Ordinance (Chapter 19.12). Table 1 provides a summary of the number of acres of each community type in the project site.

Figure 5 presents the upland habitat that is present within the project site. The communities were characterized based upon the descriptions provided in California Wildlife Habitat Relationships (CWHR) (CDFG 2002). The verified wetland delineation conducted by Gibson and Skordal (Gibson and Skordal 2006) was the bases for identified acreages of water features on the project site.

TABLE 1. VEGETATIVE COMMUNITIES WITHIN THE PROJECT SITE

Type	Area (Acres)
Annual Grassland	15.5
Ruderal/Built Environment	3.2
Seasonal Wetland	0.0582
Drainage Ditches	0.0809
Water Features TOTAL	0.1391
TOTAL	18.7

Water Features (Including Wetlands)

Water features on the site are comprised of features within the jurisdiction of the U.S. Army Corps of Engineers (USACE) and features outside the jurisdiction of the USACE. A total of 0.1184 acre of jurisdictional and 0.0208 acre of non-jurisdictional water features are located within the project site. Table 2 below lists the water features and acreage of each type delineated within the project site.

TABLE 2 – WATER FEATURES DELINEATED WITHIN THE PROJECT SITE

Type	Area (Acres)
Jurisdictional Water Features	
Roadside Drainage Ditch	0.0775
Drainage Ditch	0.0034
Depressional Seasonal Wetland	0.0374
Non-jurisdictional Water Feature	
Depressional Seasonal Wetland	0.0208
Total	0.1391

The hydrology within the project site is predominantly re-charged by precipitation, natural sheeting of rainfall over surrounding upland topography and local subsurface discharge.

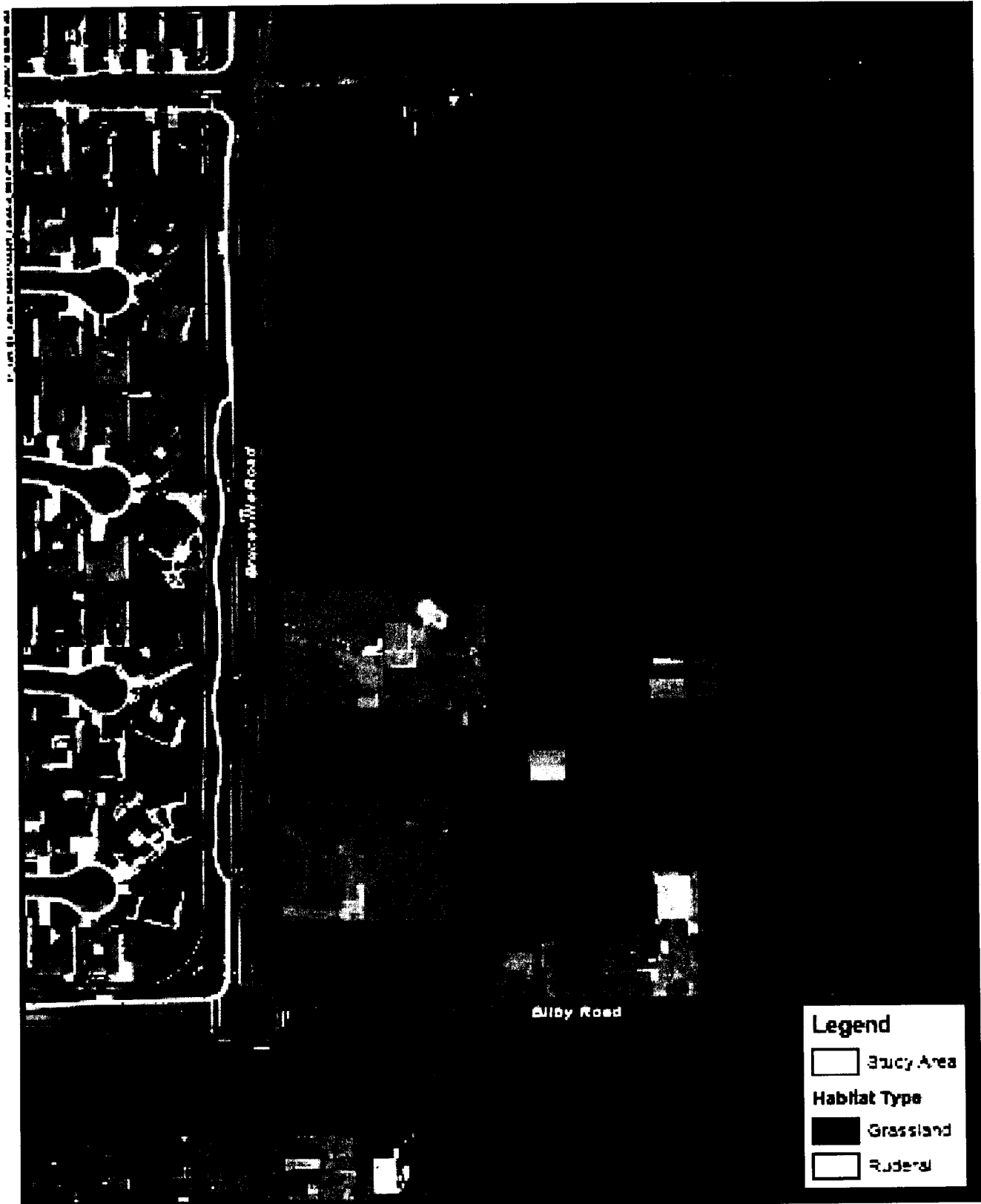


Figure 5

Habitat Map

Seasonal Wetland

The project site contains three depressional seasonal wetlands. These were classified as seasonal wetlands rather than vernal pools based on species composition; the depressional seasonal wetlands contained non-native plant communities with upland associate species. Seasonal wetlands typically qualify as wetlands under §404 of the federal Clean Water Act and are under USACE jurisdiction; however the U.S. Army Corps of Engineers (USACE) determined that one of three mapped depressional seasonal wetlands is jurisdictional.

Seasonal wetlands exhibit a hydrologic regime dominated by saturation rather than inundation. Seasonal wetlands were identified within the project site as depressions in the topography that inundate or flow for short periods of time following intense rains but do not maintain seasonal aquatic or saturated soils conditions for durations long enough for colonization by perennial, obligate plant species. As such plant species in seasonal wetlands are generally of two types: species that can tolerate short periods of inundation but have not adapted to withstand sustained aquatic or saturated soil conditions, and short-lived (primarily annual) species that take advantage of ephemeral aquatic and/or saturated soils conditions. Plants species observed occurring within and around the seasonal wetlands on the site include tall flat sedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), perennial ryegrass (*Lolium perenne*), loosestrife (*Lythrum hyssopifolia*) and annual bluegrass (*Poa annua*) (Gibson and Skordal 2006). Seasonal wetlands are often included within the annual grassland for classification purposes.

Drainage Ditch

One drainage ditch with an average width of two feet and a length of 75 feet (0.0034 acre). This feature appears to have been excavated in uplands, and it begins and ends within the project site. It does not appear to convey surface water off the project site. The ditch displays a distinct bed and bank and was likely constructed for irrigation and/or drainage. These drainage ditches lacked one or more of the required parameters to be considered a wetland. The Corps determined that this feature is jurisdictional (Gibson and Skordal 2005).

Annual Grassland

The project site contains altered plant communities typical of farmed or ranched areas. Annual grassland consists of a myriad of native and non-native annual plant species. Additional major influences on this vegetation community include land use, soil type, annual precipitation and fall temperatures. The majority of the area supports disturbed, non-native annual grasslands dominated by common chicory (*Cichorium intybus*), soft chess (*Bromus mollis*), orchard grass (*Dactylis glomerata*), wild oat (*Avena fatua*), perennial ryegrass and tall fescue (*Festuca arundinacea*). Common grasses and forbes include Mediterranean barley (*Hordeum hystris*), winter vetch (*Vicia villosa*), barley (*Hordeum leporinum*), and wild oats (*Avena fatua*) (Gibson and Skordal 2006).

Ruderal/Built Environment

Ruderal (roadside) communities appear in areas of disturbances (i.e. along roadsides, parking lots, and areas adjacent to the built environment). Within the project site, the ruderal environment includes the gravel and dirt roadways, and areas adjacent to the residence and barn structures. The area surrounding the residence within the project site contains numerous ornamental trees including the London plane tree (*Platanus X acerifolia*) and white mulberry (*Morus alba*). There were also numerous fruit and nut trees including apricot (*Prunus armeniaca*), plum (*Prunus* sp.), common fig (*Ficus carica*), pear (*Pyrus* sp.) and walnuts (*Juglans* sp.) in addition to grape vines (*Vitis* sp.) growing adjacent to the residences. Ruderal habitat is subjected to ongoing or past human disturbances. Ruderal habitat in these disturbed areas supports a diverse weedy flora. Plant species observed within these areas include yellow star

thistle (*Centaurea solstitialis*), dove weed (*Eremocarpus setigerus*), Fitch's tarweed (*Hemizonia fitchii*), field mustard (*Brassica rapa*), prickly lettuce (*Lactuca serriola*), and bull thistle (*Cirsium vulgare*).

A distinguishing characteristic of ruderal habitats is the mixture of native and exotic plant species. Native and introduced wildlife species that are tolerant of human activities often thrive in ruderal habitats. Some native species persist in this ruderal habitat, including Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and American crow (*Corvus brachyrhynchos*).

Special-status Species

The following discussion describes the plant and wildlife species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Listed and special-status species are defined as:

- Listed, proposed, or candidate for listing under the State or Federal Endangered Species Acts;
- Protected under other regulations (e.g. local policies, Migratory Bird Treaty Act);
- California Department of Fish Game's Species of Special Concern and California Fully Protected Species;
- Listed as species of concern by California Native Plant Society (CNPS); or
- Otherwise receive consideration during environmental review.

Range and habitat information for the special-status wildlife and plant species below was obtained from the CWHR program version 8 (CDFG 2002) and the California Natural Diversity Database (CNDDDB) (CDFG 2007).

TABLE 3 - SPECIAL-STATUS SPECIES CONSIDERED IN THE IMPACT ANALYSIS ORGANIZED BY HABITAT TYPE

Habitat Type	Special-status Species	Acreage within project site
Annual Grasslands	Cooper's hawk (<i>Accipiter cooperi</i>) – foraging Swainson's hawk (<i>Buteo swainsoni</i>) - foraging White-tailed kite (<i>Elanus leucurus</i>) – foraging Western burrowing owl (<i>Athene cunicularia hypugea</i>) Other Raptors and Migratory Non-game Birds of Management concern	15.5
Seasonal Wetland	Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) Midvalley fairy shrimp (<i>Branchinecta mesoallensis</i>) Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>) California linderiella fairy shrimp (<i>Linderiella occidentalis</i>)	0.0582
Drainage Ditches	None	0.0809
Ruderal/Built Environment	Raptors and Other Migratory Non-game Birds of Management concern Special-status Bat Species	3.2

Listed and Special-status Plants

The project site consists of significantly disturbed environment. It is unlikely that any special-status plant species are present at the project site, since the area has been ranched and farmed for a number of years. Non-native species persist in the annual grassland and depressional seasonal wetland habitats within the project site making it unlikely that any native special-status plants are present.

Listed and Special-status Wildlife

Invertebrates

Protocol-level vernal pool invertebrate surveys were not conducted and presence of potentially occurring federally-listed or candidate vernal pool invertebrate species is inferred within suitable habitat in the project site. Vernal pool crustaceans are found in ephemeral freshwater habitats, and their life cycles have adapted to the unique habitat conditions of vernal pools. Following the winter rains, vernal pools become inundated, and in conjunction with the appropriate environmental cues (temperature, total dissolved solids, alkalinity, etc.), the hatching of vernal pool crustacean eggs is initiated. Vernal pool crustaceans then mature rapidly into adults.

Following copulation, the female crustacean carries the eggs (also referred to as "cysts"), in an oval or elongated ventral brood sac. After the eggs mature, they are either dropped to the pool bottom or remain in the brood sac until the female dies and sinks to the pool bottom. The eggs are deposited on the pool's bottom. As the eggs are larger and heavier than the surface clays, they get worked into the sediment by water movement caused by persistent winds (Eriksen & Belk 1999). When the pools dry, the eggs are trapped below the soil surface. The mature eggs are coated with a protective protein layer that allows them to withstand heat, cold, and prolonged dehydration. When the pool refills during the subsequent inundation, some, but not all of the eggs, may hatch. The eggs can remain viable in soil for decades. The eggs that remain dormant in the soil may therefore be generated from several years of breeding (USFWS 1994). This strategy has been suggested as a mechanism by which rare species may persist in unpredictable environments (USFWS 2003). The eggs that hatch may do so within days after the vernal pools fill, and rapidly develop into adults. In pools that persist from several weeks to a few months, vernal pool crustaceans may have multiple hatches during a single season (USFWS 1994).

Vernal pool crustaceans are ecologically dependent on wetlands with seasonal fluctuations in water levels during specific times of the year with seasonal inundation and subsequent desiccation. A suitable aquatic environment is necessary for egg incubation and hatching, growth and maturation, reproduction, feeding, sheltering, and dispersal. Appropriate periods of desiccation are necessary for egg dormancy and to eliminate predators such as bullfrogs, fish, and other aquatic predators that depend on year round inundation of wetland habitats to survive (USFWS 2003). Vernal pool fairy shrimp cannot persist in wetlands that are inundated for the majority of the year, or in wetlands without periodic seasonal inundation, although they do occur in pools that do not inundate every year (USFWS 2003).

Vernal pool fairy shrimp (*Branchinecta lynchi*) is federally-listed as threatened. This species is associated with ephemeral swales and vernal pools in grassland communities. Cysts hatch and shrimp become active when pools fill during the winter rainy season. This species may occur within seasonal wetlands within the project site.

Midvalley fairy shrimp (*Branchinecta mesovallensis*) is endemic to the Sacramento Valley but distribution poorly understood. This species is associated with vernal pools, vernal swales, and other ephemeral water features. The habitat requirements for this species are similar to other local fairy shrimp species but tend to be in more shallow pools. This species may occur within the seasonal wetlands within the project site.

The **vernal pool tadpole shrimp** (*Lepidurus packardii*) is listed as federally endangered and occurs in vernal pools, swales and various other seasonally ponded habitats in the Sacramento Valley containing clear to highly turbid water. Breeding pools for this species are commonly found in grass-bottomed swales within unplowed grasslands; the pools may

be mud-bottomed and highly turbid. This species may occur within the seasonal wetlands within the project site.

California linderiella fairy shrimp (*Linderiella occidentalis*) is found in seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. This species may occur within the seasonal wetlands within the project site.

Birds

Cooper's hawk (*Accipiter cooperi*) is a California species of special concern. This species nests in oak woodlands and riparian forests, and forages in open woodlands and woodland edges. There is one previously recorded occurrence of this species within a five-mile radius of the project site. Suitable habitat is present at the project site.

The **tri-colored blackbird** (*Agelaius tricolor*) is a California species of special concern. This species is endemic to California and southern Oregon and is a year-round resident of California. The tricolored blackbird nests colonially in stands of cattails, tules, blackberries, or other dense herbaceous vegetation. There are thirteen previously recorded occurrences within five miles of the project site, three of which are within one mile of the project site (two of which encompass the boundaries of the site, CDFG 2007). This species may nest in the dense stands of blackberry within the project site or use the annual grassland at the project site as foraging habitat.

The **western burrowing owl** (*Athene cunicularia hypugea*) is a California species of special concern. Burrowing owls are year-round residents in the open, dry grasslands of the Central Valley. During fall and winter, local residents may move from nesting areas, and migrants may move in. Burrowing owls nest and take shelter in burrows in the ground, typically burrows excavated by other species such as ground squirrels. Suitable habitat is present within the annual grasslands at the project site. Although there were no signs of burrowing owl at the site, species-specific surveys were not conducted; however several small mammal burrows which may potentially be used by burrowing owl were observed at the site. There are three previously recorded occurrences within five miles of the project site (CDFG 2007).

The **Swainson's hawk** (*Buteo swainsoni*) is listed as threatened in California by the CDFG. Swainson's hawks in the Central Valley typically nest in large, mature trees such as valley oaks, cottonwoods, willows, and native walnuts. Selected trees for nesting are usually located near suitable foraging habitat. Annual grassland located at the project site provides foraging habitat for many migratory birds and raptors, including the Swainson's hawk. This species was observed foraging at the project site. There are 120 previously recorded occurrences within ten miles of the project site, nineteen of which are within five miles of the project site (CDFG 2007).

The **white-tailed kite** (*Elanus leucurus*) is a California fully protected species. This species nests in rolling foothills and valley margins with scattered oaks, riparian woodlands, or marshes next to deciduous woodland, and forages in open grasslands, meadows, or marshes. White-tailed kites are known to forage for small rodents and insects in agricultural areas, especially alfalfa fields. Nests are generally built in available trees near hunting grounds. Suitable nesting and foraging habitat is present at the project site. There is one previously recorded occurrence of this species within a five-mile radius of the project site (CDFG 2007).

Several **migratory birds** protected under the Migratory Bird Treaty Act may use habitat within the BSA for nesting, including such species as loggerhead shrike (*Lanius ludovicianus*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), and northern mockingbird (*Mimus polyglottos*) that were observed within the project site. In addition, two large stick nests were observed within the project site. There was no activity observed at either nest site at the time of the site visit.

Mammals

Several species of **bats** may seasonally roost within the abandoned buildings at the site. Species such as the hoary bat (*Lasiurus cinereus*), western mastiff bat (*Eumops perotis*), or the Brazilian free-tailed bat (*Tadarida brasiliensis*) may occur in the vicinity of the project site.

Wildlife Movements

The area within the project site does not constitute a wildlife movement corridor due to its small size, proximity to highly disturbed areas, and lack of topographic features (i.e. ridges, drainages, etc.) that would facilitate the movement of fish and wildlife.

Impact Assessment

The impact assessment was based on the project description (Section 3.0), information described in the existing setting, and the standards of significance described in the initial study checklist.

A City of Elk Grove biologist undertook reconnaissance-level surveys on July 3, 2007 to map habitat types and identify the presence/absence of sensitive biological resources including special-status species and their potential to occur at the project site based on habitat suitability. Locations of habitat types and biological resources were noted on an aerial photograph and digitized using ArcGIS software (Figure 5). Prior to initiating field surveys, aerial photography was reviewed for potential habitat for the special-status species identified from the literature and database searches. A species was considered in the impact analysis if its documented geographic range from the literature and database search includes the project vicinity and if suitable habitat for the species was identified within or near the project site.

Surveys for the wetland delineation and special-status species evaluation were conducted on May 18, 2005 by Gibson and Skordal and revised in August 2006. Sierra Nevada Arborists completed an arborist report for the project site in 2005 (Sierra Nevada Arborists 2005).

Discussion of Impacts

a) Less than Significant Impact. As described above, the project site contains suitable foraging and/or nesting habitat for a number of special-status birds, including tri-colored blackbird, Swainson's hawk, white-tailed kite, Cooper's hawk, and burrowing owl. The project site also contains habitat for several species of vernal pool branchiopods (vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella). The abandoned buildings at the project site may also be habitat for roosting bats.

Vernal Pool Branchiopods. The seasonal wetlands within the project site may be habitat for vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella. Protocol-level surveys for vernal pool invertebrates were not conducted. All appropriate habitat for vernal pool invertebrates was inferred to be occupied for purposes of the impact analysis. The seasonal wetland is located outside the planned construction of the senior residential facility (proposed project) and therefore no direct impacts to vernal pool invertebrates would occur. The proposed project may indirectly impact this seasonal wetland since construction activities would occur within 250 feet from the wetland.

Tri-colored Blackbird. The project site is known to contain foraging habitat for tri-colored blackbird. This species may also use dense vegetation within the project site as nesting habitat. If

tri-colored blackbird is present at the project site during construction activities direct impacts to tri-colored blackbird could occur.

Swainson's Hawk. Habitat within the project site provides suitable nesting and foraging opportunities for the state-threatened Swainson's hawk. There are tall trees within and surrounding the project site that may provide suitable nesting habitat. Two large stick nests were observed at the project site. A Swainson's hawk was observed foraging at the project site during biological surveys. The project site does provide suitable foraging habitat within the 15.5 acres of annual grasslands. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting Swainson's hawks. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting Swainson's hawk in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Western Burrowing Owl. Habitat within the project site provides suitable habitat for reproduction, cover, and foraging for the burrowing owl. While no burrowing owls were observed during the site inspection, burrows that could be potential nest sites for this species were noted within the project site. Therefore, implementation and construction of the proposed project could impact burrowing owls, both directly (removal of habitat) and indirectly (increased human activity). Burrowing owls, a special-status wildlife species, are considered to be a sensitive resource by federal and state resource agencies, so alteration of the project site is considered potentially significant unless mitigation is incorporated.

Raptors and Other Migratory Birds. Habitat within the project site also provides suitable nesting and foraging opportunities for many avian species, including some raptors and migratory birds (i.e. Cooper's hawk, white-tailed kite, and loggerhead shrike). Raptors and raptor nests are considered to be a special resource by federal and state agencies and are protected under the MBTA and California Code of Regulations. All nesting migratory birds, their nests, eggs, and chicks are also protected under the MBTA. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting raptors and migratory birds. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptor or migratory bird species in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Bats. The abandoned buildings at the project site may provide habitat for resident and/or migratory bats. If demolition of these buildings occur when the site is actively being used as a roosting site, the proposed project may adversely impact special-status bat species. Additional mitigation measures are necessary to reduce impacts to special-status bat species to less than significant.

The proposed project is subject to the Laguna Ridge MMRP. The following mitigation measures provided in the Laguna Ridge MMRP would address the biological impacts of the proposed project: MM 4.8.6 would address habitat for vernal pool species; MM 4.8.7a and 4.8.7b would address Swainson's hawk foraging and nesting habitat; and MM 4.8.8a, 4.8.8b, and 4.8.8c would address raptors, migratory birds, burrowing owls, and bat roosts. No new impacts beyond those previously discussed in the certified Laguna ridge Specific Plan EIR. In addition, the mitigation measures contained in the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting

Program (MMRP), which the project is required to comply with, adequately address the impacts to special-status species that are potentially present at the project site. Therefore, because the proposed project will be subject to the Laguna Ridge Specific Plan MMRP, impacts to special status species are considered less than significant.

b) No impact. There is no riparian or other sensitive habitat present within the project site.

c) Less than Significant Impact. A Jurisdictional Delineation (Gibson and Skordal 2005) was completed for the project site and verified by the U. S. Army Corps of Engineers (USACE) on August 14, 2006. A total of 0.1183 acres of waters of the U.S., including wetlands, occur within the project site. As such, the USACE would have jurisdiction over these wetlands and other waters of the U.S. under Section 404 of the Clean Water Act.

The project would require filling approximately 0.0809 acre of jurisdictional drainage ditches, which are considered jurisdictional Waters of the U.S. Authorization for such fill would be secured from USACE via the Section 404 permitting process prior to project implementation. Because a Section 404 permit would be required from the USACE, a Section 401 permit would be also required from the RWQCB. The City would obtain authorization from both the USACE and the RWQCB to fill/disturb these features prior to project implementation and the project would also be required to comply with the City's NPDES permit.

The 0.0374 acre of jurisdictional seasonal wetlands would not be directly impacted by the proposed project. It is located in the northern portion of the project site and will not be built on as a result of the proposed project.

Given that the proposed project is subject to the Laguna Ridge Specific Plan MMRP, and that Mitigation Measure MM 4.8.3 of the Laguna Ridge Specific Plan MMRP was adopted to address impacts to wetlands, impacts to wetlands from the proposed project are considered less than significant.

d) No Impact. Implementation of the proposed project would not likely interfere with the movement of any fish or wildlife species or impede the use of native nursery sites or corridors. Therefore, no project-related impact to migratory wildlife would occur with project development.

e) Less than Significant Impact. An arborist report was prepared by Sierra Nevada Arborists for the project site in July 2005 (Sierra Nevada Arborists 2005). The report identified 32 trees, including ten valley oak (*Quercus lobata*) trees on the project site. The City Arborist reviewed the arborist report and determined that nine of the trees would require removal or relocation as a part of the proposed project (tree tag numbers 48, 49, 55, 57, 62, 63, 64, 65, and 66). The valley oak tree number 62 is in poor condition and will not require mitigation for its removal. The valley oak tree number 58 would remain on the project site.

Mitigation Measures 4.8.1b and 4.8.1c of the Laguna Ridge Specific Plan MMRP require protection measures for trees during construction and set forth the standards for replacing trees planned for removal. The proposed project will be subject to the Laguna Ridge Specific Plan MMRP. In addition the following conditions of approval will be imposed on the project in order to address site-specific trees:

- The project applicant shall relocate the oak trees tagged with numbers 48, 49, 55, 63, 64, 65 and 66 into the project site landscaping.
- The project applicant shall remove the oak tree tagged with number 57, since it is 14" dbh and too large to relocate. The applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.
- In order to retain the oak tree tagged with number 58 on the project site, the proposed picnic area, night light, pedestrian path, detention channel and roadway should be moved out of the oak's dripline. If these features cannot be moved, then oak tree number 58 that has an 11" dbh will require removal and the applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for the use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.

Therefore with the implementation of the LRSP MMRP and the above project conditions of approval the impacts to trees are less than significant.

f) No impact. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The LRSP EIR (SCH #2000082139) addressed cultural resource issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project site is a non-participating property and, therefore, is subject to site-specific biological studies as required in the LRSP. A cultural resources report¹ was completed for the project site. City Staff has reviewed the report and found that the results were adequate.

a-d) Less than significant impact. The project area contains six buildings consisting of four residences, one barn, and one shed. The barn dates to 1959, and the rest of the buildings all date to the 1960s or later. The buildings are all less than 50 years in age and did not warrant recordation. There are no historic properties recorded within the project area. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to cultural resources are less than significant.

¹ *Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge Project.* Peak & Associates, Inc. January 2007.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed geology and soils issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent geology and soils studies. No additional geology and soils impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the

Laguna Ridge MMRP. Therefore the impacts to geology and soils are considered less than significant.

e) No impact. The project would be annexed into the CSD-1 and SRCSD service area and connected to the CSD-1 sewer system. No septic tanks or alternative wastewater disposal system will be installed for this project; therefore no impact is anticipated by this project.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The LRSP EIR (SCH #2000082139) addressed hazards and hazardous materials issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project

site is a non-participating property and, therefore, is subject to site-specific studies as required in the LRSP.

A Phase I Environmental Site Assessment in compliance with the American Society of Testing and Materials (ASTM) E1527-00 was completed for the proposed project site by Engeo Incorporated on January 24, 2006. The Phase I Assessment included regulatory agency database review (including the list pursuant to Government Code Section 65962.5), historical data review, and an evaluation of the project site for evidence of soil and/or groundwater contamination resulting from current and/or former site activities. Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination.

a) Less than Significant Impact. The proposed project involves the construction of residential housing, which would not result in hazardous emissions or the routine transport, use or disposal of hazardous or acutely hazardous materials, substances, or waste.

b - d) Less than Significant Impact. The project site is located within one-quarter mile of an elementary school. The Phase I report noted that the project site does not appear on any of the federal, state, or local regulatory agency databases searched (including the list of hazardous material sites compiled pursuant to Government Code Section 65962.5) of businesses and properties that handle hazardous materials or hazardous wastes, are locations of leaking underground storage tanks. The Phase I report also noted that "The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the property." No chemical or burn dump areas were identified in the Phase I report.

Several pole-mounted transformers were observed on the project site. Some of the transformers may contain PCB cooling oils. SMUD owns the transformers and indicated that if any are found to be leaking they would be responsible for repairing or replacing the transformers, as well as cleaning up any spills.

Several septic tanks, water supply wells, agricultural wells, and dry wells are located on the project site. Prior to the issuance of building permits the project applicant will be required to properly abandon any septic tanks and wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division.

The following items of concern on the proposed project site were identified in the Phase I report:

1. Historical records indicated that agricultural crops have historically been grown on the project site, which might result in residues of persistent agricultural chemicals in the soils on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.1 of the LRSP MMRP would be implemented to address soil sampling within areas of potential herbicide/pesticide contamination, as recommended in the Phase I report.
2. Soil staining was observed at the base of the agricultural production well located on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.3b of the LRSP MMRP would be implemented to

address soil sampling within the area of soil staining in order to properly determine the depth of the stained soil and the appropriate disposal method.

3. A large barn on the project site was unavailable for inspection at the time of the site reconnaissance for the Phase I. Although the doors were open and bales of stacked hay were observed, the entire contents of the barn are unknown. Two concrete structures measured approximately 7 feet wide by 14 feet long by 5 feet tall were observed on the project site. These structures were assumed to be related to the irrigation system. Removal of the structures could uncover previously unknown contamination. Near a pump and well a metal standpipe with a diameter of 8 to 10 inches was observed on the project site. This pipe was assumed to be a ventilation pipe for the irrigation system or a separate well. Removal of this pipe could uncover previously unknown contamination. Scattered debris, including fire wood, wood boards, tree cuttings, air compressor, parked car, trailer, tractor, farm equipment, and gas cans were observed on the project site. Removal of the debris and equipment could uncover previously unknown contamination. A large area of stressed vegetation consisting of brown vines and grass was observed on the project site. No stained soil or hazardous substances were observed in or near the stressed vegetation. Removal of the vegetation and soil disturbance could uncover previously unknown contamination.

4. The structures currently located on the project site may contain asbestos materials and lead based paint. The Phase I recommended that an assessment be completed to determine if asbestos or lead based paint are present in the structures prior to demolition activities.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.2 of the LRSP MMRP would be implemented to asbestos sampling and removal prior to demolition of any of the structures on the project site. Mitigation Measure 4.5.4a and 4.5.4b of the LRSP MMRP would be implemented to address lead based paint sampling and removal prior to demolition of any structures on the project site.

5. Several chemical containers, including containers labeled to contain paint and enamel, liquefied petroleum, Texaco Rand HD-46, Round Up weed killer, and gear oil were observed on the project site.
 - o As a condition of approval of the project, the applicant will be required to remove and properly dispose of the chemical containers and their contents that are located on the project site.

e – f) No Impact. The nearest airport/airstrip is the Sunset Sky ranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 ½ miles northeast of the project site. Sunset Sky ranch Airport is a public use airport located in Sacramento County. None of the project site falls within the Clear, Approach/Departure, or Overflight Safety Zones. There are no private airstrips within the vicinity of the project. Therefore, there is no impact from the proposed project regarding airport safety hazards.

g) No impact. Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can

pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is "To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials." The proposed project would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans; therefore, no impact is anticipated.

h) No impact. The project site is located in an urbanizing area surrounded by vacant land, and existing and approved residential development. Therefore, the site is not adjacent to or in close proximity to wildland areas. No impacts are anticipated.

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-f) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed hydrology and water quality issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The proposed project will be required to comply with the drainage standards required by the City for the Laguna Ridge Specific Plan. The permanent drainage facilities for this area of the Laguna Ridge Specific Plan have not yet been constructed. However, in order to ensure that drainage is contained within the project site boundaries to pre-project levels, a detention basin will be designed and constructed pursuant to City drainage standards. No additional hydrology and water quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the hydrology and water quality impacts are considered less than significant.

g-h) Less than Significant Impact. The proposed project site is located within FEMA floodplain Zone X, an area determined to be outside of the 100-year and 500-year flood plains². Therefore the project would not place residential structures within a 100-year flood hazard area.

i) No Impact. The proposed project site is located outside the Folsom Dam Failure Flood Area, which is the nearest dam. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam.

j) No Impact. The project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed project.

² FIRM Map, Community Panel Number 0602620340D, revised July 6, 1998. Sacramento County, California.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

a-c) No impact. The LRSP EIR (SCH #2000082139) adequately addressed Land Use and Planning issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent land use review. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site. Therefore the land use and planning impacts are less than significant.

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) No Impact. The proposed project is a residential development and would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas "containing aggregate deposits, the significance of which cannot be evaluated from available data." No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (2003) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed noise issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding noise, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent noise review. No additional noise impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP. Therefore the noise impacts are less than significant.

e-f) No impact. The nearest airport/airstrip is the Sunset Sky ranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 1/2 miles northeast of the project site. Sunset Sky ranch Airport is a public use airport located in Sacramento County. None of the project site falls within

the CNEL noise contours. Therefore, there would be no impact associated with excessive noise levels in conjunction with private airports.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed population and housing issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No additional population and housing impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. Therefore the impacts to population and housing are less than significant.

b-c) Less than Significant Impact. The proposed project would displace three residential homes, which is not considered a substantial number of homes or people. In addition, development of this project would increase the housing stock for the community. Therefore, impacts to population and housing are considered less than significant.

XIII. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project result in:

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed public services issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding public services, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of public services. No additional impacts to public services have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to public services are considered less than significant.

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed recreation issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of recreation issues. No additional impacts to recreation have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts associated with recreation are considered less than significant.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed transportation and traffic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding transportation and circulation, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of transportation and traffic. No additional impacts to transportation or traffic have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP and will be required to comply with all applicable mitigation measures related to traffic impacts. Therefore the impacts to transportation and traffic are considered less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed utilities and service systems related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of utilities and service systems. No additional impacts to utilities and service systems have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to utilities and service systems are considered less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed environmental issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. Cumulative effects of the Laguna Ridge Specific Plan were analyzed in the Laguna Ridge Specific Plan EIR and a statement of overriding consideration was adopted for each significant and unavoidable cumulative impact of the plan. Therefore, the cumulative effects of the proposed Seasons at Laguna Ridge projects have already been addressed. Given that the proposed project includes properties which were not fully surveyed for the Laguna Ridge Specific Plan EIR, additional Biological Resource and Cultural Resource evaluations, as well as a Phase I Environmental Site Assessment were performed for this project. The analysis contained in this initial study shows that there are no new significant adverse environmental impacts beyond those already analyzed and disclosed in the Laguna Ridge Specific Plan EIR. Therefore these impacts are considered less than significant.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003, amended 2005.
2. City of Elk Grove General Plan Draft EIR. Elk Grove, CA. 2003.
3. City of Elk Grove General Plan Amendment Draft Supplemental Environmental Impact Report. Elk Grove, CA. 2004.
4. Laguna Ridge Specific Plan EIR (SCH #2000082139)
5. Laguna Ridge Mitigation and Monitoring Reporting Program
6. Laguna Ridge Statement of Overriding Considerations (SCH #2000082139)
7. Initial Arborist Report and Inventory Summary. Edwin E. Stirtz. July 18, 2005.
8. Revised Jurisdictional Delineation and Special Status Species Evaluation. Gibson & Skordal, LLC. July 2005, revised August 2006.
9. Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge. Peak & Associates, Inc. January 2007.
10. Phase One Environmental Site Assessment. Laguna Ridge Property. ENGEO Incorporated. January 24, 2006.
11. Eriksen, C.H. and D. Belk. 1999. *Fairy Shrimps of California's Puddles, Pools, and Playas*. Mad River Press, Eureka, CA.
12. Hickman. 1993. *The Jepson Manual of Higher Plants of California*. University of California Press, Berkeley, California.
13. United States Fish and Wildlife Service (USFWS). 1994. Determination of Endangered Status for the Conservancy Fairy Shrimp, Longhorn Fairy Shrimp, and the Vernal Pool Tadpole Shrimp; and Threatened Status for the Vernal Pool Fairy Shrimp. Federal Register Vol. 59, No. 80, 48136-48153.
14. United States Fish and Wildlife Service (USFWS). 2003. Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for Four Vernal Pool Crustaceans and Eleven Vernal Pool Plants in California and Southern Oregon; Final Rule. Federal Register, Volume 68, Number 151. 46684-46762.

Attachment B
Conditions of Approval

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action is for a Rezone from Agricultural-20 acres minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, a <i>Boundary Line Adjustment/Lot Merger</i> to merge two parcels and adjust one lot line, and a <i>Design Review</i> for the construction of a 222-unit senior residential facility as described in the Planning Commission report and associated Exhibits and Attachments dated September 20, 2007 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Rezone Exhibit (received August 30, 2007) • Boundary Line Adjustment/Merger Exhibit (received April 24, 2007) • Site Plan (received June 11, 2007) • Building Elevations & Floor Plans (received April 20, 2007) • Landscape Plan (received June 21, 2007) <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as the "Applicant") shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to</p>	On-Going	Planning	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
comply with all ordinances, statutes, regulations, and procedures.			
4. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	
5. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
6. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan.	On-Going	Public Works	
7. Any on-site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps.	On-Going	Public Works	
8. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	On-Going	Public Works	
9. The Applicant shall not allow any 'strictly prohibited signs' (i.e. lighter-than-air or balloon devices) to be displayed for advertising or other functions within this project.	On-Going	Community Enhancement	
10. The Applicant shall not provide for a nuisance during the construction phase or intended use of the project.	On-Going During Construction	Community Enhancement	
Prior to Improvement Plans or Grading			
11. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Laguna Ridge Specific Plan EIR. A deposit of \$10,000 for monitoring mitigation measures	Prior to the Issuance of and Plans or Permits Associated with	Planning	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.</p>	<p>this Project, the Applicant shall Submit the Deposit to the City of Elk Grove</p>		
<p>12. The Applicant shall provide a Fencing Plan to the Planning Department for review and approval. A fence/wall will need to be provided along the east property line to the satisfaction of the Planning Department.</p>	<p>Improvement Plans</p>	<p>Planning</p>	
<p>13. The landscaping for this project shall incorporate the City's Zoning Code, Conditions of Approval, Design Guidelines, and Water Conserving Landscape Requirements. Landscape improvement plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</p>	<p>Improvement Plans</p>	<p>Planning / Public Works / Landscape Architect</p>	
<p>14. The landscaping of the Bruceville Road and Bilby Road landscape corridors shall meet the City's or the Cosumnes CSD's landscape guidelines for landscape corridors and easement.</p>	<p>Improvement Plans</p>	<p>Planning / Public Works / Landscape Architect</p>	
<p>15. Water quality swales and bio swales shall be located outside of City landscape easements.</p>	<p>Improvement Plans</p>	<p>Planning / Public Works / Landscape Architect</p>	
<p>16. The Applicant shall 1) relocate trees #48 49, 55, and 57 into the project site landscaping and 2) provide mitigation for the removal of tree #58 total 11 inches). Mitigation shall be in the form of mitigation planting, as approved by the City, or payment of the City's per inch mitigation fee. The mitigation shall be on an inch-per-inch dbh basis.</p>	<p>Prior to Issuance of a Grading Permit / Improvement Plans</p>	<p>Planning / Landscape Architect</p>	
<p>17. The Applicant shall prepare a Mitigation/Tree Replacement Plan to address 11 inches (dbh) for oak tree removal as follows:</p>	<p>Prior to Issuance of a Grading Permit / Improvement</p>	<p>Planning / Landscape Architect</p>	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>If healthy native oak trees are to be removed and required to be mitigated, a Mitigation/Tree Replacement Plan shall be prepared once mitigation inches are determined. The Plan shall be prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees 6-inch dbh or larger and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost shall be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following entitlements:</p> <ol style="list-style-type: none"> 1. Species, size and location of all replacement plantings (15-gallon = 1" dbh; 24" box = 2" dbh; 36" box = 3" dbh); 2. Method of irrigation; 3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4. Planting, irrigation and maintenance schedules for monitoring period of 3 years; 5. Identify the maintenance entity and include their written agreement to provide maintenance and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive for that period; 6. Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of relocated or 	Plans		

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>7. replacement trees and, The minimum spacing for replacement oak trees shall be 20 feet on center; Replacement oak trees shall not be planted within 15 feet of the drip lines of existing oak trees to be retained on-site, or within 15 feet of a building foundation.</p>			
<p>18. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.</p>	<p>Prior to Improvement Plan approval and Prior to Issuance of Grading Permits</p>	<p>Public Works</p>	
<p>19. The Applicant shall provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.</p>	<p>Improvement Plan approval and Prior to Issuance of Grading Permits</p>	<p>Sacramento County Water Agency</p>	
<p>20. The Applicant shall submit a hydrology/hydraulics analysis in a written report format. The report at a minimum shall include the methodology used to calculate/model the drainage facilities proposed on the improvement plans with all supporting assumptions included, such as, schematics, graphs, maps and tables. All inputs and analysis shall be consistent with Section 9, Drainage, of the City of Elk Grove Improvement Standards. For this report, the Applicant shall provide a detailed drainage analysis to compare the pre versus post project flows at the point of discharge and to demonstrate how post project flows will be mitigated to pre project conditions for the 100-year storm event. The analysis will be supported by elevations, dimensions, configurations and locations.</p>	<p>Prior to Improvement Plans Approval</p>	<p>Public Works</p>	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21.	The Applicant may provide a berm at the northern property boundary, unless the Applicant can demonstrate based on existing topography that the natural drainage pattern is from east to west, to ensure that overland runoff from the north flows toward Bruceville Road and prevents these flows from entering the proposed project site. For the 10-year event, the Applicant shall provide appropriate calculations to demonstrate that the proposed Bruceville Road storm drain system has sufficient capacity to properly convey the additional flows from the northern property diverted by the proposed berm. The Applicant shall provide calculations demonstrating that the first floor elevations of this project are at least 1 foot above the 100 year water level.	Prior to Improvement Plans Approval	Public Works	
22.	The boundary line adjustment shall be completed prior to Improvement Plan approval.	Prior to Improvement Plans Approval	Public Works	
23.	The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards including any approved revisions thereto. Streetlight identification numbers shall be added to plans as assigned by Public Works during the first plan review.	Prior to Improvement Plans Approval		
24.	The Applicant shall destroy all 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 wells, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	Sacramento County Water Agency	
25.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards shall apply to sewer construction.	Improvement Plans	CSD-1	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
26.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
27.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements. Off site installations will likely be required as determined by the sewer study. Connection to the 12-inch force main in Bruceville Road will not be allowed.	Improvement Plans	CSD-1	
28.	CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the most recent District's "Minimum Sewer Study Requirements." The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.	Improvement Plans	CSD-1	
29.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	
30.	CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.	Improvement Plans	CSD-1	
31.	The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by	Improvement Plans	CSD-1	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.			
32. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to approval of Improvement Plans, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	Improvement Plans	CSD-1	
33. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.	Improvement Plans	CSD-1	
34. Gates across CSD-1 easements shall meet CSD-1 standards for accessibility.	Improvement Plans	CSD-1	
35. Construction of any and all improvements, including but not limited to grading, streets, utilities, houses, and other structures, within the Temporary Construction Easement (TCE) shall be prohibited until such time the TCE is released by SRCSD unless approved by the District Engineer.	Improvement Plans	SRCSD	
36. The main entrance and secondary entrance shall have a	Improvement	Fire	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	minimum turning radius of 25' inside and 50' outside for all emergency apparatus.	Plans		
37.	Walls, footings for walls, underground utilities and other above and below ground structures shall not be permitted within the lands to be reserved for the SRCSD inceptor unless approved by the District Engineer.	Improvement Plans	SRCSD	
	Prior to Building Permits			
38.	The Improvement Plans must be approved by Public Works prior to the 1 st Building Permit.	Prior to Building Permit	Public Works	
39.	The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets.	Prior to Building Permit	Public Works	
40.	The Applicant shall provide a reciprocal access easement agreement between this project and parcels 132-0050-034 and 132-0050-035. The location of the access point(s) shall be to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
41.	The Applicant shall dedicate a pedestrian easement between this project and the Treasure Homes Subdivision project to the east, as identified on the site plan. The location of the easement shall be to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
42.	The driveway on Bilby Road ultimately will be limited to right in/right out turn movements only. During the interim condition, lefts in and out shall be allowed.	Prior to Building Permit	Public Works	
43.	The driveway on Bruceville Road will allow right in/right out turn movements. Allowance for left-in turn movements will be evaluated during Improvement Plan review.	Prior to Building Permit	Public Works	
44.	The Applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back-of-curb. Sidewalks shall be separated from back-of-curb except at bus stops, intersections and driveways. All improvements shall be in	Prior to Building Permit	Public Works	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
45.	The Applicant shall dedicate a pedestrian easement and Public Utility Easement within the landscape corridor adjacent to the project's Bruceville Road and Bilby Road frontage to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
46.	The Applicant shall improve a 36' landscape corridor on Bruceville Road to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
47.	The Applicant shall improve a 25' landscape corridor on Bilby Road to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
48.	All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Prior to Building Permit	Public Works	
49.	The project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program. The annexation process can take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see www.elkgrovecity.org/utilities/rate-info.htm .	Prior to Building Permit	Public Works	
50.	Within one intersection of the project in each direction, the Applicant shall install and/or replace the street name signs for all public or private streets, in accordance with the City of Elk Grove Standard Details.	Prior to Building Permit	Public Works	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
51. The Applicant shall acquire, dedicate, design and improve Bilby Road, in full width, based on a modified collector, 49' from approved centerline to the back of landscaping as identified in the Laguna Ridge Specific Plan. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
52. The Applicant shall acquire, dedicate, design and improve an expanded intersection at Bruceville Road / Bilby Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
53. The Applicant shall modify the signal at the intersection of Bruceville Road/Bilby Road, including but not limited to relocating and extending existing signal poles and installing new detection loops, to the satisfaction of Public Works	Prior to Building Permit	Public Works	
54. The Applicant shall provide public water service to each building and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency.	Prior to Building Permit	Sacramento County Water Agency	
55. Prior to the issuance of building permit, the Applicant shall enter into and record an agreement, in a form approved by the District Engineer and District Counsel of Sacramento Regional County Sanitation District, to require the property owner(s) to reserve lands for acquisition by the District to install District pipelines and facilities for public health purposes and in conformance with the District Master Plan. The District shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the time on the filing of the tentative map plus the taxes against such reserved area from the date of the reservation and any	Prior to Building Permit	SRCS	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>other costs incurred by the sub divider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. The Applicant shall coordinate the area required with SRCSD and clearly show the area by metes and bounds.</p>			
56.	<p>A Temporary Constuction Easement (TCE) may be required along both sides of the future interceptor. The required TCE shall be set by SRCSD.</p>	Prior to Building Permit	SRCSD	
57.	<p>Prior to building permit, the project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm. For information on the process to annex into financing districts, please see www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm.</p>	Prior to Building Permit	Finance	
58.	<p>Prior to building permit, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/finance/financial-</p>	Prior to Building Permit	Finance	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
59.	<p>planning-division/assessment-other-dist-info.htm Prior to building permit, the project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 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, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</p>	Prior to Building Permit	Finance	
60.	<p>Prior to building permit, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</p>	Prior to Building Permit	Finance	
61.	<p>Prior to building permit, the project Applicant shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not</p>	Prior to Building Permit	Finance	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>funded by other sources. This condition may be satisfied by:</p> <p>1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>a) Entering into a Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or</p> <p>b) By the payment of cash to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City as the project Applicant's share of the land acquisition/dedication costs; or</p> <p>c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.</p>	<p>Prior to Building Permit</p>	<p>Finance</p>	
<p>62.</p>	<p>Prior to building permit, the project Applicant shall fund the project's share of park improvements in the Laguna Ridge Specific Plan (including parks, parkways, and paseos) that are not funded by other sources. This condition may be satisfied by:</p> <p>1) Becoming a party to an Indemnification, Hold Harmless and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>a) Entering into a Master Cost Sharing Agreement with the Laguna Ridge Owner's Group, in a form acceptable to the City; or</p> <p>b) By the payment of cash, as the project Applicant's share of the cost of the public improvements, to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City;</p>		

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>or</p> <p>c) By the payment of a park fee that fully funds the project Applicant's fair share cost of the Laguna Ridge Specific Plan park improvements, as calculated by the City; or</p> <p>d) By some combination of the methods outlined in (a), (b), and (c), above, in a form acceptable to the City.</p>			
63.	<p>The project Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance (note there are development impact fee programs administered by other agencies including Sacramento County and the Elk Grove Unified School District). For further information on development related fees, see the Development Related Fee Booklet at: www.elkgrovecity.org/finance/financial-planning-division/dfi-information.htm</p> <p>Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project. Project Applicants of age restricted projects should contact the finance department to provide required documentation in order to obtain the age restricted development impact fee rates.</p>	Prior to Building Permit	Finance	
64.	<p>The Applicant shall provide a lighting plan and photometric</p>	Prior to Building	Planning and Police	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
to the Planning Department and Police Department to demonstrate that the minimum foot candle is provided as per Section 23.56 of the Zoning Code and to the satisfaction of both departments.	Permit		
Prior to Final or Occupancy			
65. Upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning / Landscape Architect	
66. Prior to final inspection or occupancy of any structure on the site, a Certificate of Conformance for the landscaped lots shall be provided to the City's landscape architect for approval.	Prior to Final or Occupancy	Planning / Landscape Architect	
67. All lighting located adjacent to the residential development shall not produce nuisance off-site glare. Where the light source is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.	Prior to Final or Occupancy	Planning	
68. All building attached mechanical equipment and other utility equipment shall be screened from view of public streets, parking lots, and adjacent residential property. Equipment screening shall be integrated into the building and roof design with the use of compatible materials, colors, and form.	Prior to Final or Occupancy	Planning	
69. Roof mounted equipment shall be setback from the roof edge or placed behind a parapet or roof structure so they are not visible for motorists or pedestrians on adjacent streets	Prior to Final or Occupancy	Planning	

Conditions of Approval

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	or from residential structures on adjoining property. All roof mounted equipment shall be sized to be equal to or below (lower in height) than the adjoining parapet or roof structure.			
70.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
71.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition associated with Bilby Road, including any costs associated with the eminent domain process, if necessary.	Prior to the Release of the Bond for Bilby Road Improvements	Public Works	
72.	The Applicant shall provide the Police Department an Operational Plan to ensure that staffing levels will allow for adequate supervision to residential of the facility. The Plan shall include door security for all entry doors located on the east and west sides of the building.	Prior to Final or Occupancy	Police	
73.	All building numbers, apartment numbers and suite numbers, addressing and street names shall be approved by the Cosumnes CSD Fire Department.	Prior to Final or Occupancy	Fire	
74.	Water supply shall be provided by the Sacramento County Water Agency.	Prior to Final or Occupancy	Sacramento County Water Agency	
75.	The Applicant shall provide for graffiti-resistant paint or clear graffiti-resistant coating on all masonry walls.	Prior to Final or Occupancy	Community Enhancement	
76.	The Applicant shall provide for climbing vegetation to cover	Prior to Final or	Community	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
and control graffiti along the exterior of the masonry walls-appropriate vegetation to be detailed within the landscape plans.	Occupancy	Enhancement	
77. The Applicant shall install a NFPA 13 Fire Sprinklers system along with a complete NFPA 14 Standpipe System.	Prior to Final or Occupancy	Fire	
78. All vehicle and emergency entrance access gates shall be equipped with click to enter devices.	Prior to Final or Occupancy	Fire	
79. Lighting shall be engineered so as to not produce direct glare or "stray light" on adjacent properties and the east side perimeter lighting shall be designed such that the source of the lighting is not visible from the residential property to the east.	Prior to Final or Occupancy	Planning	

General Compliance Items for Building Permit

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. All signage is subject to separate approval and shall comply with applicable sign provisions established in the Zoning Code. (Planning)
- b. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (Public Works)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
- e. Any on site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps. (Public Works)
- f. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- i. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- k. The internal circulation and access shall be subject to the review and approval of Public Works. (Public Works)
- l. All driveways shall be designed and constructed, by the Applicant, to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards. (Public Works)

- m. Improvement plans must be approved by Public Works prior to 1st Building Permit.
- n. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- o. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- p. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- q. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City. (Public Works)
- r. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- s. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If

the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

- t. Dead-end streets in excess of 150 feet require emergency turn-around (Fire).
- u. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (Fire)
- v. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 - i. DXF (Drawing Interchange file) any DXF version is accepted
 - ii. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted (Fire)
- w. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (Fire)
- x. Commercial developments in excess of 10,000 square feet required looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points. (Fire)
- y. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types on construction, size, and use may need additional fire flows or the application of mitigating efforts to meet fire flows above this minimum. (Fire)
- z. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (Fire)
- aa. CCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (Fire)

- bb. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (Fire)
- cc. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction. (Fire)
- dd. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation. (Fire)
- ee. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (CSD-1)
- ff. If a lifting and/or pumping station is requested to serve this project, the Applicant shall install all necessary infrastructure (Electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity. (CSD-1)
- gg. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1, prior to approval of Improvement Plans for plan check to CSD-1, which ever comes first. (CSD-1)
- hh. Developing this property may require the payment of sewer impact fees. The Applicant should contact the Fee Quote Desk at 916-876-6100 for sewer fee information. (CSD-1)

Attachment C
Initial Study/Negative Declaration Comments

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE

SAN FRANCISCO, CA 94102-3298



August 22, 2007

Gerald Park
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

RECEIVED

AUG 23 2007

CITY OF ELK GROVE
PLANNING

RE: Seasons at Laguna Ridge, SCH# 2007072123

Dear Mr. Park:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the City be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings.

Safety factors to consider include, but not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to the increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Of specific concern is the impact from increased traffic on the existing at-grade highway-rail crossing on Bilby Road. All vehicles traveling to the project site to or from I-5 will pass over this crossing.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Boles".

Kevin Boles
Environmental Specialist
Rail Crossings Engineering Section
Consumer Protection and Safety Division

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 942360001
(916) 653-5791



August 8, 2007

Gerald Park
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, California 95758

Seasons at Laguna Ridge
State Clearinghouse (SCH) Number: 2007072123

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov/>. Please be advised that your county office also has copies of the Board's designated floodways for your review. If indeed your project encroaches on an adopted food control plan, you will need to obtain an encroachment permit from the Reclamation Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires the securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

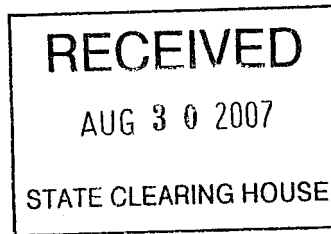
If after careful evaluation, it is your assessment that your project is not within the authority of the Reclamation Board, you may disregard this notice. For further information, please contact me at (916) 574-1249.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Huitt".

Christopher Huitt
Staff Environmental Scientist
Floodway Protection Section

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814



clear
8/27/07
late
e

Attachment D
Agency Correspondence

Gerald Park

From: Ernesto Lucero
Sent: Tuesday, August 28, 2007 11:41 AM
To: Gerald Park
Subject: RE: Seasons

This is acceptable and we approve.

Ernesto Lucero
Commercial Recycling Coordinator
City of Elk Grove
916-627-3431
elucero@elkgrovecity.org

From: Gerald Park
Sent: Tuesday, August 28, 2007 9:28 AM
To: Ernesto Lucero
Subject: FW: Seasons

Hello Ernesto:

Attached is a letter on how the trash for the Season's 222 unit senior project is going to be handled. Is this acceptable to refuse standards? This is going to Planning Commission in September, so I am just verifying that refuse handling for this project is acceptable.

Thanks,

Jerry Park
Senior Planner
City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
916-478-3671
916-691-6411 (FAX)

From: Mike Daniels [mailto:MDaniels@pacificwest.net]
Sent: Tuesday, August 28, 2007 8:17 AM
To: 'Chris Schulze'; Gerald Park
Subject: Seasons

Jerry
Attached is a letter regarding how trash is handled on the Seasons site. Let me know if you need additional information.

Thanks
Mike Daniels, P.E.
Pacific West Companies
Direct (775) 851-6600, ext. 104
fax (775) 562-8025
mdaniels@pacificwest.net

Gerald Park

From: Ofelia Blair
Sent: Thursday, August 23, 2007 5:18 PM
To: Gerald Park
Subject: Condition

Hi there –

Here is the other condition to be added for the senior housing:

1. Applicant will not allow any 'strictly prohibited signs' (i.e. lighter-than-air or balloon devices) to be displayed for advertising or other functions within this project

Thanks.

Ofelia

Gerald Park

From: Kate Rosenlieb
Sent: Monday, August 20, 2007 1:19 PM
To: Gerald Park
Subject: RE: EG-1086 Treo and Seasons at Laguna Ridge conditions

Jerry – in re-reviewing the conditions for the Seasons (this does not apply to the Treo as that project is not being considered – correct?), these are the newest conditions for projects in Laguna Ridge that should be used:

Finance Project Condition #1

Prior to building permit, the project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm. For information on the process to annex into financing districts, please see www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm.

Finance Project Condition #2

Prior to building permit, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm

Finance Project Condition #3

Prior to building permit, the project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 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, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm

Finance Project Condition #4

Prior to building permit, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm

Finance Project Condition #5

Prior to building permit, the project applicant shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not funded by other sources. This condition may be satisfied by:

- (1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and
 - (a) Entering into a Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or
 - (b) By the payment of cash to the Laguna Ridge Owner's Group in an amount agreed to

by the Laguna Ridge Owner's Group and the City as the project applicant's share of the land acquisition/dedication costs; or
(c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.

Finance Project Condition #6

Prior to building permit, the project applicant shall fund the project's share of park improvements in the Laguna Ridge Specific Plan (including parks, parkways, and paseos) that are not funded by other sources. This condition may be satisfied by:

- (1) Becoming a party to an Indemnification, Hold Harmless and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and
- (a) Entering into a Master Cost Sharing Agreement with the Laguna Ridge Owner's Group, in a form acceptable to the City; or
 - (b) By the payment of cash, as the project applicant's share of the cost of the public improvements, to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City; or
 - (c) By the payment of a park fee that fully funds the project applicant's fair share cost of the Laguna Ridge Specific Plan park improvements, as calculated by the City; or
 - (d) By some combination of the methods outlined in (a), (b), and (c), above, in a form acceptable to the City.

Finance Project Condition #7

The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance (note there are development impact fee programs administered by other agencies including Sacramento County and the Elk Grove Unified School District). For further information on development related fees, see the Development Related Fee Booklet at:

www.elkgrovecity.org/finance/financial-planning-division/df-information.htm

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project. Project applicants of age restricted projects should contact the finance department to provide required documentation in order to obtain the age restricted development impact fee rates.

From: Gerald Park
Sent: Monday, August 20, 2007 12:15 PM
To: Kate Rosenlieb
Subject: FW: EG-1086 Treo and Seasons at Laguna Ridge conditions

The last two submittals you had "No new comments...use previous conditions" which are provided below.

*Jerry Park
Senior Planner
City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
916-478-3671
916-691-6411 (FAX)*

From: Kate Rosenlieb
Sent: Tuesday, July 25, 2006 1:42 PM
To: Gerald Park
Subject: EG-1086 Treo and Seasons at Laguna Ridge conditions

Below are the conditions applicable to both projects. Notice the last sentence outlined in red in applicable only to the Seasons.

Tx
Kate

Finance Project Condition #1

Prior to the final map, the project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm

Finance Project Condition #2

Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/services/cfd/ad-information.htm

Finance Project Condition #3

Prior to the final map, the project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 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, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm

Finance Project Condition #4

Prior to the final map, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm

Finance Project Condition #5

Prior to the final map, the project area shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not funded by other sources. This condition may be satisfied by:

- (1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City, and
- (2) By entering into:
 - (a) A Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owners Group, or
 - (b) By the payment of cash to the Laguna Ridge Owners Group in an amount agreed to by the Laguna Ridge Owners Group and the City, or
 - (c) By some combination of the methods outlined in (a) and (b) above.

Finance Project Condition #6

The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2006 Development Related Fee Booklet at:

www.elkgrovecity.org/services/fee-information/fee-information.htm

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to

sign up for email updates on both the 2006 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project. Project applicants of age restricted projects should contact the finance department to provide required documentation in order to obtain the age restricted development impact fee rates.



Interoffice Memorandum

TO: Gerald Park, Planner
Planning

FROM: Fritz Buchman, City Engineer
Public Works

DATE: August 29, 2007

RE: Seasons at Laguna Ridge
Control No.: EG-06- 1086
APN: 132-0050-028, 029, 034, 035
Location: 10383 Bruceville Road

Based upon conversation with the applicant's engineer Public Works has modified the three attached conditions. Please keep us advised as to the status of this project

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>c The applicant may provide a berm at the northern property boundary, unless the applicant can demonstrate based on existing topography that the natural drainage pattern is from east to west, to ensure that overland runoff from the north flows toward Bruceville Road and prevents these flows from entering the proposed project site. For the 100-year 10-year event, the applicant shall provide appropriate calculations to demonstrate that the proposed Bruceville Road storm drain system drainage system in Bruceville Road has sufficient capacity to properly convey the additional flows from the northern property diverted by the proposed berm. The applicant shall provide calculations demonstrating that the first floor elevations of this project are at least 1 foot above the 100 year water level.</p>	<p>Prior to Improvement plans Approval</p>	<p>Public Works</p>	
<p>c The driveway on Bilby Road ultimately will be limited to right in/right out turn movements only. During the interim condition left in and outs shall be allowed.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>e The applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back of curb. Sidewalks shall be separated from back of curb except at bus stops, intersections and driveways. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	



Interoffice Memorandum

TO: Gerald Park, Planner
Planning

FROM: Fritz Buchman, City Engineer *fb*
Public Works

DATE: August 23, 2007

RE: Seasons at Laguna Ridge
Control No.: EG-06- 1086
APN: 132-0050-028, 029, 034, 035
Location: 10383 Bruceville Road

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AUG 23 2007

CITY OF ELK GROVE
PLANNING

Attached are four revised conditions for the above referenced project. Please keep us advised as to the status of this project

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>✓</p> <p>The applicant shall acquire, dedicate, design and improve Bilby Road, in full width, based on a modified collector, 49' from approved centerline to the back of landscaping as identified in the Laguna Ridge Specific Plan. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>✓</p> <p>The Applicant shall acquire, dedicate, design and improve an expanded intersection at Bruceville Road / Bilby Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>✓</p> <p>The applicant shall modify the signal at the intersection of Bruceville Road/Bilby Road, including but not limited to relocating and extending existing signal poles and installing new detection loops, to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>✓</p> <p>The applicant shall be responsible for all costs associated with off-site right-of-way acquisition associated with Bilby Road, including any costs associated with the eminent domain process, if necessary.</p>	<p>Prior to the release of the Bond for Bilby Road Improvements</p>	<p>Public Works</p>	



Interoffice Memorandum

TO: Gerald Park, Planner
Planning

FROM: Fritz Buchman, City Engineer
Public Works

DATE: August 20, 2007

RE: Seasons at Laguna Ridge
Control No.: EG-06- 1086
APN: 132-0050-028, 029, 034, 035
Location: 10383 Bruceville Road

Public Works has reviewed the above referenced project and enclosed are the proposed conditions of approval. Please keep us advised as to the status of this project

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>☪ If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan.</p>	On-Going	Public Works	
<p>☪ Any on-site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps.</p>	On-Going	Public Works	
<p>☪ All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.</p>	On-Going	Public Works	
<p>☪ The applicant shall submit a hydrology/hydraulics analysis in a written report format. The report at a minimum shall include the methodology used to calculate/model the drainage facilities proposed on the improvement plans with all supporting assumptions included, such as, schematics, graphs, maps and tables. All inputs and analysis shall be consistent with Section 9, Drainage, of the City of Elk Grove Improvement Standards. For this report, the applicant shall provide a detailed drainage analysis to compare the pre versus post project flows at the point of discharge and to demonstrate how post project flows will be mitigated to pre project conditions for the 100-year storm event. The analysis will be supported by elevations, dimensions, configurations and locations.</p>	Prior to Improvement plans Approval	Public Works	
<p>☪ The applicant may provide a berm at the northern property boundary to ensure that overland runoff from the north flows toward Bruceville Road and prevents these flows from entering the proposed project site. For the 100-year event, the applicant shall provide appropriate calculations to demonstrate that the drainage system in Bruceville Road has sufficient capacity to properly convey the additional flows from</p>	Prior to Improvement plans Approval	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
	the northern property diverted by the proposed berm. The applicant shall provide calculations demonstrating that the first floor elevations of this project are at least 1 foot above the 100 year water level.			
C	The boundary line adjustment shall be completed prior to Improvement Plan approval.	Prior to Improvement Plan Approval	Public Works	
C	Improvement plans must be approved by Public Works prior to 1 st Building Permit.	Prior to Building Permit	Public Works	
C	The applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets.	Prior to Building Permit	Public Works	
C	The applicant shall provide a reciprocal access easement agreement between this project and parcels 132-0050-034 and 132-0050-035. The location of the access point(s) shall be to the satisfaction of Public Works satisfaction.	Prior to Building Permit	Public Works	
C	The applicant shall dedicate a pedestrian easement between this project and the Treasure Homes Subdivision project to the east, as identified on the site plan. The location of the easement shall be to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
C	The driveway on Bilby Road will be limited to right in/right out turn movements only.	Prior to Building Permit	Public Works	
C	The driveway on Bruceville Road will allow right in/right out turn movements. Allowance for left-in turn movements will be evaluated during Improvement Plan review.	Prior to Building Permit	Public Works	
C	The applicant shall dedicate, design and improve the easterly half section of Bruceville Road, 48' from the approved centerline to the back of curb. Sidewalks shall be separated from back of curb except at intersections and driveways. All improvements shall be in accordance with the City of Elk Grove Improvement	Prior to Building Permit	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Standards and to the satisfaction of Public Works. The applicant shall acquire, dedicate, design and improve Bilby Road, in full width, based on a modified collector, 49' from approved centerline to the back of landscaping as identified in the Laguna Ridge Specific Plan. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The applicant will submit a proposal to do interim improvements that may modify this condition.</p>	<p>Prior to XX Building Permit</p>	<p>Public Works</p>	
<p>The Applicant shall acquire, dedicate, design and improve an expanded intersection at Bruceville Road / Bilby Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The applicant will submit a proposal to do interim improvements that may modify this condition.</p>	<p>Prior to XX Building Permit</p>	<p>Public Works</p>	
<p>The applicant shall modify the signal at the intersection of Bruceville Road/Bilby Road, including but not limited to relocating and extending existing signal poles and installing new detection loops, to the satisfaction of Public Works. We should evaluate the timing. If we allow Bilby improvements to be delayed these improvements won't be completed until that time, but we could need some signal improvements for the Bruceville improvements.</p>	<p>Prior to XX Building Permit</p>	<p>Public Works</p>	
<p>The applicant shall dedicate a pedestrian easement and Public Utility Easement within the landscape corridor adjacent to the project's Bruceville Road and Bilby Road frontage to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>The applicant shall improve a 36' landscape corridor on Bruceville Road to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>⌋</p> <p>The applicant shall improve a 25' landscape corridor on Bilby Road to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>⌋</p> <p>The applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.</p>	<p>Prior to Improvement Plan approval and Prior to issuance of Grading Permits</p>	<p>Public Works</p>	
<p>⌋</p> <p>All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.</p>	<p>Prior to Building Permits</p>	<p>Public Works</p>	
<p>⌋</p> <p>The project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program. The annexation process can take several weeks. The project applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see www.elkgrovecity.org/utilities/rate-info.htm.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>⌋</p> <p>Within one intersection of the project in each direction the applicant shall install and/or replace the street</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>name signs for all public or private streets, in accordance with the City of Elk Grove Standard Details.</p>			
<p>The applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards including any approved revisions thereto. Streetlight identification numbers shall be added to plans as assigned by Public Works during the first plan review.</p>	<p>Prior to Improvement Plan approval</p>	<p>Public Works</p>	
<p>Identification signage issued by Public Works shall be mounted by the applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.</p>	<p>Prior to acceptance of Public Improvements</p>	<p>Public Works</p>	
<p>The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.</p>	<p>Prior to the release of the Bond for Bilby Road Improvements</p>	<p>Public Works</p>	

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- IN
- a. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (Public Works)
 - b. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
 - c. If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
 - d. Any on site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps. (Public Works)
 - e. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
 - f. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
 - g. The applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
 - h. The applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
 - i. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
 - j. The internal circulation and access shall be subject to the review and approval of Public Works. (Public Works)
 - k. All driveways shall be designed and constructed, by the applicant, to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards. (Public Works)
 - l. Improvement plans must be approved by Public Works prior to 1st Building Permit.
 - m. The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
 - n. The applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)

- o. The applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- p. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the *Stormwater Quality Design Manual* for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the *Stormwater Quality Design Manual*. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City. (Public Works)
- q. The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- r. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)



8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
TEL: 916.683.7111 • FAX: 916.691.3173 • www.elkgrovecity.org


DEVELOPMENT SERVICES

BUILDING SAFETY & INSPECTION	(916) 478-2235
PLANNING	(916) 478-2265
PUBLIC WORKS	(916) 478-2256
SOLID WASTE	(916) 478-3634
TRANSIT	(916) 687-3030

MEMORANDUM

July 8, 2007

To: Gerald Park, Planner
Planning
Development Services
City of Elk Grove

From: Martin Hughes 
Landscape Architect

Subject: EG-06-1086
Seasons at Laguna Ridge
Design Review
10383 Bruceville Road
APN: 132-0050-028, 029, 034, 035

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JUL 09 2007
CITY OF ELK GROVE
PLANNING

Pursuant to your request I have reviewed the Site Plan (8/08/07), Preliminary Landscape Plan (4/20/07) for the above referenced project and have the following recommended conditions of approval:

Recommended Conditions of Approval:

1. The development approved by this action is a Design Review, Boundary Line Adjustment and Lot Merger as illustrated by the following approved project plans:
 - Preliminary Landscape Plan (dated 4/20/07)
 - Etc. Plans (dated -/-/-)
 Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.
2. The landscaping for this project shall incorporate the City's Zoning Code, Conditions of Approval, Design Guidelines and Water Conserving Landscape Requirements. Landscape improvement plans shall be submitted to the Planning Department and the Public Works Department for review and approval.
3. The landscaping of the Bruceville Road and Bilby Road landscape corridors shall meet the City's or the Cosumnes CSD's landscape guidelines for landscape corridors and easements.
4. Water quality swales and bio swales shall be located outside of City landscape easements.
5. Upon completion of the installation of the landscaping for the project, the

project landscape architect shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.

6. Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the landscaped lots shall be provided to the City's landscape architect for approval.
7. Native oak tree mitigation shall be for Tree #s 48, 49, 55, 57, 58, 63, 64, 65, and 66 (80' inches).
8. The Applicant will be required to prepare a Mitigation / Tree Replacement Plan for 80 inches (dbh) of oak trees removed as follows:
 - If healthy native oaks are to be removed and required to be mitigated prepare a Mitigation Plan / Tree Replacement Plan once mitigation inches are determined. Plan shall be prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following elements:
 - 1) Species, size and location of all replacement plantings;
 - 2) Method of irrigation
 - 3) The City of Elk Grove Standard Tree Planting Detail L-1, including 10-foot depth boring hole to provide for adequate drainage;
 - 4) Planting, irrigation and maintenance schedules for monitoring period of 3 years.
 - 5) Identify the maintenance entity and include their written agreement to provide maintenance, and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period.
 - 6) Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of the replacement trees and any tree replacements.
 - 7) The minimum spacing for replacement oak trees shall be 20 feet on center. Replacement oak trees shall not be planted within 15 feet of driplines of existing oak trees to be retained on-site or within 15 feet of any building.

EG-06-1086
Seasons at Laguna Ridge
July 8, 2007

Please provide a final copy of the conditions of approval for this project for my files. If you have any questions, please call me at 916-442-5404.

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0614
FAX (916) 274-0648
TTY (530) 741-4509



*Flex your power!
Be energy efficient!*

June 28, 2007

07SAC0107
03-SAC-5/99
Seasons at Laguna Ridge
3rd Submittal - Application (EGG-06-1086)

Mr. Gerald Park
City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Park:

Thank you for the opportunity to review and comment on the above referenced project. Our comments are as follows:

- This project proposes to construct a 222 unit senior residential facility on the northeast corner of Bruceville Road and Bilby Road within the Laguna Ridge development. Our prior comments in our letter of May 16, 2007 (copy enclosed) still apply to this project

Please provide our office with any further actions regarding this project and its parent Plan. Please contact Ken Champion at (916) 274-0615 if you have any questions regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce De Terra".

for
Bruce De Terra, Office Chief
Office of Transportation Planning - South

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CITY OF ELK GROVE
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DEPARTMENT OF TRANSPORTATION
DISTRICT 3 - SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
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TTY (530) 741-4509



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Be energy efficient!*

May 16, 2007

07SAC0077
03-SAC-5/99
Seasons at Laguna Ridge
Application (EGG-06-1086)

Mr. Gerald Park
City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Park:

Thank you for the opportunity to review and comment on the above referenced project. Our comments are as follows:

- As incremental build out projects such as the Seasons at Laguna Ridge occur within the Laguna Ridge Specific Plan, generated traffic volumes will gradually rise in the surrounding area. Although this individual project's traffic may not reach a level of significance to warrant improvements for traffic-related impacts, the Laguna Ridge Specific Plan (from which this project is tiered) is of sufficient size to warrant traffic impact mitigation. Therefore, it should be clarified what traffic mitigation will be provided to improve State highway facilities that are impacted by this project and by other projects under the Laguna Ridge Specific Plan.

Please provide our office with a copy of the finalized document and any transportation-related mitigation or actions regarding this project and its parent Plan. Please contact Ken Champion at (916) 274-0615 if you have any questions regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce De Terra".

Bruce De Terra, Office Chief
Office of Transportation Planning - South

RECEIVED

JUL 12 2007

CITY OF ELK GROVE
PLANNING



June 29, 2007
E225.000

10545 Armstrong Avenue

Gerald Park
City of Elk Grove, Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Mather

California

95655

Tele: [916] 876-6000

Subject: Seasons at Laguna Ridge DR (3rd Submittal)
APN: 132-0050-028, 029, 034 & 035
Control No. EG-06-1086

Fax: [916] 876-6160

www.csd-1.com

RECEIVED
JUL 05 2007
CITY OF ELK GROVE
PLANNING

Dear Mr. Park:

Board of Directors
Representing:

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

County of Sacramento

It is noted that this application is a 3rd submittal and requesting a Boundary Line Adjustment/Lot Merger of two parcels into one lot and a Design Review for the construction of a 222 unit senior residential facility located at 10383 Bruceville Road, at the northeast corner of Bruceville and Bilby Roads, in the City of Elk Grove.

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

The comments sent in a letter dated June 8, 2007, are still valid and are repeated below for your convenience.

City of Sacramento

The subject property is outside the boundaries of CSD-1 and the SRCSD but within the Urban Service Boundary shown on the Sacramento County General Plan.

Mary K. Snyder
District Engineer

Christoph Dobson
Acting Collection Systems Manager

Wendell H. Kido
District Manager

Marcia Maurer
Chief Financial Officer

In order for the districts to serve this development it will be necessary to annex the project property to both SRCSD and CSD-1 prior to recordation of the Final Map or to the approval of improvement plans, whichever occurs first.

CSD-1 Conditions:

- Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

- In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements. Off site installations will likely be required as determined by the sewer study. Connection to the 12-inch force main in Bruceville Road will not be allowed.
- CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the most recent Districts' "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
- Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
- CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
- The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
- CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

- All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.
- Gates across CSD-1 easements shall meet CSD-1 standards for accessibility.

SRCS D Conditions:

- Prior to the filing for recordation of the Final Map or issuance of building permit the applicant will enter into and record an agreement, in a form approved by the District Engineer and District Counsel of Sacramento Regional County Sanitation District, to require the property owner(s) to reserve lands for acquisition by the District to install District pipelines and facilities for public health purposes and in conformance with the District Master Plan. The District shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the time on the filing of the tentative map plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the sub divider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. The applicant shall coordinate the area required with SRCSD and clearly show the area by metes and bounds on the Final Maps.
- A Temporary Construction Easement (TCE) may be required along both sides of the future interceptor. The required TCE shall be set by SRCSD The Final Maps shall clearly show the TCE.
- Construction of any and all improvements, including but not limited to grading, streets, utilities, houses and other structures, within the TCE shall be prohibited until such time the TCE is released by SRCSD unless approved by the District Engineer.
- Walls, footings for walls, underground utilities and other above and below ground structures shall not be permitted within the lands to be reserved for the SRCSD interceptor unless approved by the District Engineer.

CSD-1 Advisories:

- Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

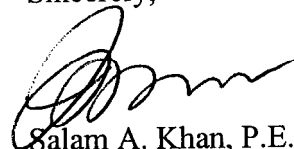
Gerald Park
June 29, 2007
Page 4

- ✓ If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
- ✓ If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, which ever comes first.
- ✓ Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

If you have any questions regarding these comments, please call A.C. David at 876-6296 or myself at 876-6094.

Please contact Salam Khan or A.C. David prior to initiating a sewer study.

Sincerely,



Salam A. Khan, P.E.
Department of Water Quality
Development Services

SK/SCC:clm

cc: File
SRCSD Development Services
Chris Schulze
TSD Engineering, Inc.
31 Natoma St., Suite #160
Folsom, CA 95630

park062907.ltr



1111 Laguna Farms Way • Elk Grove, California 95758
 Tel: 916.493.7111 • Fax: 916.691.6411 • www.elkgrovecity.org
 Develop. it Services

Building Safety & Inspection (916) 478-2235
 Community Enhancement (916) 478-2266
 Economic Development (916) 478-2261
 Planning (916) 478-2265
 Public Works (916) 478-2263

Routing / Comment Sheet

Date: June 14, 2007

City Departments

Building Insp. – Tim Scott
 City Attorney – Elias Guzman
 Comm. Enhance – Candy Armstrong
 Finance – Kate Rosenlieb
 Police Dept. – Denise Costello*
 Public Transit – John Andon
 Landscape – Marty Hughes*
 Community Services Director – Jim Estep*
 Solid Waste – Ernesto Lucero

Public Works**

Public Works – Michele Kasset* for Guy
 Kano
 Transportation – Gwen Owens* (Gwen
 requires title report copy with routing)
 Public Works/Survey – Ray Manger*
 Water Resources Department*

Requests full size maps
 Public Works comments will be returned in a
 combined memo

Community Services District

Fire – George Apple*
 Parks – Fred Bremerman

Sacramento County

Env. Health – Steve Kalvelage
 Env. Haz Mat – Anthony Chu
 Ag. Commission – Frank Carl
 Mosquito District
 Sanitation District – Salam Khan
 Water Supply – Bob Gardner

State Agencies

CRWQCB
 CALTRANS
 Dept. of Conservation
 Dept. of Fish & Game
 Dept. of Fish & Game Dan Gifford
 (Swainson Hawk)

Other Agencies

County Finance/Infrastructure – Bob Davison
 (Stonelake/Lakeside/Laguna West area
 applications only)
 EGWS – John Ornellas
 EGUSD – Teresa Thomas
 Regional Transit – Planning Department
 SACOG
 PG&E – Land Agent
 AT&T – Astrid Willard
 FRONTIER – Kirby Bernard
 SMAQMD – Charlene McGhee
 SMUD – Real Estates Services*
 Laguna Creek Watershed Council – Greg Suba
 Postmaster

Other

Trails Committee (6 copies)
 Sheldon Community Assoc.
 Greater Sheldon Area Assoc. – Shirley Peters
 Stonelake/Lakeside/Laguna West - (6 copies)
 Laguna-Riviera HOA
 Old Town Merchants Association
 Elk Grove Historical Society – Sarah Johnson
 Other

Project Description

The following application has been submitted to the Planning Department:

Application Number: **EG-06-1086**
 Application Title: Seasons at Laguna Ridge
 Assessor's Parcel Number: 132-0050-028, 029, 034, 035
 Property Address/Location: 10383 Bruceville Road – NE corner of Bruceville Rd. and Bilby Rd. in Laguna Ridge
 Project Description: **3rd Submittal – Revisions made are to address Public Works comments.**
 The Applicant is requesting a **Boundary Line Adjustment/Lot Merger** to merge two parcels and adjust one lot line and a **Design Review** for the construction of a 222 unit senior residential facility.

Application Completeness / Project Conditions

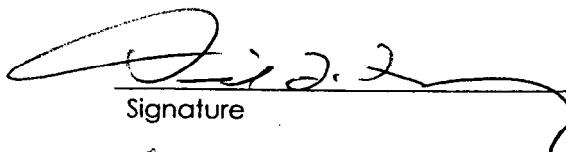
If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of the items **within two weeks.**

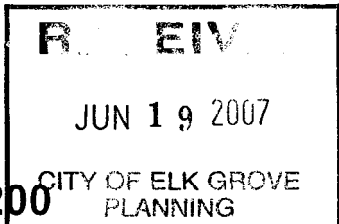
Project: Will not be discussed at a Project Coordination Meeting
 Will be discussed at the Project Coordination Meeting on TBA.

Please send your comments to me by **Friday, June 29th**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me.

Sincerely,
Gerald Park
 Development Services - Planning

Comments are: Attached No comment


 Signature _____ Date 6/19/07
Gerald Park
 Print Name and Title _____
 1721





8401 Laguna Palms Way • Elk Grove, California 95758
 Tel: 916.633.7111 • Fax: 916.691.6411 • www.elkgrovecity.org
 Development Services

Building Safety & Inspection (916) 478-2235
 Community Enhancement (916) 478-2266
 Economic Development (916) 478-2261
 Planning (916) 478-2265
 Public Works (916) 478-2263

Routing / Comment Sheet

Date: April 24, 2007

To:

City Departments

- Building Insp. – Tim Scott
- City Attorney – Elias Guzman
- Comm. Enhance – Candy Armstrong
- Finance – Kate Rosenlieb
- ~~Public Works~~ – ~~Ernesto Lucero~~ *
Ernesto Lucero
- Public Transit – John Andoh
- Landscape – Marty Hughes*
- Community Services Director – Jim Estep*
- Solid Waste – Ernesto Lucero

Public Works**

- Public Works – Michele Hassett* for Guy Takano
- Transportation – Gwen Owens* (Gwen requires title report copy with routing)
- Public Works/Survey – Ray Manger*
- Water Resources Department*

Requests full size maps

* Public Works comments will be returned in a combined memo

Community Services District

- Fire – George Apple*
- Parks – Fred Bremerman

Sacramento County

- Env. Health – Steve Kalvelage
- Env. Haz Mat – Anthony Chu
- Ag. Commission – Frank Carl
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State Agencies

- CRWQCB
- CALTRANS
- Dept. of Conservation
- Dept. of Fish & Game
- Dept. of Fish & Game Dan Gifford (Swainson Hawk)

Other Agencies

- County Finance/Infrastructure – Bob Davison (Stonelake/Lakeside/Laguna West area applications only)
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- EGUSD – Teresa Thomas
- Regional Transit – Planning Department
- SACOG
- PG&E – Land Agent
- AT&T – Astrid Willard
- FRONTIER – Kirby Bernard
- SMAQMD – Charlene McGhee
- SMUD – Real Estates Services*
- Laguna Creek Watershed Council – Greg Suba
- Postmaster

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- Elk Grove Historical Society – Sarah Johnson
- Other

Project Description

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Application Number: **EG-06-1086**
 Application Title: Seasons at Laguna Ridge
 Assessor's Parcel Number: 132-0050-028, 029, 034, 035
 Property Address/Location: 10383 Bruceville Road – NE corner of Bruceville Rd. and Bilby Rd. in Laguna Ridge
 Project Description: **2nd Submittal – Revisions include the following: 1) Deletion of the Treo Condominium Project which was located on the northern half of the project site (Treo will be submitted as a separate project in the future), 2) building footprint modification, 3) site improvement modifications (i.e. drainage swales, detention ponds, pedestrian connection to east property line, etc.)**
 The Applicant is requesting a **Boundary Line Adjustment/Lot Merger** to merge two parcels and adjust one lot line and a **Design Review** for the construction of a 222 unit senior residential facility.

Application Completeness / Project Conditions

If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items **within two weeks**.

This Project: Will not be discussed at a Project Coordination Meeting
 Will be discussed at the Project Coordination Meeting on TBA.

Please send your comments to me by **Friday, May 11th**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me.

Sincerely,
Gerald Park
 Development Services - Planning

Comments are: Attached No comment

Signature Date **201**

DAVID L. PENNINGTON
 Print Name and Title

CITY OF ELK GROVE



POLICE DEPARTMENT

ROBERT SIMMONS
Chief of Police

June 19, 2007

Elk Grove Planning Department
Gerald Park, Planner
8401 Laguna Palms Drive
Elk Grove, CA 95758

Dear Mr. Park:

In response to the Sessions at Laguna Ridge Facility EG-06-1006, the Police Department has reviewed the plans and would like to see the issues below addressed prior to approval.

- We are concerned with the possible lack of lighting in the entrance area and on the east and west sides of the building. We wish to review revisions to the photometric of the project.
- We would also like to review the operational plan for the facility to ensure that proposed staffing levels will allow for adequate supervision to residents in the facility. As part of that plan we would like to know how the side entry doors on the east and west side of the building will be secured.

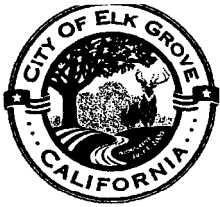
These conditions are required to allow the Police Department to adequately provide public safety and law enforcement responses to this area. We reserve the right to comment on any changes. If you have any questions please contact me at (916) 478-8130.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Feinberg", with a large, sweeping flourish extending to the right.

David L. Feinberg
Crime Prevention
Elk Grove Police Department

202



Building Safety, & Inspection (916) 478-2235
 Community Enhancement (916) 478-2266
 Economic Development (916) 478-2261
 Planning (916) 478-2265
 Public Works (916) 478-2263

RECEIVED
 JUN 15 2007

CITY OF ELK GROVE
 CORPORATION YARD

Routing / Comment Sheet

Date: June 14, 2007

To:

City Departments

- Building Insp. – Tim Scott
- City Attorney – Elias Guzman
- Comm. Enhance – Candy Armstrong
- Finance – Kate Rosenlieb
- Police Dept. – Denise Costello*
- Public Transit – John Andoh
- Landscape – Marty Hughes*
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Community Services District

- Fire – George Apple*
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- Water Resources Department*

Sacramento County

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- Sanitation District – Salam Khan
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State Agencies

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- Dept. of Fish & Game Dan Gifford (Swainson Hawk)

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- Laguna-Riviera HOA
- Old Town Merchants Association
- Elk Grove Historical Society – Sarah Johnson
- Other

* Requests full size maps
 ** Public Works comments will be returned in a combined memo

Project Description

The following application has been submitted to the Planning Department:

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 Application Title: Seasons at Laguna Ridge
 Assessor's Parcel Number: 132-0050-028, 029, 034, 035
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 Will be discussed at the Project Coordination Meeting on TBA.

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Sincerely,
Gerald Park
 Development Services - Planning

Comments are: Attached No comment

Carlos Tobar 6-29-07
 Signature Date

Carlos Tobar, Transit Manager
 Print Name and Title



FIRE DEPARTMENT

8812 Elk Grove Blvd.
Elk Grove, CA 95624

(916) 405-7100
Fax (916) 685-6622
www.egcsd.ca.gov

May 9, 2007

Gerald Park
City of Elk Grove Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: Seasons at Laguna Ridge, EG-06-1086

Dear Mr. Park,

The Cosumnes CSD Fire Department has reviewed the captioned project for statutory requirements germane for fire and life safety. The comments, conditions, and or requirements are submitted for your inclusion into the planning review process.

The following items are standard fire department comments clearly addressed in policy and guidelines. This information is provided only to clarify the scope of requirements typical for most individual projects. Specific requirements may vary and will be clarified in the plan checking/plan review process prior to each project. The following comments should be included in the Planning/Environmental document report:

1. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
2. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
3. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will ~~not~~ be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

DXF (Drawing Interchange file) any DXF version is accepted
DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
4. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
5. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
6. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may

need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.

7. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
8. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Cosumnes Fire Department.
9. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
10. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes Fire Department and the water purveyor having jurisdiction.
11. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.

The items shown in the table at the end of this letter are NOT standard fire department comments. These comments are specific to this project and are included as Conditions of Approval.

As in the past, the Fire Prevention Bureau will perform in a professional and diplomatic fashion to help resolve any areas of concern. If you should have any questions, please feel free to contact me at (916) 405-7113.

Sincerely,



Barbara Easter
Fire Inspector

COSUMNES



FIRE DEPARTMENT
 8812 Elk Grove Blvd.
 Elk Grove, CA 95624
 (916) 405-7100
 Fax (916) 685-6622
 www.yourcsd.com

Conditions of Approval / Mitigation Measure		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
1	All building numbers, apartment and suite numbers, addressing and street names shall be approved by the Cosumnes CSD Fire Department.	Prior to building permit issuance	Cosumnes CSD Fire Department	
2	The main entrance and secondary entrance shall have a turning radius of 25' inside and 50' outside for all emergency apparatus.	Prior to building permit issuance	Cosumnes CSD Fire Department	
3	The Season shall install a NFPA 13 Fire Sprinklers system along with a complete NFPA 14 Standpipe System.	On-Going	Cosumnes CSD Fire Department	
4	All vehicle and emergency access gates shall be equipped with click to enter devices.	Prior to Building Final	Cosumnes CSD Fire Department	



COUNTY OF SACRAMENTO
MUNICIPAL SERVICES AGENCY –CHERYL CRESON, ADMINISTRATOR
JOHN O'FARRELL, DEPUTY ADMINSTRATOR

Department of Water Resources

Including service to the Cities of Citrus Heights, Elk Grove and Rancho Cordova

Keith DeVore, Director

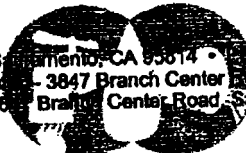
Date: August 17, 2006
To: Gerald Park
City of Elk Grove - Planning Department
From: Bob Gardner *RS for RB*
Water Supply – Zone 40 Planning and Development
Subject: Treo and Seasons at Laguna Ridge
EG-06-1086

Water Supply has reviewed the above application and submits the following Conditions Of Approval:

- Water supply will be provided by the Sacramento County Water Agency.
- Provide separate public water service to each condominium unit and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.
- Destroy all 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.
- Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the applicant shall use non-potable water during grading and construction.

Page 1 of 2

Main Office: 827 7th Street, Room 301, Sacramento, CA 95814 • Phone: (916) 874-8851 • Fax: (916) 874-8693
Field Offices: Drainage Operations and Maintenance - 3847 Branch Center Road, Sacramento, CA 95827 • Phone: (916) 875-7159
Facilities Operations and Administration - 3847 Branch Center Road, Sacramento, CA 95827 • Phone: (916) 875-4913



The following requirements are project conditions not subject to tentative map approval:

Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.

Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.

If you have any questions, please feel free to call me at (916) 874-8433 or email me at GardnerB@SacCounty.net

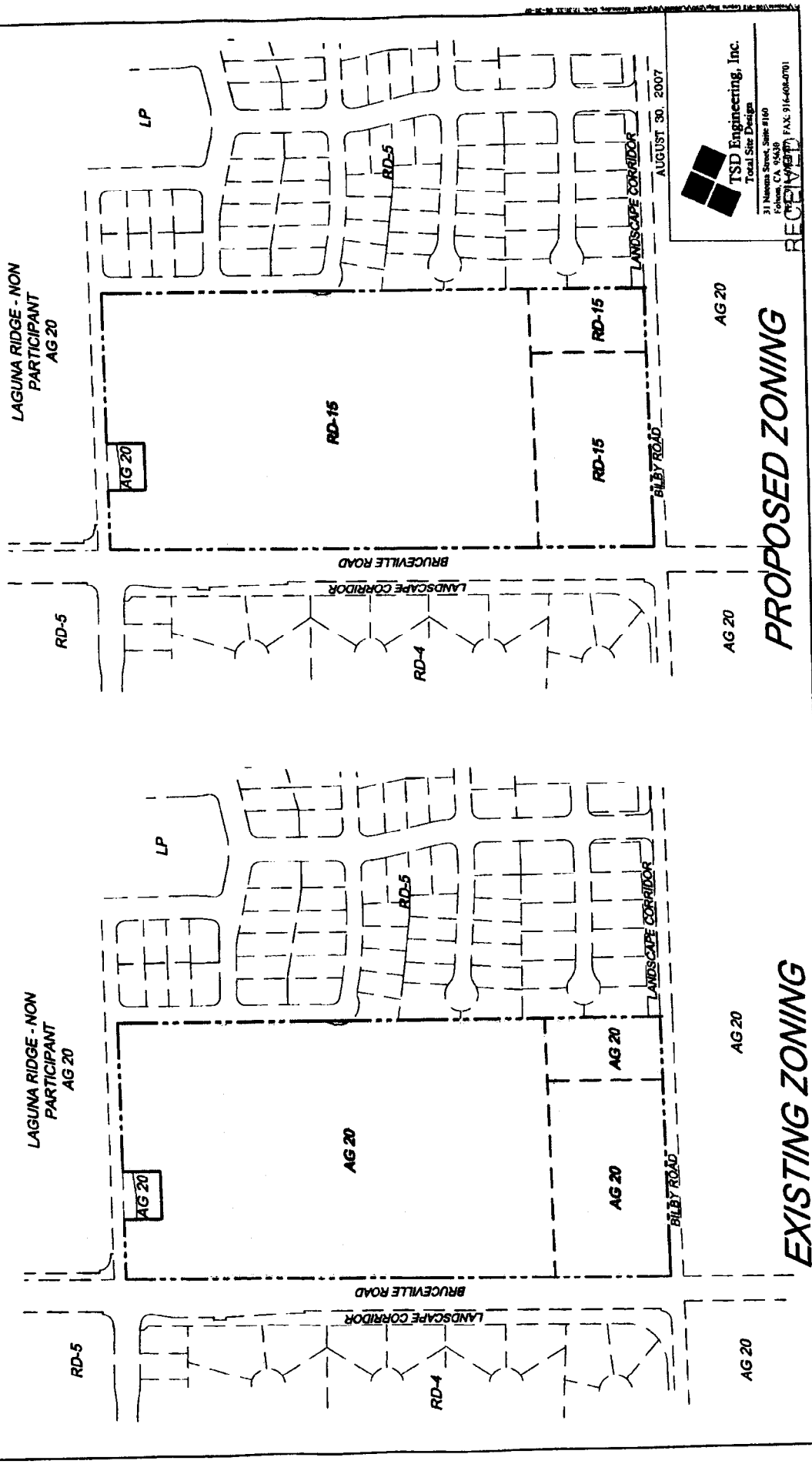
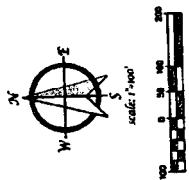
Zone 40: Yes

Zone 41: Yes

Cc: file

**Attachment E
Project Exhibits**

REZONE EXHIBIT
APN 132-0050-028, 029, 034, & 035
 CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA
PACIFIC WEST HOMES, LLC



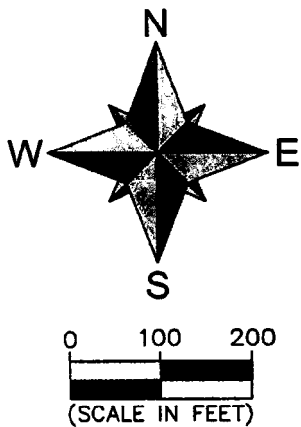
TSD Engineering, Inc.
 Total Site Design
 31 Nevada Street, Suite #160
 Folsom, CA 95630
 (916) 997-1177 FAX: 916-408-0701

PROPOSED ZONING

EXISTING ZONING

AUG 30 2007

CITY OF ELK GROVE
PLANNING



LEGEND:

EXISTING LOT LINE
(TO BE ADJUSTED)

PROPOSED LOT LINE

PORTION OF PARCEL
TO BE TRANSFERED

APR 24 2007

EXHIBIT "C"

BOUNDARY LINE ADJUSTMENT
A.P.N. 132-0050-028, 029, 034 & 035
 CITY OF ELK GROVE, COUNTY OF
 SACRAMENTO, STATE OF CALIFORNIA

WECKER
SURVEYS

1111 KENNEDY PLACE
 SUITE 4
 DAVIS, CA 95616
 530-792-7252
 FAX 530-792-7171



BILBY ROAD ELEVATION



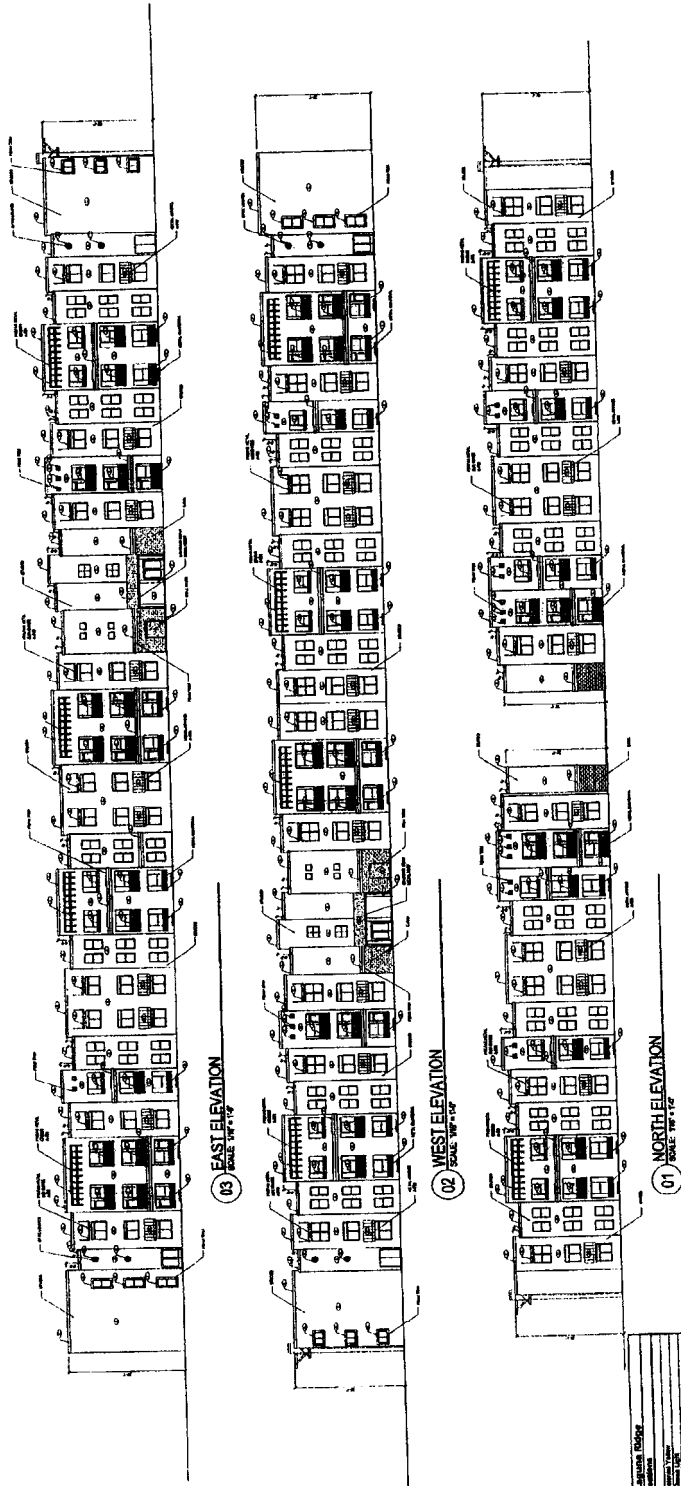
BRUCEVILLE ROAD ELEVATION

CHARACTER ELEVATIONS

SEASONS AT LAGUNA RIDGE SENIOR APARTMENTS

ELK GROVE, CALIFORNIA
 PACIFIC WEST HOMES, LLC

DATE: 10/20/08



DATE	04/20/07
PROJECT	SEASONS
CLIENT	ELK GROVE - CALIFORNIA
ARCHITECT	PACIFIC WEST HOMES, LLC
SCALE	1/16" = 1'-0"
DRAWN BY	J. L. HUMPHREYS
CHECKED BY	J. L. HUMPHREYS
DATE	04/20/07
PROJECT	SEASONS
CLIENT	ELK GROVE - CALIFORNIA
ARCHITECT	PACIFIC WEST HOMES, LLC
SCALE	1/16" = 1'-0"
DRAWN BY	J. L. HUMPHREYS
CHECKED BY	J. L. HUMPHREYS
DATE	04/20/07

ELEVATIONS

SEASONS
 ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2006462

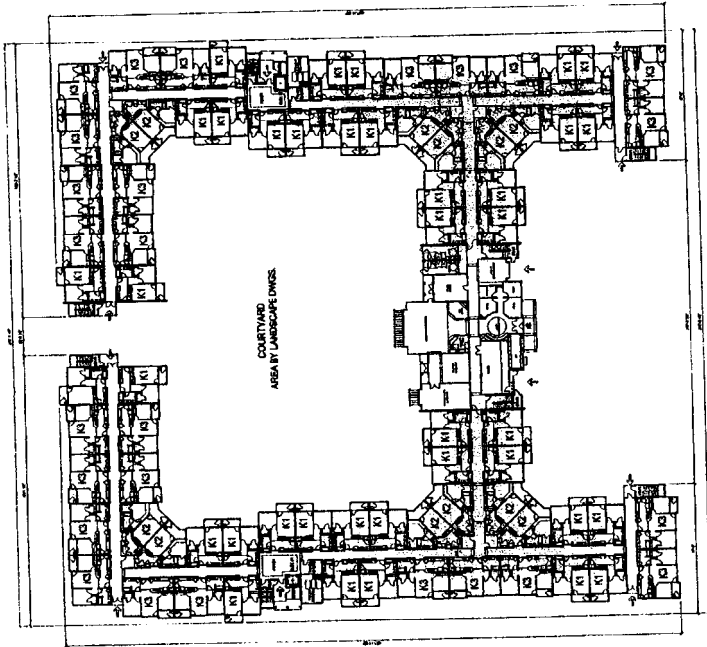


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SCALE: 1/16" = 1'-0" A-404

5339 ALPHA ROAD DALLAS, TEXAS 75240
 (972) 701 9636 (972) 701 9639 FAX
 DALLAS • LAS VEGAS • CHARLOTTE
 IRVINE • ORLANDO • NORFOLK • PHOENIX

WWW.HUMPHREYS.COM



FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0" A-401

5339 ALPHA ROAD DALLAS, TEXAS 75240
 (972) 701 9636 (972) 701 9639 FAX
 DALLAS • LAS VEGAS • CHARLOTTE
 IRVINE • ORLANDO • NORFOLK • PHOENIX

WWW.HUMPHREYS.COM

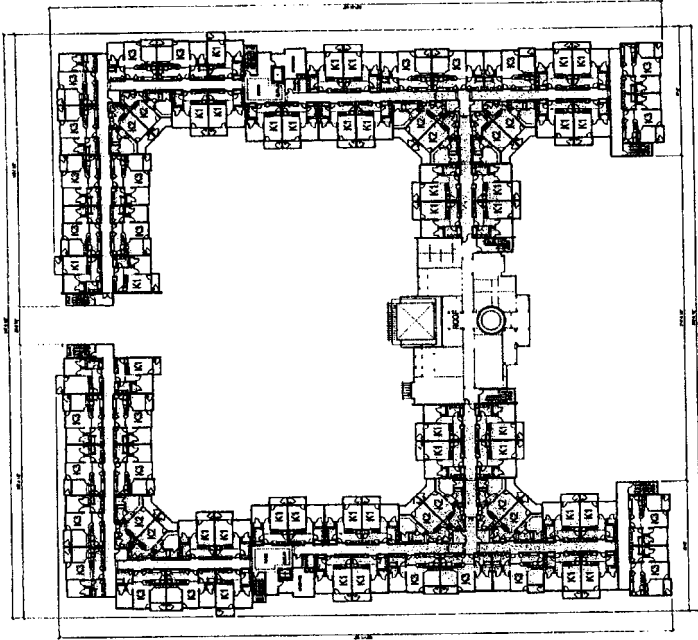
BUILDING PLAN

SEASONS

ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2005452



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2ND & 3RD FLOOR PLAN

SCALE: 1/32" = 1'-0" A-402

BUILDING PLAN

SEASONS

ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2005452



5335 ALPHA ROAD DALLAS, TEXAS 75240
 (972) 701 9638 (972) 701 9639 FAX
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 IRVINE • ORLANDO • NORFOLK • PHOENIX

WWW.HUMPHREYS.COM

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NOTHING IS TO BE CONSIDERED AS A CONTRACT OR A COMMITMENT OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Attachment 5

Planning Commission Memo dated September 20, 2007

Memorandum



To: Planning Commission
From: Gerald Park, Project Planner
Date: September 20, 2007
Re: Seasons at Laguna Ridge (EG-06-1086)

Staff proposes the following revisions to the Conditions of Approval for the above referenced project:

In order to provide additional screening and buffer along the east property line, staff is proposing a new condition that will require the applicant to provide screening trees along the property line.

Add:

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
The Applicant shall provide additional screening trees along the east property line on the Seasons project site consisting of 24" box Redwoods at 30' on-center.	Prior to Final or Occupancy	Planning / Landscape Architect

The following conditions are proposed to be deleted as a result of:

- The Sacramento Regional County Sanitation District (SRCSD) no longer requires any additional easements or reservations for the SRCSD sewer interceptor (Conditions #35, 37, 55 & 56).
- The Seasons project is already annexed into Zone 2 of the Stormwater Utility fee program (Condition #49).

Delete:

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
35. Construction of any and all improvements, including but not limited to grading, streets, utilities, houses, and other structures, within the Temporary Construction Easement (TCE) shall be prohibited until such time the TCE is released by SRCSD unless approved by the District Engineer.	Improvement Plans	SRCSD
37. Walls, footings for walls, underground utilities and other above and below ground structures shall not be permitted within the lands to be reserved for the SRCSD interceptor unless approved by the District Engineer.	Improvement Plans	SRCSD
49. The project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project	Prior to Building Permit	Public Works

	related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program. The annexation process can take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see www.elkgrovecity.org/utilities/rate-info.htm .		
55.	Prior to the issuance of building permit, the Applicant shall enter into and record an agreement, in a form approved by the District Engineer and District Counsel of Sacramento Regional County Sanitation District, to require the property owner(s) to reserve lands for acquisition by the District to install District pipelines and facilities for public health purposes and in conformance with the District Master Plan. The District shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the time on the filing of the tentative map plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the sub divider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. The Applicant shall coordinate the area required with SRCSD and clearly show the area by metes and bounds.	Prior to Building Permit	SRCSD
56.	A Temporary Constuction Easement (TCE) may be required along both sides of the future interceptor. The required TCE shall be set by SRCSD.	Prior to Building Permit	SRCSD

Condition #12 is proposed to be revised in order to clarify that a masonry wall shall be provided along the east property line of the Seasons project.

Revise:

(Additions are shown in **bold** text and deletions are shown as ~~strikeout~~ text)

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
12.	The Applicant shall provide a Fencing Plan to the Planning Department for review and approval. A fence/wall will need to masonry wall shall be provided along the east property line to the satisfaction of the Planning Department.	Improvement Plans	Planning

Response to E-Mail from Treasure Homes Dated September 12, 2007

The Treasure Homes subdivision project is located directly east of the Seasons project site. On August 6, 2007, staff received a letter from Treasure Homes (dated August 1, 2007), which provided comments for the Seasons project – see attachment. On September 12, 2007, staff received an e-mail from Treasure Homes outlining several questions/concerns regarding the Seasons project. The questions/concerns are provided below with staff responses highlighted in **bold text**.

1. A trash/refuse room is located inside the building, but the refuse pick-up area is located to the east of their building, about 75' away from the single-family residential proposed by

Treasure Homes. Can this be moved to the north side of their building away from Treasure Homes? If this is impossible how will Treasure Homes be buffered?

The location of the refuse pick-up area cannot be relocated due to the design of the waste/recycling system, which utilizes "gravity chutes" that are routed to a waste hauler/recycler. However, the applicant is proposing to add another waste/recycling system on the west side of the building, which would lessen the amount of pickups required for the project. In addition, the applicant has agreed to provide additional screening trees along the east property of the Seasons project (see new condition above).

2. I see the elevations provided in the staff report, but this articulation doesn't show on the plan view, which may be why Jim is concerned. On the elevation it appears the building moves back and forth, and the cornice line bounces up and down. It's hard to read but looks like there is some metal "grillwork" over some of the windows. Can they add some additional detail (e.g. shutters, recessed windows, multi-pane windows, lintels, etc.) to reduce the mass of the building. I understand this project will provide affordable housing for seniors, but we'd like to see them held to the same level of quality as the rest of Laguna Ridge.

As proposed, the building massing has been reduced by the utilization of varying wall plane and rooflines, pop-outs, awnings, moldings metal grids, accents, varying windows styles, and elevation theme. In addition, buildings elevations utilizes alternate color themes to provide visual interest.

3. Can the elevations include materials other than stucco? Maybe some creative use of brick or block, etc. The building is about 375' long and three stories. This building will be massive.

See response in Question #2.

4. Can we add the Concept Landscape Plan to the "approval" package? Can they add a row of redwood trees behind the proposed pine trees at the east boundary to provide more of a buffer?

Staff is proposing to add a new condition of approval to provide additional screening trees along the east property line of the Seasons project – see proposed condition above.

5. Please confirm this project will be required to contribute toward and connect to the ultimate drainage system proposed for this shed in Laguna Ridge.

The LRSP was designed to have the Seasons' drainage to be accommodated by Drainage Shed C, which is not built at this time. Therefore the Seasons project will provide on-site detention to accommodate their drainage. The completion for a portion of Drainage Shed C will be the responsibility of the Laguna Ridge Owner's Group. Any contribution by the Seasons project will be a private issue between both parties.

6. Please require a masonry wall at the east property line. Condition 75 could be amended to require a masonry wall.

Condition 12 has been modified to provide a masonry wall – see proposed revision above.

7. Please confirm this project is required to participate in the Laguna Ridge Master Cost Share Agreement, LRPFFP as well as the Laguna Ridge Mello Roos CFD 2005-1.

Condition #61 and #62 provide the project applicant with options, including joining the Master Cost Sharing Agreement for equalizing both public land acquisition/dedication costs and park improvement costs. Condition #60 provides the project applicant options to equalize infrastructure costs, including annexation into the Laguna Ridge CFD 2005-1. There is no financing mechanism referred to as LRPFFP in Laguna Ridge.

Questions on Staff Report/Conditions:

1. The 222 units on 8.53 acres (26.0 du/ac) is allowed by density bonuses, but is a significant increase over the RD-15 contemplated by the specific plan. The City has discretion, and should allow the bonus in exchange for high quality design.

The Medium Density Residential (RD-15) contemplated by the Laguna Ridge Specific Plan allows a maximum density of 20 dwelling units per acre. A density bonus of 35% allows a maximum of 27 units per acre. The Seasons project is proposed at 26 units per acre.

2. # 29 and 55: Is the 100' sewer easement/reservation along Bruceville Road shown on their Tentative Map, and will it be shown on their Final Map? The dimension isn't specifically discussed.

The 100' sewer easement/reservation along Bruceville Road is no longer required by the Sacramento Regional County Sanitation District (SRCSD). The Planning Department has received verification from the SRCSD to eliminate the condition requiring the easement/reservation.

3. #44: The east half of Bruceville Road already exists. Shouldn't the condition be reworded to reimburse whoever put this in?

Condition #44 will require the project applicant to provide frontage improvements along Bruceville Road for the Seasons project site. Should the frontage improvements be installed by another entity, reimbursement will be a private issue.

4. #49: Is the Zone 2 Storm Water fee in addition to the Laguna Ridge fees that apply?

The Seasons project area is already annexed into Zone 2 of the Stormwater Utility fee program. Therefore, Condition #49 is proposed to be removed. All of the Laguna Ridge Specific Plan area is included in Zone 2 of the Stormwater Utility fee program. This is a utility fee that is billed along with solid waste every other month by the City. The Stormwater Utility fee is applied after a building permit is issued.

5. #59, 60 and 61: Does this take care of Item 7 above. Shouldn't this project annex to LRPFFP, CFD and other applicable districts at final map, and pay its fair share of applicable fees sooner than building permit? How and when do Laguna Ridge property owners that were participants get reimbursed for the infrastructure they've installed?

As outlined in the answer to Question #7 above, there is no financing mechanism referred to as the LRPFFP. This project is not seeking a final map. Therefore, the timing of the conditions will remain at "prior to building permit". All Laguna Ridge Specific Plan property owners are reimbursed for infrastructure installed through a combination of development impact fee program fee credits/reimbursements, and through the Laguna Ridge CFD 2005-1.

Attachment 6

Planning Commission Correspondence dated September 19, 2007

Melissa Hunter

From: Avise Rogan [ajrogan@earthlink.net]
Sent: Wednesday, September 19, 2007 11:10 PM
To: Melissa Hunter
Subject: The Seasons at Laguna Ridge

Planning Commission,

We just read the newspaper and were appalled that plans for low income and very low income housing project at the corner of Bruceville and Bilby was approved. We have read a number of articles about sites that were being considered and it was our impression that there were several other locations that were under serious consideration -- areas where it would have less affect on the surrounding neighborhoods.

We did not previously hear anything about a proposed hearing on this matter and am quite sure that there would have been a number of residents who would have appeared to oppose the project. The homes in this area are large and were not inexpensive and to have that type of housing right across the street may have very serious effects on our neighborhood as well as home prices.

Why were we -- the public and in particular those who live the closest -- not previously aware of the ongoing discussion and that this was going to be low and very low income? I think we had been previously led to believe that it was going to be multifamily which does not mean low income or very low income. Multifamily means condominiums, townhouses, paired homes, patio homes, clustered homes -- all of which can be mid to high end.

Unfortunately we have tickets to an important fundraiser being held at the same time tomorrow night and will be unable to attend the meeting.

What is this about? We expected better from the planning commission and new council. Are you not in office to represent the current residents of this City?

Is the senior housing project of 222 units the same as the Seasons at Laguna Ridge, and to whom will the 45 very low income units be available. Is this project slated to be medium density as is mentioned on the website? The newspaper did not mention anything about it relating to seniors. What controls will be in place to assure that these units will be occupied by those who qualify as seniors? Will the residents be owners or is this a rental project?

Respectfully submitted,

Patrick and Avise Rogan
7001 Boa Nova Drive
Elk Grove, CA 95757

~~~~~  
Avise Rogan  
ajrogan@earthlink.net  
(714) 269-3906

~~~~~  
Avise Rogan
ajrogan@earthlink.net
(714) 269-3906

Attachment 7

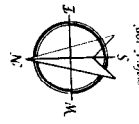
Project Plans

REZONE EXHIBIT

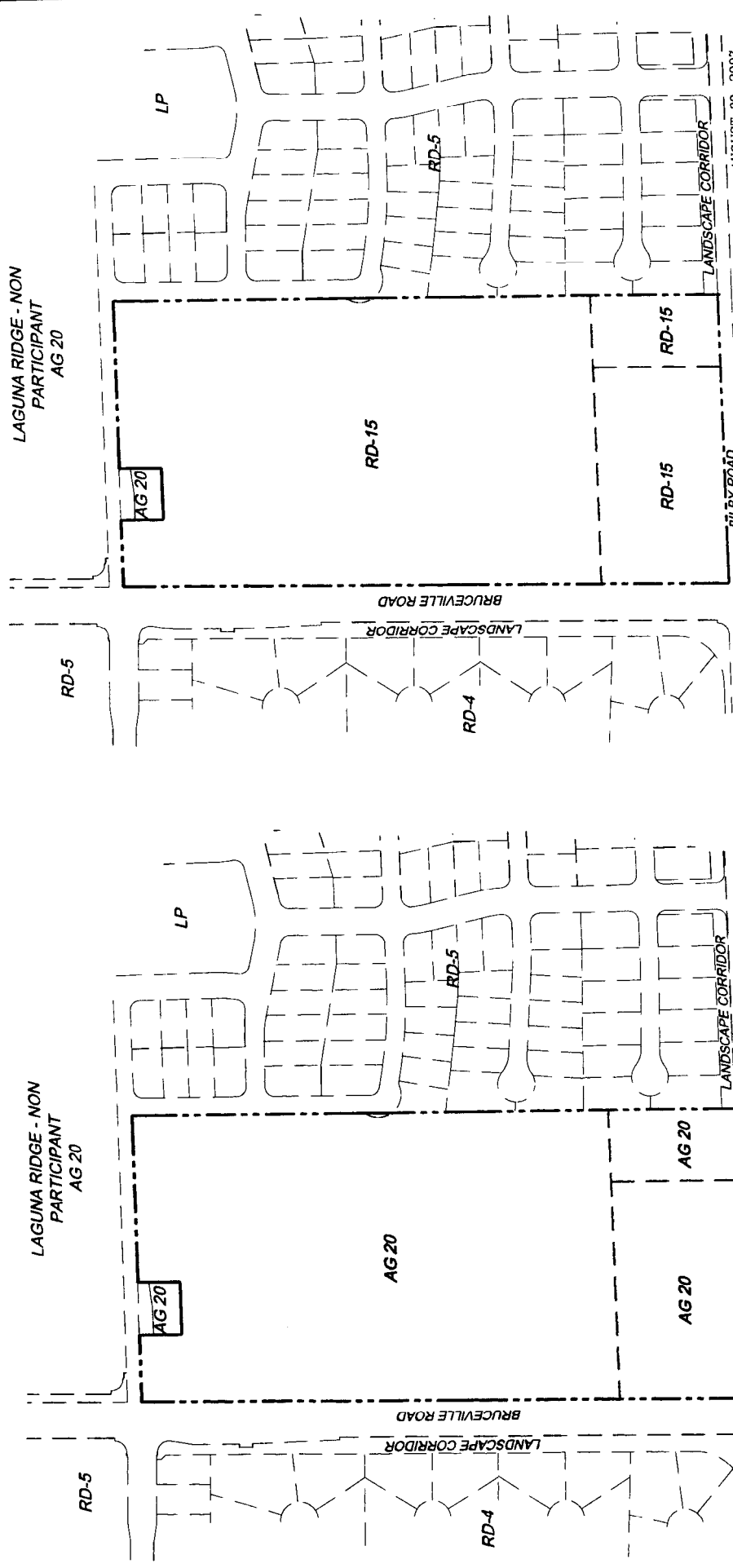
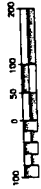


APN 132-0050-028, 029, 034, & 035
CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA

PACIFIC WEST HOMES, LLC



scale: 1"=100'



LAGUNA RIDGE - NON PARTICIPANT AG 20

LAGUNA RIDGE - NON PARTICIPANT AG 20

AG 20

AG 20

AG 20

AG 20

PROPOSED ZONING

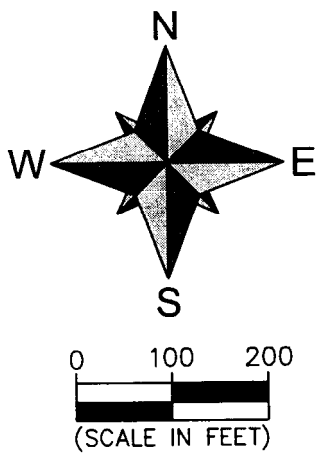
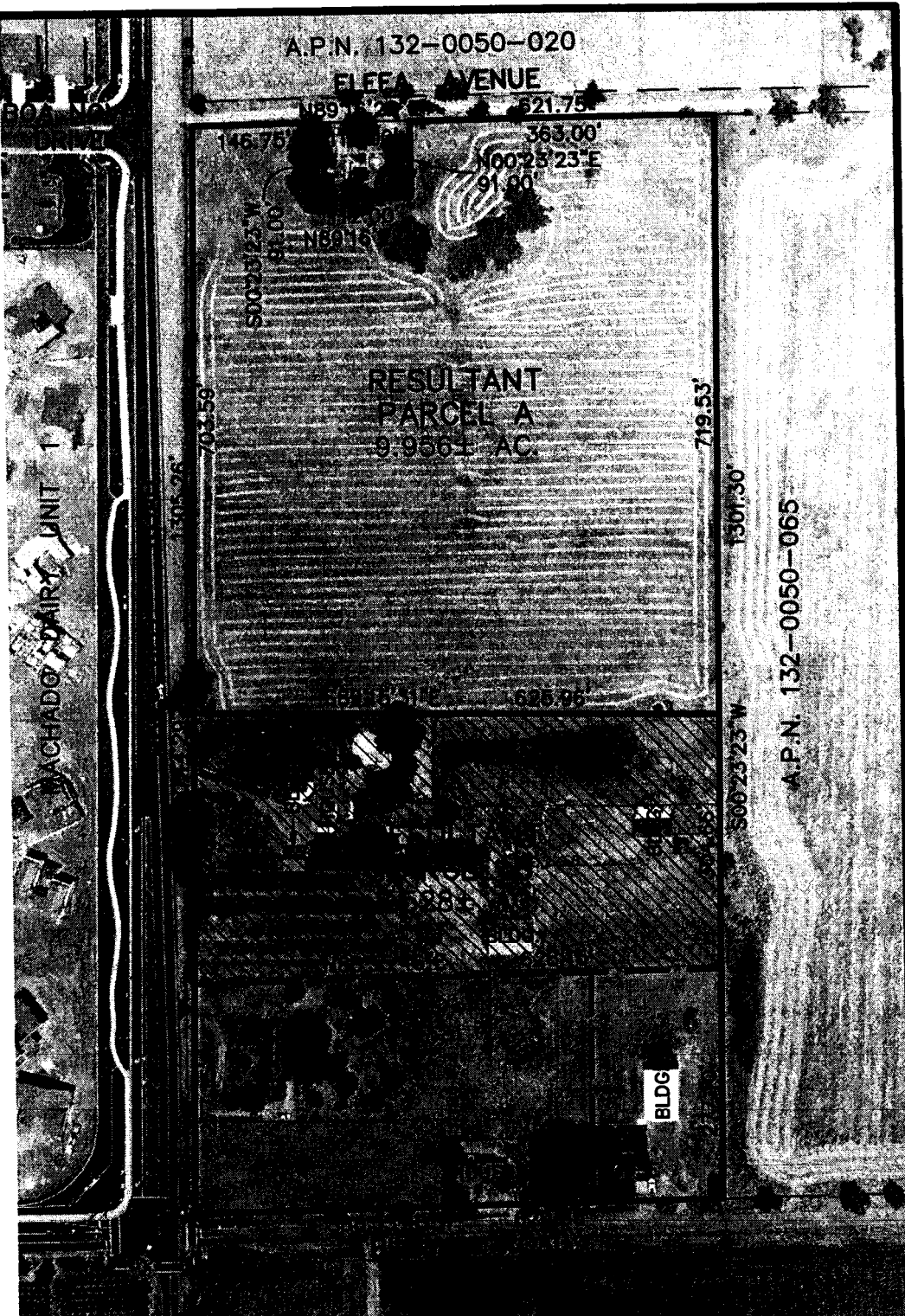
EXISTING ZONING

AUGUST 30, 2007



TSD Engineering, Inc.
Total Site Design

11 N. Main Street, Suite #160
Folsom, CA 95630
TEL: 916-494-7707 FAX: 916-494-7701



LEGEND:

- EXISTING LOT LINE
(TO BE ADJUSTED)
- PROPOSED LOT LINE
- PORTION OF PARCEL
TO BE TRANSFERED

APR 24 2007

EXHIBIT "C"

BOUNDARY LINE ADJUSTMENT
A.P.N. 132-0050-028, 029, 034 & 035
 CITY OF ELK GROVE, COUNTY OF
 SACRAMENTO, STATE OF CALIFORNIA

WECKER
SURVEYS

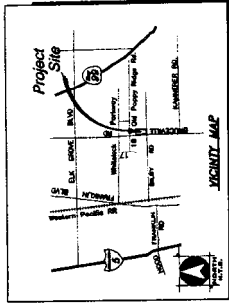
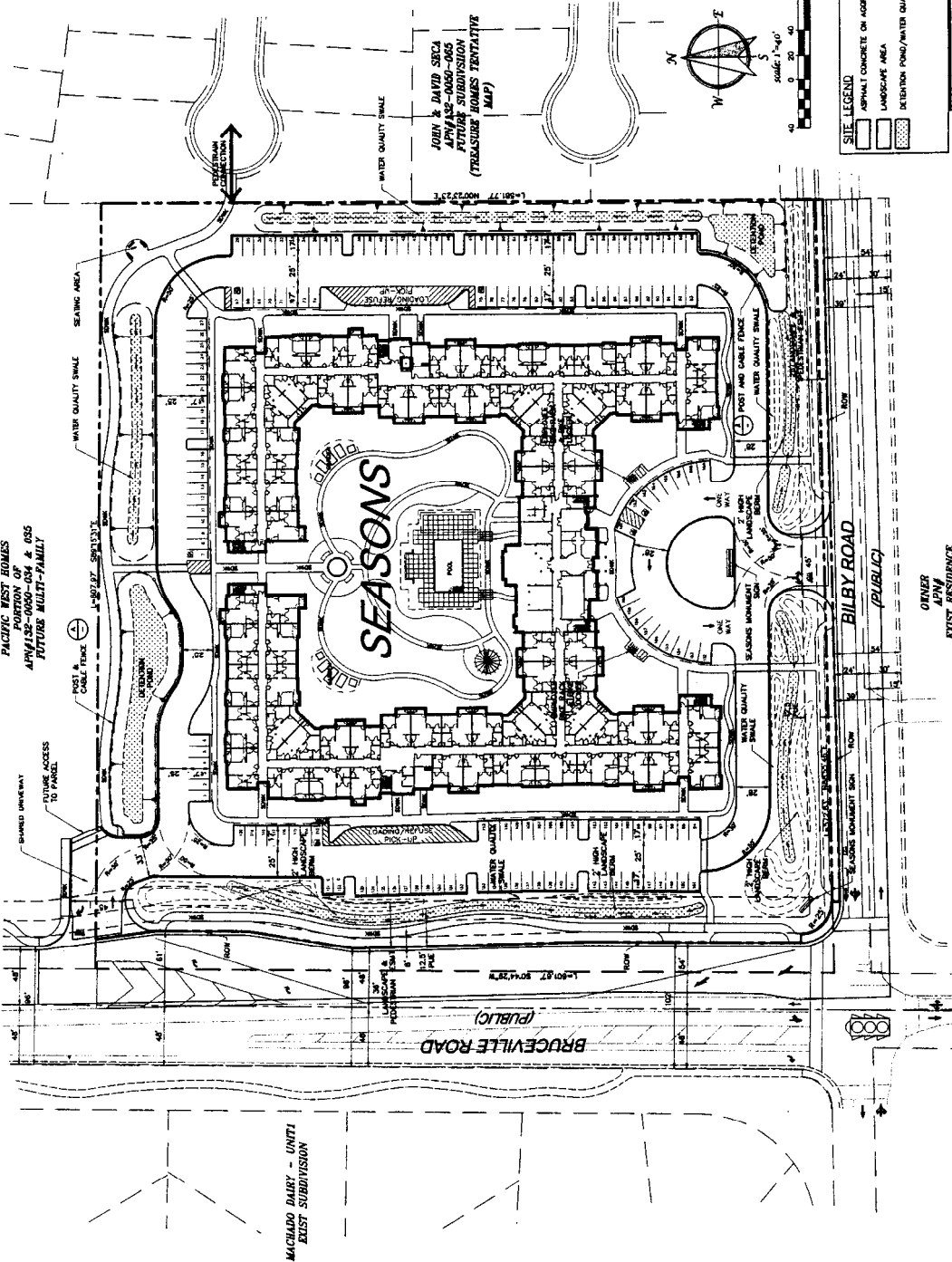
1111 KENNEDY PLACE
 SUITE 4
 DAVIS, CA 95616
 530-792-7252
 FAX 530-792-7171



PRELIMINARY SITE PLAN
SEASONS
 CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA

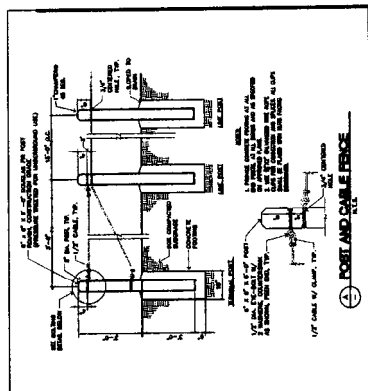
PACIFIC WEST HOMES, LLC

PACIFIC WEST HOMES
 APPROSE-0000-004 & 005
 FUTURE MULTI-FAMILY



SEASONS (Senior - for rent)
 PRELIMINARY DEVELOPMENT SUMMARY

SITE AREA (TOTAL): 8.54 ACRES (371,485 SF) SITE AREA (NET): 8.22 ACRES (362,728 SF) BUILDING AREA (GFA): 710,000 SQ. FT. LANDSCAPE AREA (GFA): 1,000,000 SQ. FT. ROADWAY AREA (GFA): 1,000,000 SQ. FT. TOTAL AREA (GFA): 2,710,000 SQ. FT.	UNIT DISTRIBUTION: (100) 10 UNIT: 48 % (80) 12 UNIT: 18 % (70) 15 UNIT: 25 % (50) 20 UNIT: 10 % TOTAL UNITS: 300
PRELIMINARY PARKING SUMMARY REQUIRED: ALL SPACES STANDARD (1800) 11 200 SPACES COMPACT (1000) 11 100 SPACES ACCESSIBLE (500) 11 TOTAL PARKING REQUIRED: 480 (0.70)	PROVIDED: ALL SPACES STANDARD (1800) 11 200 SPACES COMPACT (1000) 11 100 SPACES ACCESSIBLE (500) 11 TOTAL PARKING PROVIDED: 480 (0.70)
NO. ACCESSIBLE PARKING REQUIRED: 100 NO. OF TRUCK PARKING SPACES: 1 NO. OF TRUCK PARKING SPACES PROVIDED: 1 TOTAL ACCESSIBLE PARKING PROVIDED: 100	NO. BIKE RACKS: 1 NO. BIKE LOCKERS: 1 TOTAL BIKE RACKS/LOCKERS PROVIDED: 2



REVISED SEPTEMBER 19, 2007
 APRIL 20, 2007

TSD Engineering, Inc.
 Total Site Design
 31 Nilouxa Street, Suite #160
 Folsom, CA 95630
 TEL: 916-608-0707 FAX: 916-608-0701

SITE LEGEND

[Symbol]	ASPHALT CONCRETE ON AGGREGATE BASE
[Symbol]	LANDSCAPE AREA
[Symbol]	SEASONAL POND/WATER QUALITY AREA



BILBY ROAD ELEVATION



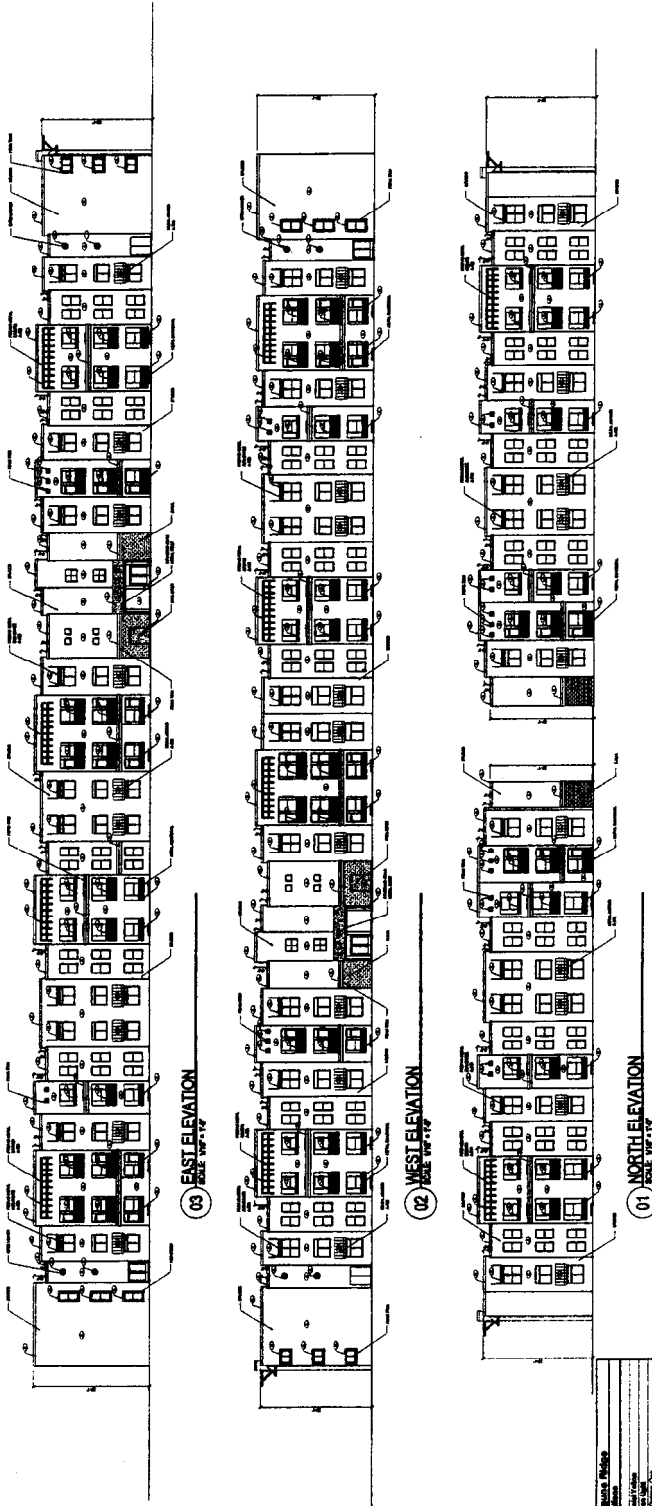
BRUCEVILLE ROAD ELEVATION

CHARACTER ELEVATIONS

SEASONS AT LAGUNA RIDGE SENIOR APARTMENTS

ELK GROVE - CALIFORNIA
PACIFIC WEST HOMES, LLC

DATE: 06/06/06



01. NORTH ELEVATION 02. WEST ELEVATION 03. EAST ELEVATION

ELEVATIONS

SCALE: 1/16" = 1'-0" A-404

SEASONS

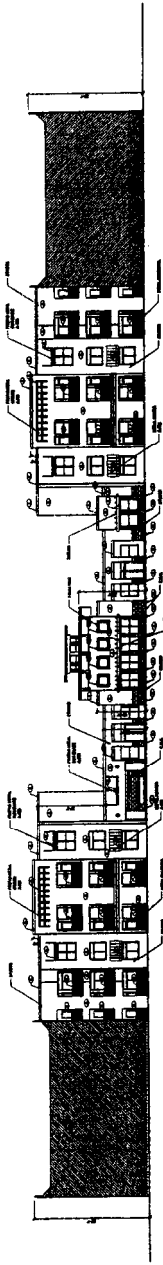
ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2005402



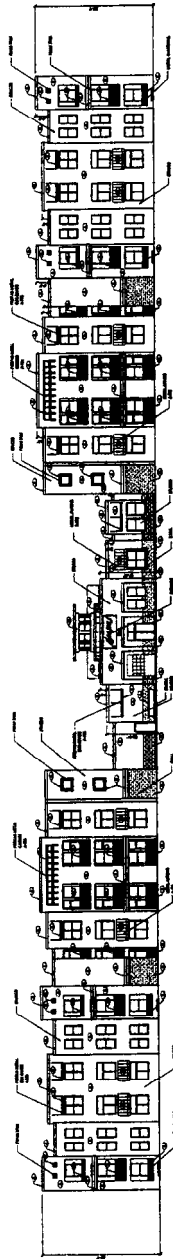
5339 ALPHA ROAD DALLAS, TEXAS 75240
 (972) 701 9636 (972) 701 9639 FAX
 DALLAS • LAS VEGAS • CHARLOTTE
 IRVINE • ORLANDO • NORFOLK • PHOENIX

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02 COURTYARD SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

<p> 1. DATE: 04/20/2007 2. DRAWN BY: J. H. H. H. 3. CHECKED BY: J. H. H. H. 4. PROJECT: ELK GROVE - CALIFORNIA 5. SHEET: A-405 </p>

ELEVATIONS

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SEASONS

ELK GROVE - CALIFORNIA
 PACIFIC WEST HOMES, LLC
 APRIL 20, 2007 HPA JOB # 2006452



SCALE: 1/16" = 1'-0" A-405

5339 ALPHA ROAD DALLAS, TEXAS 75240
 (972) 701 9636 (972) 701 9639 FAX
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 IRVINE • ORLANDO • NORFOLK • PHOENIX

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DECLARATION OF MAILING/POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER (enter subject matter here)

On 9/25/07, in the City of Elk Grove, Sacramento County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing the above subject Notice of Public Hearing attached hereto and marked **Exhibit A**. The mailing list for said matter, which was provided to the City Clerk's Office by the Planning Department containing #210 addresses, is attached hereto and marked **Exhibit B**.

In addition, said Public Hearing Notice was also posted (on the exterior posting boards) at 8380 and 8400 Laguna Palms Way, Elk Grove, California.


____ Posting Only on exterior posting boards at 8380 and 8400 Laguna Palms Way, Elk Grove, CA of attached Notice occurred on date indicated below

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 9/25/07 at Elk Grove, California.

DIRECTED BY:

PEGGY E. JACKSON
CITY CLERK, CITY OF ELK GROVE



Taphne McAlwee
Administrative Assistant



Julie Blanco
Customer Service Specialist



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: 916.683.7111
Fax: 916.691.2001
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 10, 2007 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Seasons at Laguna Ridge – EG-06-1086 – Rezone, Boundary Line Adjustment/Lot Merger, and Design Review - The Applicant is requesting a Rezone from Agricultural-20 acres minimum (AG-20) to Medium Density Residential (RD-15); a Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line; and a Design Review for a 222-unit senior residential apartment facility consisting of a building of 225,469 square feet in size with associated site improvements. The proposed project is located at the northeast corner of Bruceville Road and Bilby Road, APNs 132-0050-028, 029, 034, 035.

Information regarding this item may be obtained in the office of Development Services,- Planning, 8401 Laguna Palms Way, Elk Grove, California, or by calling Jerry Park at 478-3671. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8380 Laguna Palms Way, Suite 200 Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated: September 28, 2007

PEGGY E. JACKSON
CITY CLERK, CITY OF ELK GROVE

1321260088
Occupant
7304 MACHADO RANCH DR
ELK GROVE, CA 95758

1321260023
Occupant
10275 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260077
Occupant
10236 PEDRA DO SOL WY
ELK GROVE, CA 95758

1320050031
Occupant
7445 BILBY RD
ELK GROVE, CA 95757

1320050026
Occupant
7321 ELEFA AV
ELK GROVE, CA 95758

1321240045
Occupant
7014 RIO CAVADO WY
ELK GROVE, CA 95757

1321230036
Occupant
10337 BELEZA CT
ELK GROVE, CA 95757

1320050029
Occupant
7425 BILBY RD
ELK GROVE, CA 95757

1320300046
Occupant
7722 BILBY RD
ELK GROVE, CA 95757

1320050048
Occupant
10231 BRUCEVILLE RD
ELK GROVE, CA 95757

1321260019
Occupant
10259 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260072
Occupant
10256 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321240024
Occupant
7305 BOA NOVA DR
ELK GROVE, CA 95758

1321240059
Occupant
7117 PAUL DO MAR WY
ELK GROVE, CA 95757

1321230022
Occupant
10328 BELEZA CT
ELK GROVE, CA 95757

1321230032
Occupant
10352 GRACIOSA WY
ELK GROVE, CA 95757

1320050028
Occupant
10383 BRUCEVILLE RD
ELK GROVE, CA 95757

1320300007
Occupant
10475 BRUCEVILLE RD
ELK GROVE, CA 95757

1321260020
Occupant
10263 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260024
Occupant
10279 PEDRA DO SOL WY
ELK GROVE, CA 95758

1320050071
Occupant
10395 FRANKLIN HIGH RD
ELK GROVE, CA 95757

1320050034
Occupant
10371 BRUCEVILLE RD
ELK GROVE, CA 95757

1321240053
Occupant
7104 RIO CAVADO WY
ELK GROVE, CA 95757

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Occupant
10371 BRUCEVILLE RD
ELK GROVE, CA 95757

1320050066
Occupant
7401 BILBY RD
ELK GROVE, CA 95757

1321230077
Occupant
10365 GRACIOSA WY
ELK GROVE, CA 95757

1321240019
AGUILAR CESAR/GUADALUPE
7211 BOA NOVA DR
ELK GROVE, CA 95757

1321260045
ALKORDY TAREQ M/SAFA M
7214 BOA NOVA DR
ELK GROVE, CA 95757

1321240058
ALVAREZ JOSE/IDA C
7116 RIO CAVADO WY
ELK GROVE, CA 95757

1321260062
ANDERSON NATALIE F
7208 TAVIRA CT
ELK GROVE, CA 95758

1321230055
ANYA ALEX SOM/OBY SOM
7226 NOVATO CT
ELK GROVE, CA 95758

1321260054
BARROGA JENNIFER L/RONALD
10342 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260020
BELL BRUCE K/KATHLEEN B WEND-BELL
10263 PEDRA DO SOL CT
ELK GROVE, CA 95757

1320300003
BERGGREN JOHN
2270 C SIERRA BL
SACRAMENTO, CA 95825

1321260076
BOESCH STEPHEN H
10240 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260018
BRYANT SCOTT/RACHEL TAYLOR
10227 PEDRA DO SOL WY
ELK GROVE, CA 95757

1321230066
AGUSTIN DIOSDADO L/BERNADETTE T
7226 BEJA CT
ELK GROVE, CA 95757

1321260036
ALLOPENNA DANIEL R
7304 BOA NOVA DR
ELK GROVE, CA 95758

1321240068
ALVES MANUEL M
7222 SERTA CT
ELK GROVE, CA 95757

1321230077
ANITA D ONG TRUST/GIL D/SIOK YEN L
ONG TRUST
3768 AND PABLO CT
SAN JOSE, CA 95127

1320300009
ASHORN RAYMOND L/TRACY K
7710 BILBY RD
ELK GROVE, CA 95757

1321230072
BASINA RICHARD V/GLENDA E
10345 GRACIOSA WY
ELK GROVE, CA 95757

1321240013
BELL FAMIOS/DELORES F
7017 BOA NOVA DR
ELK GROVE, CA 95757

1321240056
BLANTON BETTY/JAMES
7113 PAUL DO MAR WY
ELK GROVE, CA 95757

1321260058
BREWER ANTHONY L/ANGELA A
7224 TAVIRA CT
ELK GROVE, CA 95758

1321260026
BURG JOHN/SHELLY
10287 PEDRA DO SOL WY
ELK GROVE, CA 95758

1320050048
ALASKER ISSA I/NAIMAH A
2885 WHIPPOORWILL DR
ROWLAND HEIGHT, CA 91748

1321260041
ALVAREZ DE ROBLES MARIA GUADALUPE
7222 BOA NOVA DR
ELK GROVE, CA 95757

1321260050
AMALI BABAK/KIMBERLY A
10358 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321230056
ANSARI IQBAL
7227 NOVATO CT
ELK GROVE, CA 95758

1321240024
ASTUDILLO MARIE ASUNCION/ROBERTO
M
PO BOX 620742
WOODSIDE, CA 94062

1321230075
BEAVERS CHRISTY L
10357 GRACIOSA WY
ELK GROVE, CA 95757

1321260031
BELNAS MARIETTA D/STELLA
10307 PEDRA DO SOL WY
ELK GROVE, CA 95757

1321230062
BLANTON CARLA/ANDRE MASURET
7208 BEJA CT
ELK GROVE, CA 95757

1321230042
BROWN KEVIN/JODY
10325 BELEZA CT
ELK GROVE, CA 95757

1321830036
CARLOS GUILLERMO S/GWENDOLYN
LARA CARLOS
7200 RIO TAMEGA DR
ELK GROVE, CA 95757

1321260046
CASH KEKOA C/MICHEL M
10343 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321240025
COLEMAN CELESTE M/MICHAEL D
7226 OVAR CT
ELK GROVE, CA 95757

1321260023
CONSTANTINO ALVIN GLENN V/CHERILINE B
196 IMAGES CIR
MILPITAS, CA 95035

1321230020
CURTIS KIMBERLY M
7019 RIO CAVADO WY
ELK GROVE, CA 95757

1321230030
DAVIS RONALD/BARBARA
10360 GRACIOSA WY
ELK GROVE, CA 95757

1321240017
DEWITT JAMES C/ROSA M
7113 BOA NOVA DR
ELK GROVE, CA 95758

1321230018
DONG AINHI ANNIE
7011 RIO CAVADO WY
ELK GROVE, CA 95757

1321230039
ELLIOTT BRIAN E/NANCY M
10332 GRACIOSA WY
ELK GROVE, CA 95757

1321240064
EUGENIO DARLINGCO S/JOSELINA
S/ORLANDO M SALINAS
7214 SERTA CT
ELK GROVE, CA 95757

1321240034
FERNALD DONNA R/STUART A
WHITCHURCH
7104 PAUL DO MAR WY
ELK GROVE, CA 95757

1321240061
CHUNG CZARINA L/ELAINE WANG
7120 RIO CAVADO WY
ELK GROVE, CA 95757

1321260048
COLLINS PATRICK G/KELLY D
10366 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321230023
CRENSHAW WASHINGTON SANDRA FAYE
10332 BELEZA CT
ELK GROVE, CA 95757

1321240069
DATOR MENANDRO/JOSEPHINE
7223 OVAR CT
ELK GROVE, CA 95757

1321260066
DEHART CHRISTOPHER B
7205 TAVIRA CT
ELK GROVE, CA 95758

1321230035
DIXSON JOHN E/KAREN Y
10340 GRACIOSA WY
ELK GROVE, CA 95757

1321260025
DONG GIANG DAVE S
10283 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260042
ESCUDERO PETER LOUIS/MARLINDA C
7218 BOA NOVA DR
ELK GROVE, CA 95757

1321230043
EZEKWO THERESA/VICTOR
10324 GRACIOSA WY
ELK GROVE, CA 95757

1321260056
FINLEY DOCK/LORAY
10334 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260038
COCKER AARON
7226 BOA NOVA DR
ELK GROVE, CA 95757

1321260073
COMEAX BELINDA C
10252 PEDRA DO SOL WY
ELK GROVE, CA 95757

1321240021
CUNANAN ERNESTO/ANGELINA GUINTU
7219 BOA NOVA DR
ELK GROVE, CA 95758

1321240020
DAVENPORT BENJAMIN J/JENNIFER
7215 BOA NOVA DR
ELK GROVE, CA 95758

1321260039
DELMUNDO ARIEL J/JANENE M
10327 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321260061
DOGRA VINOD
7212 TAVIRA CT
ELK GROVE, CA 95757

1321260088
ELK GROVE COMMUNITY SERVICES
DISTRICT

8820 ELK GROVE BL 3
ELK GROVE, CA 95757
1321240014

ESGUERRA AQUILINO D/PURISIMA C
GUCE
7101 BOA NOVA DR
ELK GROVE, CA 95758

1321240059
FAISON GEORGE
3055 MILDRED CT
MARINA, CA 93933

1321240063
FISHER STEVEN G
7210 SERTA CT
ELK GROVE, CA 95757

1321260052 FLOWERS ROSS A 10350 PEDRA DO SOL WY ELK GROVE, CA 95758	1321260059 FULLER MATTHEW/GLORIA HSU 7220 TAVIRA CT ELK GROVE, CA 95757	1320300006 GEORGE W/RUTH E SEAMES REVOCABLE LIVING TRUST 10425 BRUCEVILLE RD ELK GROVE, CA 95757
1321230058 GODFREY VAIRESE A 7219 NOVATO CT ELK GROVE, CA 95758	1321240045 GONZALES KENNETH/LUCIL C 7014 RIO CAVADO WAY ELK GROVE, CA 95758	1321260069 GONZALEZ CLAUDIA E/CHRISTOPHER E SANCHEZ 7217 TAVIRA CT ELK GROVE, CA 95758
1321260044 GORDON JAMES/ROBIN 10339 PEDRA DO SOL WY ELK GROVE, CA 95758	1321230065 GULBRANSON DUANE M/ELIZABETH C 7224 BEJA CT ELK GROVE, CA 95757	1321230033 GUTIERREZ JOANN M/Ryan K 10348 GRACIOSA WY ELK GROVE, CA 95757
1321260032 HACKETT SUSAN 10311 PEDRA DO SOL WY ELK GROVE, CA 95758	1321260067 HARDEY KIMBERLY L A/MICHAEL A 7209 TAVIRA CT ELK GROVE, CA 95758	1321240033 HENRY GARY/AUGUSTINA A 7108 PAUL DO MAR WY ELK GROVE, CA 95757
1321230019 HO BO 7015 RIO CAVADO WY ELK GROVE, CA 95757	1321260075 HO VAN V 10244 PEDRA DO SOL WY ELK GROVE, CA 95758	1321260022 HORCH GEORGE/SHANNON 10271 PEDRA DO SOL CT ELK GROVE, CA 95758
1321260065 HUGUES CHRISTOPHER M/SUSAN L 7201 TAVIRA CT ELK GROVE, CA 95758	1321260024 HUYNH LUAN K 10279 PEDRA DO SOL CT ELK GROVE, CA 95757	1321240053 IGBINIGIE MONDAY/FUNMILAYO 9474 ROSSPORT WAY ELK GROVE, CA 95624
1321240060 IQBAL SHEILA 7121 PAUL DO MAR WY ELK GROVE, CA 95757	1321230022 IYASERE ALFRED O/FLORENCE I 9984 VERBANIA CT ELK GROVE, CA 95757	1321260072 JOHN D WOO/SUEY JU KAO 2004 REVOCABLE TRUST PO BOX 6884 ELK GROVE, CA 95758
1321230078 JOHNSON MICHAEL K/ERIN L 10369 GRACIOSA WY ELK GROVE, CA 95757	1321240031 KHAN MOHAMMED U/ALI M 7116 PAUL DO MAR WY ELK GROVE, CA 95757	1321240023 KHAN RAEES M 7301 BOA NOVA DR ELK GROVE, CA 95758
1321240022 KHOUNMOUANG SANTHONG/PHOUMALI BANEMANYVONG 7223 BOA NOVA DR ELK GROVE, CA 95758	1321230074 KOWALLA JONATHAN 10353 GRACIOSA WY ELK GROVE, CA 95757	1321230063 KRAEMER BRIAN C/TARA L 7216 BEJA CT ELK GROVE, CA 95757
1320050034 LAGUNA RIDGE ATTACHED HOMES LIMITED PARTNERSHIP 8700 TECHNOLOGY WY RENO, NV 89521	1321230061 LAM TUYEN T 7200 BEJA CT ELK GROVE, CA 95757	1321260034 LANDA ALBERT/ROSALINA 10319 PEDRA DO SOL WY ELK GROVE, CA 95758

1321260074
LE DINH
10248 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321240030
LEWIS RICHARD D/DOROTHY M
7120 PAUL DO MAR WY
ELK GROVE, CA 95757

1321240048
MAI HUNG THANH/YEN THI
7018 RIO CAVADO WY
ELK GROVE, CA 95757

1321260057
MARJORIE HANSON 2006 TRUST
10330 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321230041
MARTINEZ MARY HELEN/RUBEN DAVID
10329 BELEZA CT
ELK GROVE, CA 95757

1321230067
MCCARVILLE MICHAEL M/MICHELE R
7221 BEJA CT
ELK GROVE, CA 95757

1321230026
MEHDAWI NADIA
10350 SANTO CT
ELK GROVE, CA 95758

1321260047
MERRILL JOHN/ERIN
7210 BOA NOVA DR
ELK GROVE, CA 95758

1321240057
MINNATEE DENISE LINET/DEREK
7112 RIO CAVADO WY
ELK GROVE, CA 95757

1321230025
MOROZ STEVEN R/DANIELLE A
10353 SANTO CT
ELK GROVE, CA 95757

1321240036
LEE DAVID P/DIANA F
7020 PAUL DO MAR WY
ELK GROVE, CA 95757

1321230044
LOVATO ANDREW A/SANDRA L
10321 BELEZA CT
ELK GROVE, CA 95757

1320050026
MANZO LUIS/ELIZABETH A
5046 WILLOW VALE WY
ELK GROVE, CA 95758

1320300007
MARTHA R KAMMERER FAMILY TRUST
PO BOX 293136
SACRAMENTO, CA 95829

1321260055
MASEGIAN CHRISTIAN/DAVID J SCIONTI
10338 PEDRA DO SOL WY
ELK GROVE, CA 95758

1321240052
MCCLAIN ROSLYN/JACQUELYN WOODS
7105 PAUL DO MAR WY
ELK GROVE, CA 95757

1321240065
MENDIOLA JOSELITO P/CECILLE B
7215 OVAR CT
ELK GROVE, CA 95757

1321240018
MIJARES MICHAEL S SR/ALICIA
7201 BOA NOVA DR
ELK GROVE, CA 95758

1321260060
MIRANDA FRANCISCO RAMON
7216 TAVIRA CT
ELK GROVE, CA 95758

1321240012
MORRISON JOY
7013 BOA NOVA DR
ELK GROVE, CA 95758

1321240054
LEON REV LIVING TRUST
7108 RIO CAVADO WY
ELK GROVE, CA 95757

1321230034
MAGSAYO ELIEZER R/LEONOR S
10344 GRACIOSA WY
ELK GROVE, CA 95757

1321240066
MARANAN HECTOR P/NORLINDA N
7219 OVAR CT
ELK GROVE, CA 95757

1321230024
MARTINEZ GAUDENCIO P JR/SOL CECILIA D
10340 BELEZA CT
ELK GROVE, CA 95757

1321230051
MCCARTHY JAMES V/MCCARTHY PAULA SCHLIEKELMAN E
7218 NOVATO CT
ELK GROVE, CA 95758

1321260021
MCCULLOUGH SCOTT/MELODY/JACOB M GULLION/SHEYN M
10267 PEDRA DO SOL WY
ELK GROVE, CA 95757

1321230064
MERCADO ROBERTO A/ERLINDA R
7220 BEJA CT
ELK GROVE, CA 95757

1321240055
MILLER ANGELIQUE/DAMIAN
7109 PAUL DO MAR WY
ELK GROVE, CA 95757

1321230037
MOMOH MARGARET R/DAVID MOMOH HOWARD
10336 GRACIOSA WY
ELK GROVE, CA 95757

1321230073
NDUDIM DAVID C/NKEIRU M UKACHUKWU
10349 GRACIOSA WY
ELK GROVE, CA 95757

1321240049 NGUYEN OANH DUC/DEBBIE DIEP TRAN 7100 RIO CAVADO WY ELK GROVE, CA 95757	1321230053 NGUYEN TAMMY THU 7223 SERTA CT ELK GROVE, CA 95757	1321240032 NGUYEN TIMOTHY T/IVY TRAN 7112 PAUL DO MAR WY ELK GROVE, CA 95757
1321230021 NGUYET TRAN REVOCABLE LIVING TRUST 7107 RIO CAVADO WY ELK GROVE, CA 95758	1321240029 NILLO JEROME A/MELINDA 7210 OVAR CT ELK GROVE, CA 95757	1321260040 OKAMOTO DAWN HATSUMI/PETER QIXIN WEN 10331 PEDRA DO SOL WY ELK GROVE, CA 95757
1321230046 OKONKWO SYLVESTER J/ANTHONIA D 7211 SERTA CT ELK GROVE, CA 95757	1321260049 OMER NASREEN 10362 PEDRA DO SOL WY ELK GROVE, CA 95757	1321240035 OSIT JOSE R G/JUBY R 7100 PAUL DO MAR WY ELK GROVE, CA 95757
1321260030 PAGDILAO RUBY/LEO 10303 PEDRA DO SOL WY ELK GROVE, CA 95757	1321230031 PALAMIANO TEODEO T/GERALDINE B 10356 GRACIOSA WY ELK GROVE, CA 95757	1321240026 PANGILINAN DELIA D/ANTONIO 7222 OVAR CT ELK GROVE, CA 95757
1321230045 PARAN DENNIS N 10320 GRACIOSA WY ELK GROVE, CA 95757	1321240062 PEREZ RODRIGO A/THERESA M 7211 OVAR CT ELK GROVE, CA 95757	1321230059 PERTLE SHIRLEY J/WILLIAM E 7215 NOVATO CT ELK GROVE, CA 95758
1321240027 PHAN LOI P 7218 OVAR CT ELK GROVE, CA 95757	1321230048 PHONGMANY XAYAKHONE/VALIDA J 7214 NOVATO CT ELK GROVE, CA 95757	1321260051 PRICE DAVID R/JILL R 10354 PEDRA DO SOL WY ELK GROVE, CA 95758
1321230032 PRUDENTIAL RELOCATION INC 10010 SAN PEDRO AV 800 SAN ANTONIO, TX 78216	1321240028 QUINTAL ANGEL/LEONILA 7214 OVAR CT ELK GROVE, CA 95757	1321240015 R/T TRIFFO TRUST 7105 BOA NOVA DR ELK GROVE, CA 95757
1321260053 RAI GURPAL S/KULJEET K SINGH 10346 PEDRA DO SOL WY ELK GROVE, CA 95758	1321230054 RAMOS ROBERTO T 7227 SERTA CT ELK GROVE, CA 95757	1321230049 RAZAWI ZIA A 7215 SERTA CT ELK GROVE, CA 95757
1321230040 RICE JOHN/KATHRYN 10328 GRACIOSA WY ELK GROVE, CA 95757	1321260063 RODRIGUEZ CONSUELO 7204 TAVIRA CT ELK GROVE, CA 95758	1321260077 ROJAS LARRY/VALENCIA J 10236 PEDRA DO SOL WAY ELK GROVE, CA 95757
1321230052 ROYS OUTHAITHIP/SCOTT 7222 NOVATO CT ELK GROVE, CA 95758	1321260017 RUDOLPH JONATHAN LEROY/ROSALIA EDITH SUN-RUDOLPH 10223 PEDRA DO SOL WY ELK GROVE, CA 95757	1321230047 RUSSELL STUART W/KAREN P 7210 NOVATO CT ELK GROVE, CA 95758

1321260043 SAAD KHALAD I 10335 PEDRA DO SOL WY ELK GROVE, CA 95757	1321230071 SALAZAR ANGIE/MARK W 7205 BEJA CT ELK GROVE, CA 95757	1321260033 SANCHEZ EDITH A/SALVADOR A 10315 PEDRA DO SOL WY ELK GROVE, CA 95757
1321260027 SANDERS BENJAMIN C 10291 PEDRA DO SOL WY ELK GROVE, CA 95758	1321240070 SANDERS RONALD K 7227 OVAR CT ELK GROVE, CA 95757	1321260028 SARMIENTO PAULINE G 10295 PEDRA DO SOL WY ELK GROVE, CA 95758
1321230076 SCHETTINI LUCIANO/MARY E 10361 GRACIOSA WY ELK GROVE, CA 95757	1321260071 SCHWARZ GREGORY TODD/WENDY XU 7225 TAVIRA CT ELK GROVE, CA 95758	1321240071 SCORDAKIS MICHAEL A/WENDY M 7226 SERTA CT ELK GROVE, CA 95757
1321230068 SENTENO WARREN C 7217 BEJA CT ELK GROVE, CA 95757	1320300005 SILVEIRA 1998 REVOCABLE TRUST 10420 BRUCEVILLE RD ELK GROVE, CA 95757	1320300046 SIMAS TRUST 1991/ROBERT W KAMMERER TRUST 4839 SEBRING CT ELK GROVE, CA 95758
1321260029 SIMONS RICHARD/MARTHA E MARTINEZ 10299 PEDRA DO SOL WY ELK GROVE, CA 95758	1321240050 SINGH JAGDISH/SHAMMI L 7017 PAUL DO MAR WY ELK GROVE, CA 95757	1321260068 SINGH JAGJIT/KULWANT 7213 TAVIRA CT ELK GROVE, CA 95757
1321260078 SINGH SARABJIT/KIRANJIT K DHADDA 10232 PEDRA DO SOL WY ELK GROVE, CA 95757	1321230057 SMITH GREGORY/CARMELITA YAMBALIA 7223 NOVATO CT ELK GROVE, CA 95758	1321260035 SMITH LILIAN D/MARK D 10323 PEDRA DO SOL WY ELK GROVE, CA 95757
1321230038 SOLIS JOHN I/AUDREY M 10333 BELEZA CT ELK GROVE, CA 95758	1321230069 STILL FAMILY TRUST 7213 BEJA CT ELK GROVE, CA 95757	1321260070 TING WILLIAM C/ANN A 7221 TAVIRA CT ELK GROVE, CA 95757
1321230036 TRAN TIFFANIE 559 E SANTA CLARA ST SAN JOSE, CA 95112	1320050066 TREASURE HOMES COMMUNITIES INC 1386 LEAD HILL BL 300 ROSEVILLE, CA 95661	1321260037 VELASCO ALFONSO JR/ANA G 7300 BOA NOVA DR ELK GROVE, CA 95758
1321240067 VILLARREAL MARK D/ROBERTA D 7218 SERTA CT ELK GROVE, CA 95757	1320050024 VOONG KIN S/HOA A HOANG/SAY MUI NHIN 36320 COUNTY ROAD 25 WOODLAND, CA 95695	1321240016 WALLENDER GREG W/VERONIQUE S 7109 BOA NOVA DR ELK GROVE, CA 95758
1321230070 WATERS RYAN 7209 BEJA CT ELK GROVE, CA 95757	1321230050 WATSON KEVIN L 7219 SERTA CT ELK GROVE, CA 95757	1321240051 WILLIAMS SONNY/GWEN C 7101 PAUL DO MAR WY ELK GROVE, CA 95757

1320300047
WONG BETTY/ALLEN YEE-MAN
KWAN/ETAL
6885 WAVECREST WAY
SACRAMENTO, CA 95831

1321260019
YU EDWIN
10259 PEDRA DO SOL CT
ELK GROVE, CA 95757

1321260064
WU RONALD/FAY L CHU
7200 TAVIRA CT
ELK GROVE, CA 95757

1321230060
YUDAN BRYAN C/LINDSEY A
7211 NOVATO CT
ELK GROVE, CA 95757