

RESOLUTION NO. 2019-133

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A MAJOR DESIGN REVIEW AMENDMENT AND CONDITIONAL USE
PERMIT FOR THE CALVINE POINTE AMENDMENT PROJECT LOCATED AT
8798 AND 8854 CALVINE ROAD (NO FURTHER CEQA REQUIRED)
ASSESSOR PARCEL NUMBERS: 115-2010-007 AND 115-2010-010,
PROJECT NO. PLNG18-081**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on September 5, 2018, from Petrovich Development Company, LLC. (the "Applicant") requesting a Major Design Review Amendment and Conditional Use Permit (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 115-2010-007 and 115-2010-010; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, the City has reviewed the Project and analyzed it based upon the provisions in Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency (City); and

WHEREAS, an EIR was prepared and certified for the previously-approved Calvine Pointe project (SCH# 2002052038), which analyzed the project site for commercial development; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning Code), and all other applicable State and local regulations; and

WHEREAS, the City Council of the City of Elk Grove (the "City Council") held a duly-noticed public hearing on June 26, 2019, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no further environmental review is required under the California Environmental Quality Act for the Calvine Pointe Amendment Project (PLNG18-081) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) based upon the following finding:

CEQA

Finding: No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

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

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an Environmental Impact Report (EIR) has been certified or negative declaration adopted for a project, no subsequent EIR/negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3).

The subject property was zoned for commercial development in 2005 with the approval of the Calvine Pointe project (EG-01-156). An EIR was prepared and certified for the Calvine Pointe project (SCH# 2002052038). The current Project (Design Review Amendment and Conditional Use Permit Amendment) proposes to amend the previous approvals modifying the overall site plan by shifting building locations as well as adding three buildings with drive-thru services. The Project includes Design Review for three new building elevations.

In February 2019, City Council adopted a new General Plan and amended the land use designation of the Project site from Commercial to Regional Commercial. The new General Plan relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. While the Project consists of new commercial development, the Project site is in a pre-screened area as defined by the City’s Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Calvine Pointe EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. and the project is subject to the adopted Mitigation Monitoring and Reporting Program (MMRP). Therefore, pursuant to State CEQA Guidelines Section 15162, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves the Major Design Review Amendment and Conditional Use Permit for the Calvine Pointe Amendment Project (PLNG18-081), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Design Review Amendment

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

Evidence #1: The proposed building elevations have been reviewed in accordance with the General Plan, Zoning Code, and the Elk Grove Design Guidelines. The Project complies with the development standards of the Zoning Code, including setbacks, parking, landscaping requirements, and bicycle parking requirements. The Project includes Design Review approval for the proposed Shops 1/Drive Thru 1 and M4 building heights when located less than 100 feet from a residential zoning district consistent with Zoning Code requirements. The proposed commercial buildings are consistent with the General Plan land use designation of Regional Commercial for the site. Additionally, the proposed Project design, is compatible with the surrounding context and character of the Project site.

Colors and materials for the Shops 1/Drive Thru 1 and Drive Thru 2 buildings consist of a natural color scheme, including warm beiges and grays, along with bronze metal window trim and stone columns. The buildings also include both arched and linear elements, similar to the adjacent Kohls building as well as other commercial buildings in close proximity. The M4 building is compatible with the overall Calvine Pointe Shopping Center while still incorporating modern design elements to make the building distinctive. The building includes the use of glacier white concrete masonry unit (CMU) block walls and painted metal canopies. The building also includes a glass curtainwall and entry doors. While the proposed M4 building includes modern elements that are not included on the buildings in the western portion of the Project site, the M4 building is compatible with the scale and form of the adjacent buildings immediately to the east of the proposed building. The adjacent El Pollo Loco building also includes glass curtain walls and painted metal canopies. Additionally, the architecture of both the Island Pacific Seaford Market and the El Pollo Loco is defined by prominent horizontal and vertical elements unlike the arched elements found on the Kohl's building and the proposed Shops 2 and Drive-Thru 2 buildings.

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

Evidence #2: The building elevations have been reviewed in accordance with the applicable Design Guidelines and it has been concluded that the architecture will enhance the character of the neighborhood and the community. Colors and materials for the Shops 1/Drive Thru 1 and Drive Thru 2 buildings consist of a natural color scheme, including warm beiges and grays, along with bronze metal window trim and stone columns. The buildings also include both arched and linear elements, similar to the adjacent Kohls building as well as other commercial buildings in close proximity. While incorporating modern design elements to make the building distinctive, the M4 building will be compatible with the overall Calvine Pointe Shopping Center. The building includes the use of glacier white CMU block walls and painted metal canopies. The building also includes a glass curtainwall and entry doors. While the proposed M4 building includes modern elements that are not included on the buildings in the

western portion of the Project site, the M4 building is compatible with the scale and form of the adjacent buildings immediately to the east of the proposed building. The adjacent El Pollo Loco building also includes glass curtain walls and painted metal canopies. Additionally, the architecture of both the Island Pacific Seaford Market and the El Pollo Loco is defined by prominent horizontal and vertical elements unlike the arched elements found on the Kohl's building and the proposed Shops 2 and Drive-Thru 2 buildings.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed Project has been designed to be compatible with the character of adjoining and nearby buildings consistent with the requirements of the applicable Design Guidelines. Colors and materials for the Shops 1/Drive Thru 1 and Drive Thru 2 buildings consist of a natural color scheme, including warm beiges and grays, along with bronze metal window trim and stone columns. The buildings also include both arched and linear elements, similar to the Kohls. The M4 building architectural design compatible with the overall Calvine Pointe Shopping Center while though it incorporates modern design elements to make the building distinctive. The building includes the use of glacier white CMU block walls and painted metal canopies. The building also includes a glass curtainwall and entry doors. While the proposed M4 building includes modern elements that are not included on the buildings in the western portion of the Project site, the M4 building is compatible with the scale and form of the adjacent buildings immediately to the east of the proposed building. The adjacent El Pollo Loco building also includes glass curtain walls and painted metal canopies. Additionally, the architecture of both the Island Pacific Seaford Market and the El Pollo Loco is defined by prominent horizontal and vertical elements unlike the arched elements found on the Kohl's building and the proposed Shops 2 and Drive-Thru 2 buildings.

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

Evidence #4: The Calvine Pointe Shopping Center includes several vehicular entries into the site which integrates the site into the City's surrounding street network. The Project does not include additional vehicular entries. The site plan includes adequate access and parking for vehicular traffic. Pedestrian connectivity is promoted by connection to separated sidewalks along Calvine Road and Elk Grove–Florin Road.

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

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not applicable to the Project.

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of EGMC Title 23, Zoning.

Evidence #1: The General Plan identifies the site for Commercial use. The proposed retail drive-thru uses are consistent with the General Plan Land Use designation for the site. The Project is consistent with the goals and policies of the General Plan for commercial development within the City of Elk Grove. The proposed drive-thru facilities meet the development standards of the Zoning Code, including those related to vehicle stacking and speaker volumes.

Finding #2: The establishment, maintenance and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or to the general welfare of the City.

Evidence #2: The proposed drive-thru facilities meet the development standards of the Zoning Code. Additionally, the drive-thru facilities are located far enough away from residential uses to not be a significant impact. As such, the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City. The Project is subject to Zoning Code standards which limit hours of operation, signage, and noise. Drive-thru speaker systems shall emit no more than 50 decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The Project is subject to conditions of approval that will ensure consistency with all standard requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of June 2019



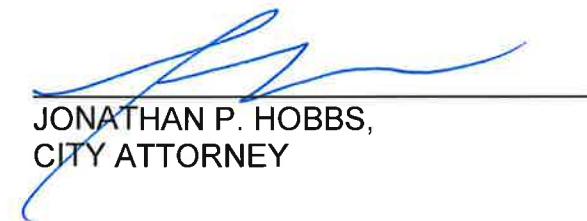
PATRICK HUME, VICE MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

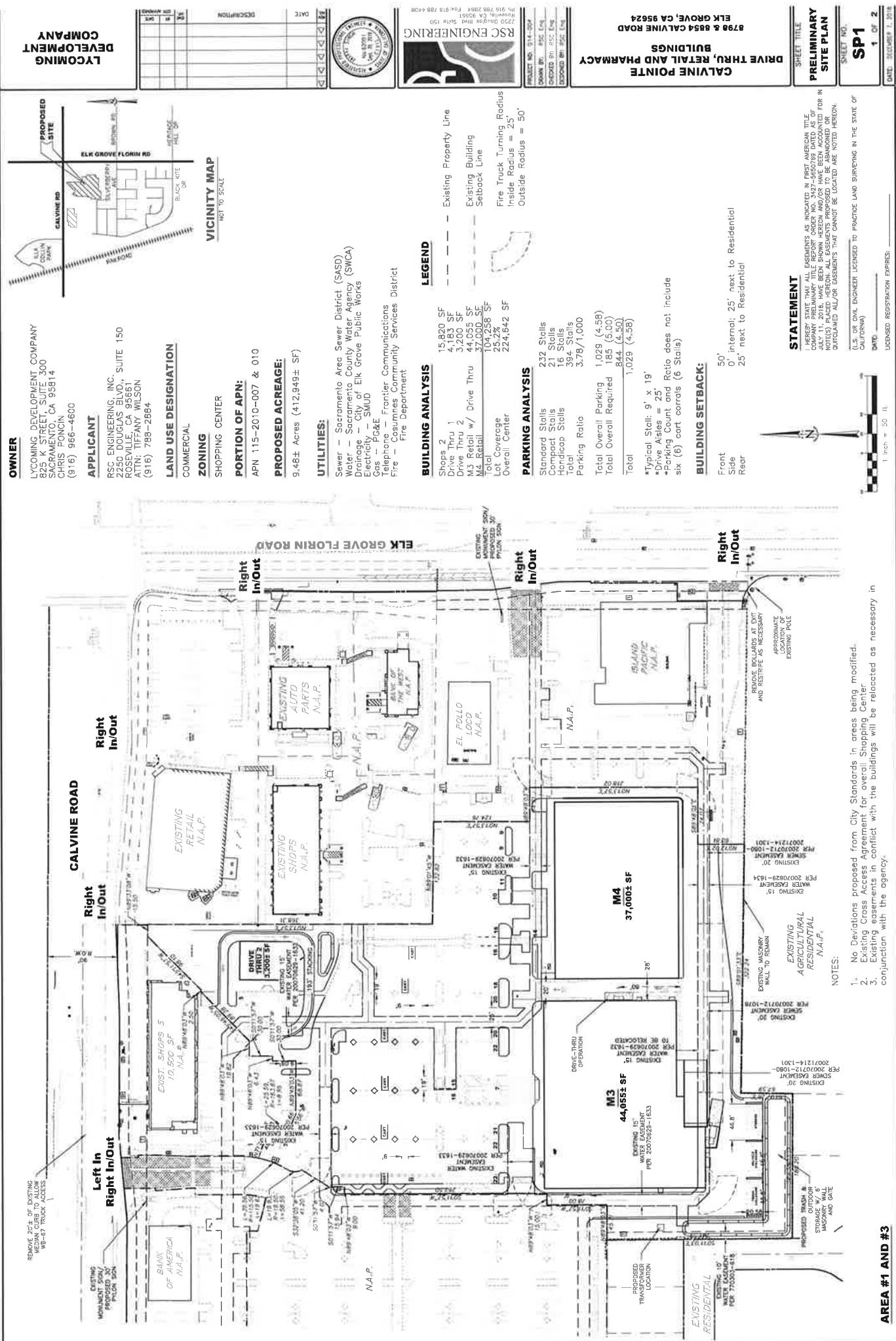
EXHIBIT A
CALVINE POINTE AMENDMENT
PLNG18-081

PROJECT DESCRIPTION

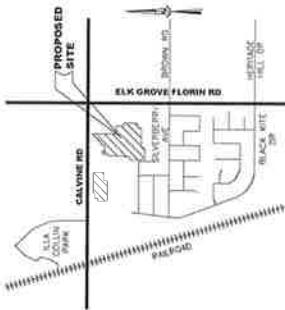
The proposed Project, **Calvine Pointe Amendment (PLNG18-081)**, consists of the following entitlements:

The Project consists of a Major Design Review Amendment and Conditional Use Permit for the previously-approved Calvine Pointe project (EG-01-156) to modify the overall site plan by shifting building locations as well as adding three drive thrus. The Project includes Design Review for building elevations for three buildings. The current Project would amend the previous approvals to modify the Shops 4 Building from an inline retail building to an approximately 3,200 square foot pad building with a drive thru. Additionally, the Project includes Design Review for a new Shops 1 pad building with a drive thru to the north of the existing Kohls building. The Majors buildings in the southern portion of the site (previously M2, M3, M4, and S1) would be replaced with two larger Majors buildings (M3 and M4, approximately 44,055 square feet and 37,000 square feet respectively) with building M3 including a drive thru. The previously-approved Shops 3 and M1 Buildings would be eliminated from the site plan. The Project, as amended also removes Condition of Approval #104 of the original Calvine Pointe Project that restricts health clubs use on the site.

EXHIBIT B



LYCOMING
COMPANY
DEVELOPMENT



VICINITY MAP
NOT TO SCALE

OWNER
LYCOMING DEVELOPMENT COMPANY
825 K STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 966-4600

APPLICANT

RSC ENGINEERING, INC., SUITE 150
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661
(916) 788-2884

LAND USE DESIGNATION

COMMERCIAL

ZONING

SHOPPING CENTER

PORTION OF APN:

APN 115-2010-007 & 010

PROPOSED ACREAGE:

9.48± Acres (412,949± SF)

UTILITIES:

Sever — Sacramento Area Sewer District (SASD)
Water — Sacramento County Water Agency (SWCA)
Drainage — City of Elk Grove Public Works
Electricity — SUD
Gasoline — Gas & F
Telephone — Frontier Communications
Fire — Cosumnes Community Services District
Fire Department

BUILDING ANALYSIS

| | |
|-------------------------|------------|
| Shops 2 | 15,820 SF |
| Drive Thru 1 | 4,163 SF |
| Drive Thru 2 | 3,200 SF |
| MJ Retail w/ Drive Thru | 44,055 SF |
| MJ Retail | 37,000 SF |
| Total Coverage | 104,268 SF |
| Overall Center | 224,642 SF |
| Total | 328,910 SF |

PARKING ANALYSIS

| | |
|------------------------|--------------|
| Standard Stalls | 232 Stalls |
| Compact Stalls | 21 Stalls |
| Hindicap Stalls | 1 Stalls |
| Total | 394 Stalls |
| Parking Ratio | 3.78 / 1,000 |
| Total Overall Parking | 1,029 (4:58) |
| Total Overall Required | 185 (5:00) |
| Total | 814 (4,500) |
| Total | 1,029 (4:58) |

*Typical Stall: 9' x 19'

*Parking Count and Ratio does not include

sides (6) cart corrals (6 Stalls)

BUILDING SETBACK:

Front 50'
Side 25'
Rear 25' next to Residential

NOTES:

- No Deviations proposed from City Standards in areas being modified.
- Existing Cross Access Agreement for overall Shopping Center
- Existing easements in conflict with the buildings will be relocated as necessary in conjunction with the agency.

AREA #2

STATEMENT

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 3427-5150763 DATED AS OF JULY 11, 2018, HAVE BEEN SHOWN HEREON AND OR HAVE BEEN ACCOUNTED FOR IN NOTES PLACED PERIODICALLY ON THE DRAWINGS. ALL EASEMENTS PROPOSED TO BE ABANDONED OR SO-CALLED ALL/OR EASEMENTS THAT CANNOT BE LOCATED ARE NOT RECDN.

SP2

2 OF 2

DATE: OCTOBER 1, 2018

SHEET NO.

DATE: OCTOBER 1, 2018

PRELIMINARY
SITE PLAN

DRIVE THRU, RETAIL AND PHARMACY
BUILDINGS
CALLEINE POINTE

8798 & 8854 CALVINE ROAD

RSC ENGINEERING

REGISTRATION NUMBER

100-000000000000000000

1 inch = 50 ft

LOADED REGISTRATION NUMBER

DATE:

LYCOMING
COMPANY
DEVELOPMENT

PROP. STORM DRAIN IN PER PLANS. REFER TO
DETAIL B. THIS SHEET FOR PLACEMENT DETAIL.

12' PONDING AREA (6 MIN.)
6' MIN. TOP SOIL LAYER OF SANDY LOAM.
15' MAX PONDING AREA (6 MIN.)
BIORETENTION SOIL MEDIA SPECIFICATIONS CHA-S.

PROPOSED 4" PVC PIPE AS AN UNDERDRAIN WITH PERFORATED
FACING DOWNWARD, CONNECT PIPE TO NEAREST DI-LOC LOCATED
IN BIOPOND FACILITY FOR DRAINAGE. PLACE PERFORATED 4" PVC
PIPE AT APPROXIMATELY 6' O.C. THROUGHOUT BIOPOND FACILITY.
REFER TO BRAGGIE PLAT FOR LOCATION.

TYPICAL BIOPOND DETAILS

| ITEM | DESCRIPTION | DATE |
|------|--|------|
| 1 | NOT TO SCALE | |
| 2 | SECTION TO BE USED FOR PROPOSED SITE CONDITIONS ALONG BIOPOND AREAS | |
| 3 | FILTER FABRIC LOADED BETWEEN BIOPOND SOIL MEDIA AND PROPOSED GRADE SURFACE. REFER TO SPECIFICATION | |
| 4 | 9' MIN. DI-LOC SOIL LAYER | |

ELK GROVE, CA 95624
8798 A, 8854 CALVINE ROAD
DRIVE THRU, RETAIL AND PHARMACY

BUILDINGS

CALVINE POINTE

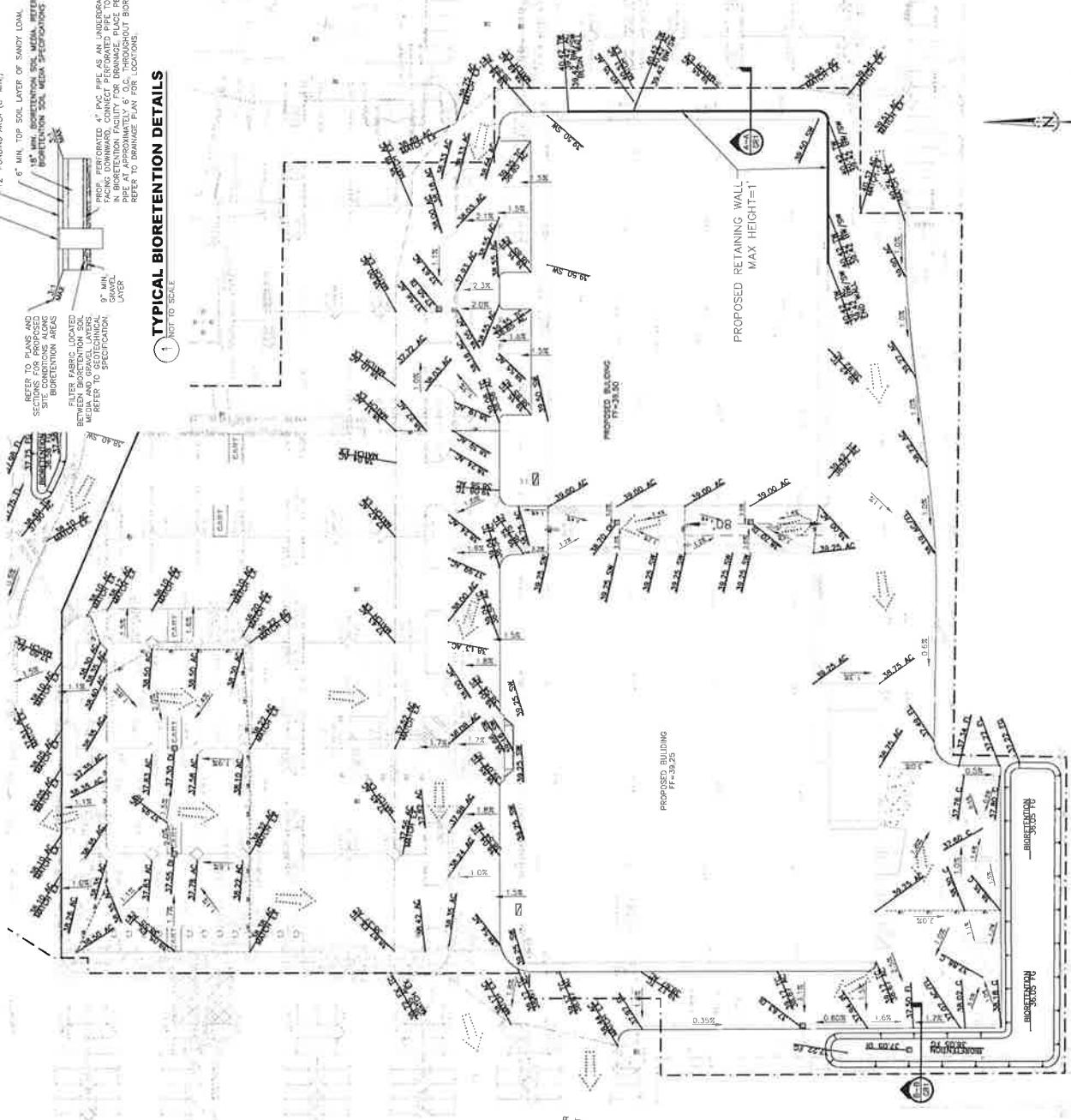
PRELIMINARY
GRADING PLAN

GR1

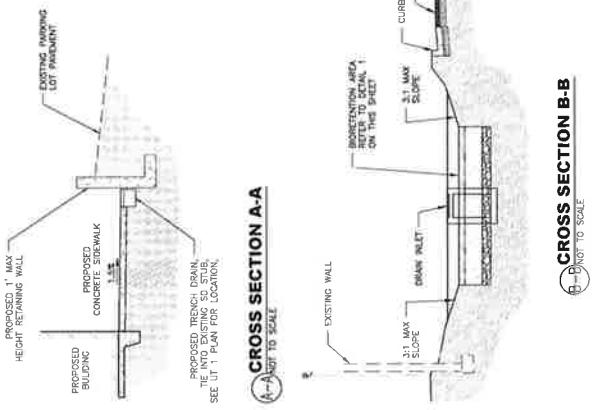
1 OF 2

SHEET NO.
DATE: DECEMBER 7, 2018

1 Depth = 30 ft.



| LEGEND | |
|--------|--|
| — | PROPOSED RIDGE LINE |
| — | CONFORM TO EXISTING GRADE |
| → | PROPOSED SLOPE ARROW |
| — | EXISTING GRADE |
| — | PROPOSED GRADE |
| — | PROPOSED GRADE PATH |
| — | EXISTING GRADE |
| — | PROPOSED 1' MAX HEIGHT RETAINING WALL |
| — | EXISTING WALKING LOT MARKERS |
| — | PROPOSED TRENCH DRAIN TIE INTO EXISTING SD STUB. SEE UT 1 PLAN FOR LOCATION. |
| — | PROPOSED BUILDING FF=39.25 |
| — | PROPOSED CONCRETE SIDEWALK |
| — | PROPOSED CONCRETE STOOP |
| — | PROPOSED CEMENTED STOOP |
| — | PROPOSED TRENCH DRAIN TIE INTO EXISTING SD STUB. SEE UT 1 PLAN FOR LOCATION. |



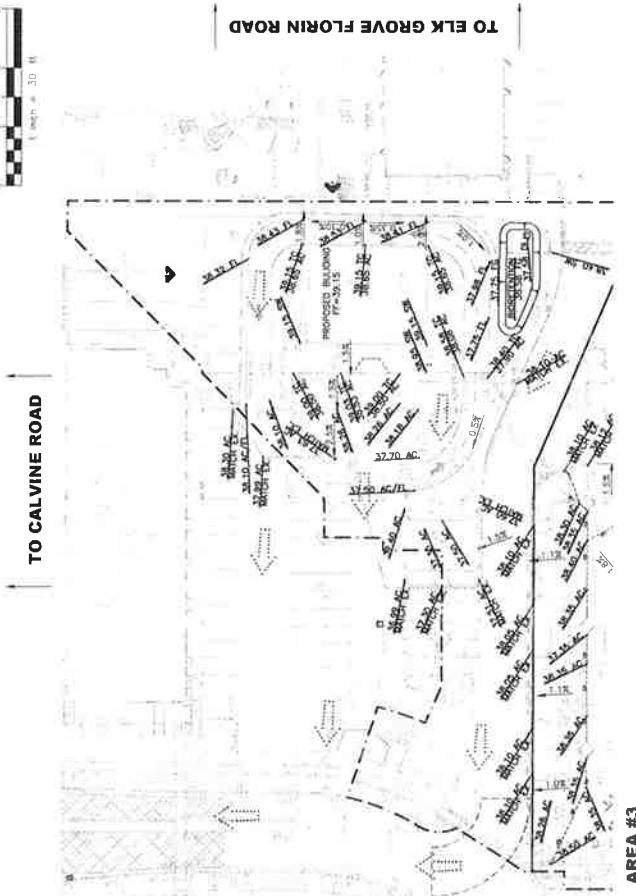
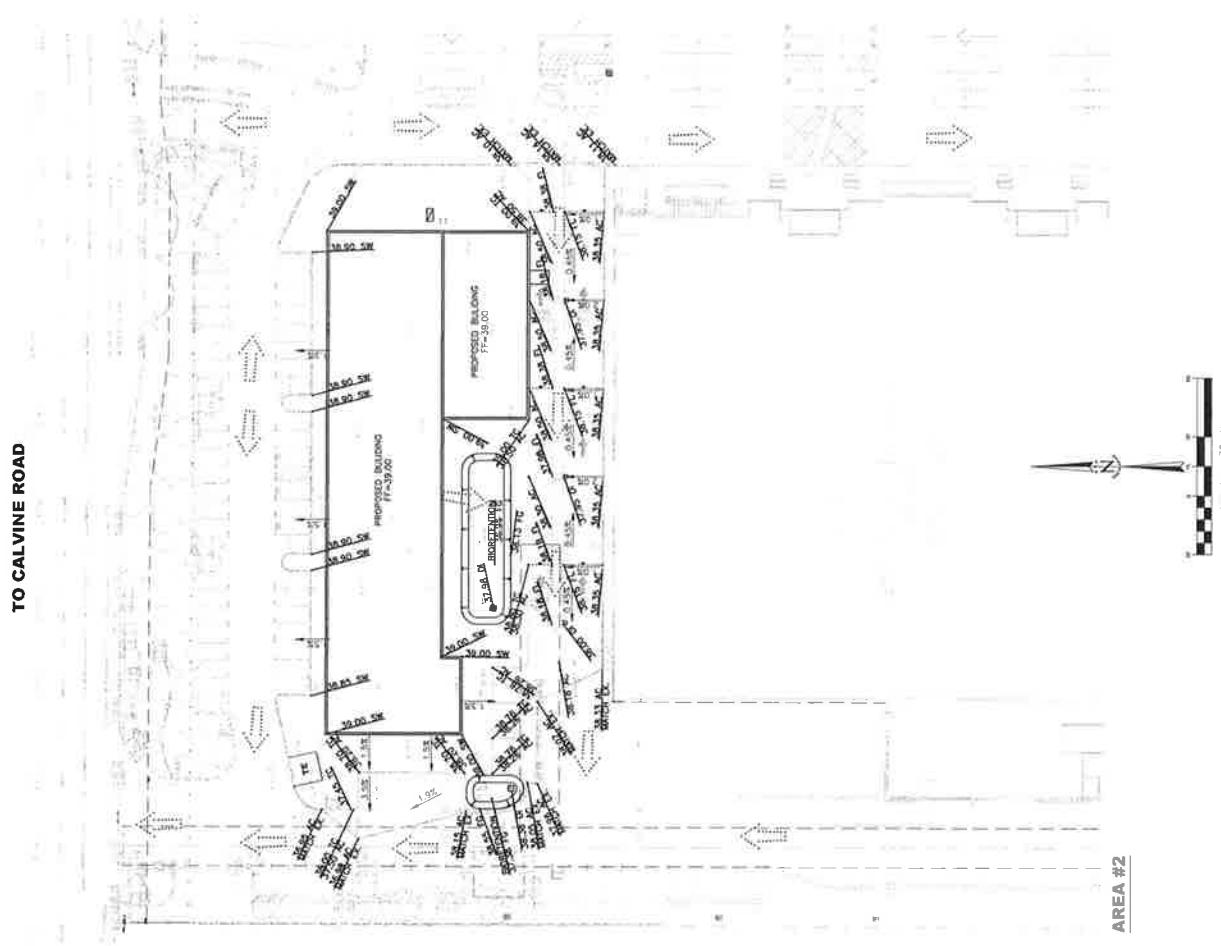
LYCOMING
COMPANY
DEVELOPMENT

| DATE | DESCRIPTION |
|------------|--|
| 12/12/2018 | RSC ENGINEERING |
| 12/12/2018 | 2230 Elk Grove Rd, Suite 100, Elk Grove, CA 95624, Ph: 916.786.2884, Fax: 916.786.4405 |
| 12/12/2018 | PROJECT NO: 014-0004 |
| 12/12/2018 | DRAWN BY: RSC Eng. |
| 12/12/2018 | CHECKED BY: RSC Eng. |
| 12/12/2018 | APPROVED BY: RSC Eng. |

8790 & 8854 CALVINE ROAD
ELK GROVE, CALIFORNIA 95624

CALVINE POINTE
BUILDINGS
DRIVE THRU, RETAIL AND PHARMACY

SHEET TITLE
PRELIMINARY
GRADING PLAN
SHEET NO.
GR2
2 OF 2
DATE: DECEMBER 7, 2018



| DATE | DESCRIPTION |
|----------|-------------------------------------|
| 1/1/2014 | PROPOSED SANITARY SEWER CONNECTION |
| 1/1/2014 | PROPOSED FIRE SEWER CONNECTION |
| 1/1/2014 | EXISTING STORM DRAIN |
| 1/1/2014 | EXISTING WATER LINE |
| 1/1/2014 | EXISTING WATER VALVE |
| 1/1/2014 | EXISTING UTILITY TO BE REMOVED |
| 1/1/2014 | PROPOSED WATER ESMT |
| 1/1/2014 | PROPOSED FIRE SEPARATION CONNECTION |
| 1/1/2014 | PROPOSED WATER METER |
| 1/1/2014 | EXISTING FIRE HYDRANT |
| 1/1/2014 | EXISTING SANITARY SEWER MANHOLE |
| 1/1/2014 | PROPOSED SANITARY SEWER CLEANCUT |
| 1/1/2014 | EXISTING STORM DRAIN MANHOLE |
| 1/1/2014 | PROPOSED STORM DRAIN INLET |
| 1/1/2014 | EXISTING STORM DRAIN INLET |



8798 & 8854 CALVINE ROAD
CALVINE POINTE BUILDINGS
DRIVE THRU, RETAIL AND PHARMACY

SHEET TITLE
PRELIMINARY
UTILITY PLAN
SHEET NO.
UT 1
1 OF 1

DATE: DECEMBER 7, 2013
PH 015-745-2884 QC 035-74408
Permit No. 916-745-2884 Date Issued 10/22/13

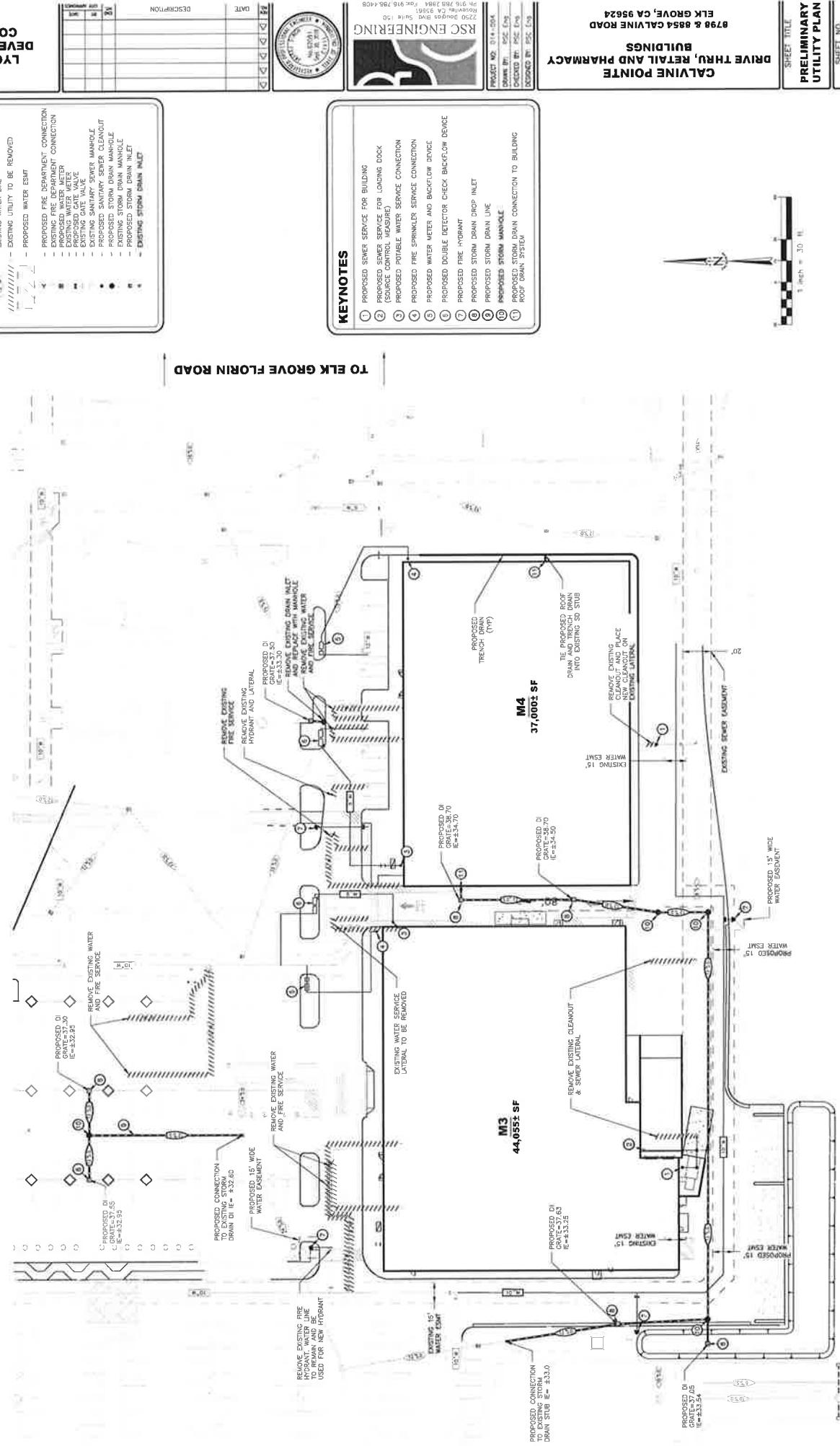
LEGEND

| | |
|--|-------------------------------------|
| | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM DRAIN |
| | EXISTING WATER LINE |
| | EXISTING UTILITY TO BE REMOVED |
| | PROPOSED WATER ESMT |
| | PROPOSED FIRE SEPARATION CONNECTION |
| | PROPOSED WATER METER |
| | EXISTING FIRE HYDRANT |
| | EXISTING SANITARY SEWER MANHOLE |
| | PROPOSED SANITARY SEWER CLEANCUT |
| | EXISTING STORM DRAIN MANHOLE |
| | PROPOSED STORM DRAIN INLET |
| | EXISTING STORM DRAIN INLET |

KEYNOTES

- (1) PROPOSED SEWER SERVICE FOR BUILDING
- (2) PROPOSED DRAIN LINE FOR LOADING DOCK
- (3) ISSUE CONTROL SYSTEM
- (4) PROPOSED POTABLE WATER SERVICE CONNECTION
- (5) PROPOSED FIRE SPRINKLER SERVICE CONNECTION
- (6) PROPOSED WATER METER AND BACKFLOW DEVICE
- (7) PROPOSED DOUBLE DETECTOR CHECK BACKFLOW DEVICE
- (8) PROPOSED FIRE HYDRANT
- (9) PROPOSED STORM DRAIN DROP INLET
- (10) PROPOSED STORM DRAIN LINE
- (11) PROPOSED STORM DRAIN MANHOLE
- (12) PROPOSED ROOF DRAIN SYSTEM

TO CALVINE ROAD

**AREA #1**

LYCOMING
COMPANY
DEVELOPMENT

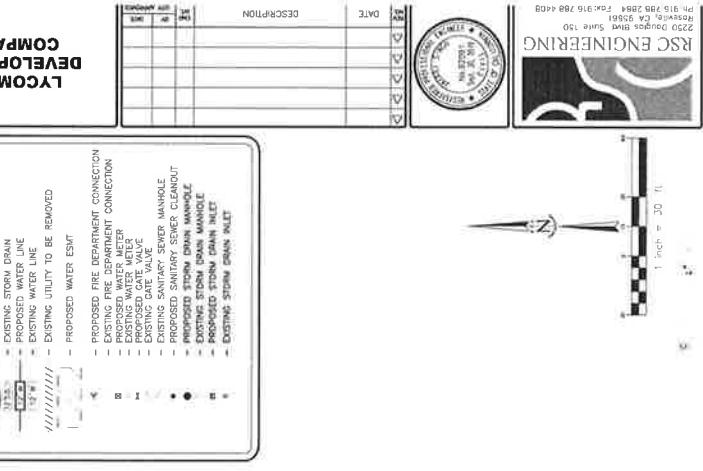
RSC ENGINEERING

ELK GROVE, CALIFORNIA ROAD
8790 & 8854 CALVINE ROAD

LEGEND

KEYNOTES

- 1 PROPOSED SEWER SERVICE FOR BUILDING
- 2 PROPOSED SEWER SERVICE FOR LOADING DOCK (SOURCE CONTROL, MEASURE)
- 3 PROPOSED PORTABLE WATER SERVICE CONNECTION
- 4 PROPOSED FIRE SPRINKLER SERVICE CONNECTION
- 5 PROPOSED WATER METER AND BACKFLOW DEVICE
- 6 PROPOSED DOUBLE DETECTOR CHECK BACKFLOW DEVICE
- 7 PROPOSED FIRE HYDRANT
- 8 PROPOSED PORTABLE WATER LINE
- 9 PROPOSED STORM DRAIN DROP INLET
- 10 PROPOSED STORM DRAIN LINE
- 11 PROPOSED STORM DRAIN MANHOLE
- 12 PROPOSED STORM DRAIN CONNECTION TO BUILDING ROOF DRAIN SYSTEM

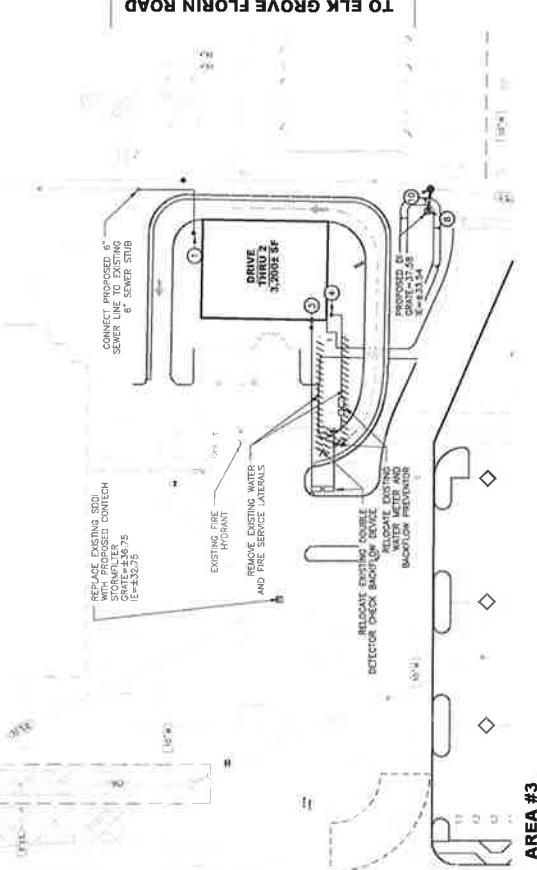


DATE
REVISIONS
APPROVED
PROJECT NO.
DRAWING NO.
CROSS-REF.
SCALE
SHEET NO.

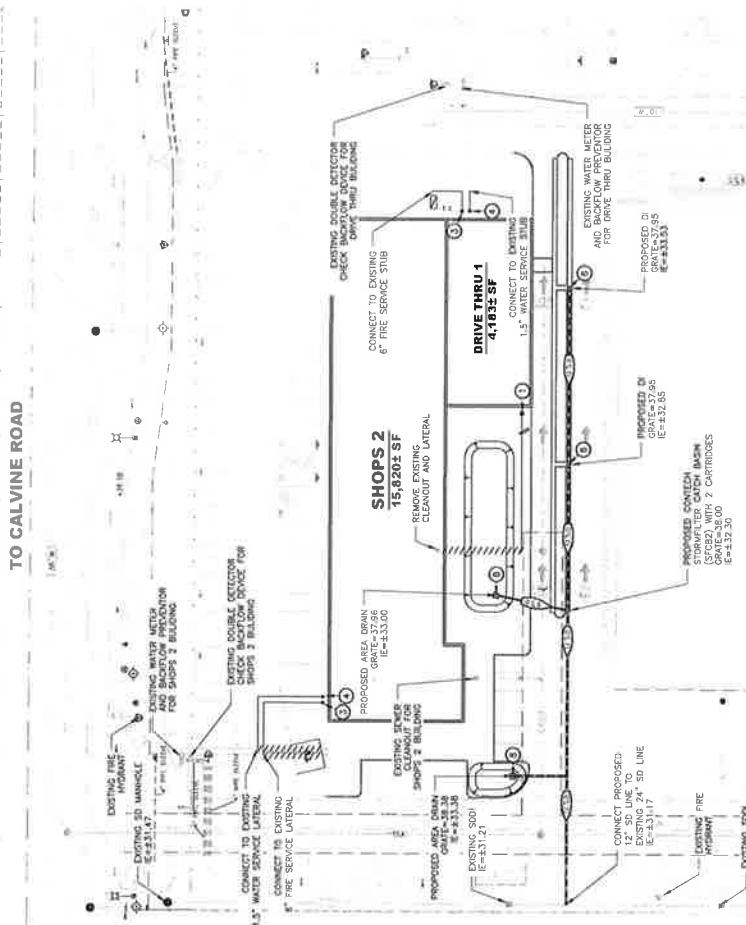
DRIVE THRU, RETAIL AND PHARMACY
CALVINE POINTE BUILDINGS

TO ELK GROVE FLORIN ROAD
PRELIMINARY
UTILITY PLAN
UT 2
1 OF 1
DATE: 1/20/14

TO CALVINE ROAD



AREA #3



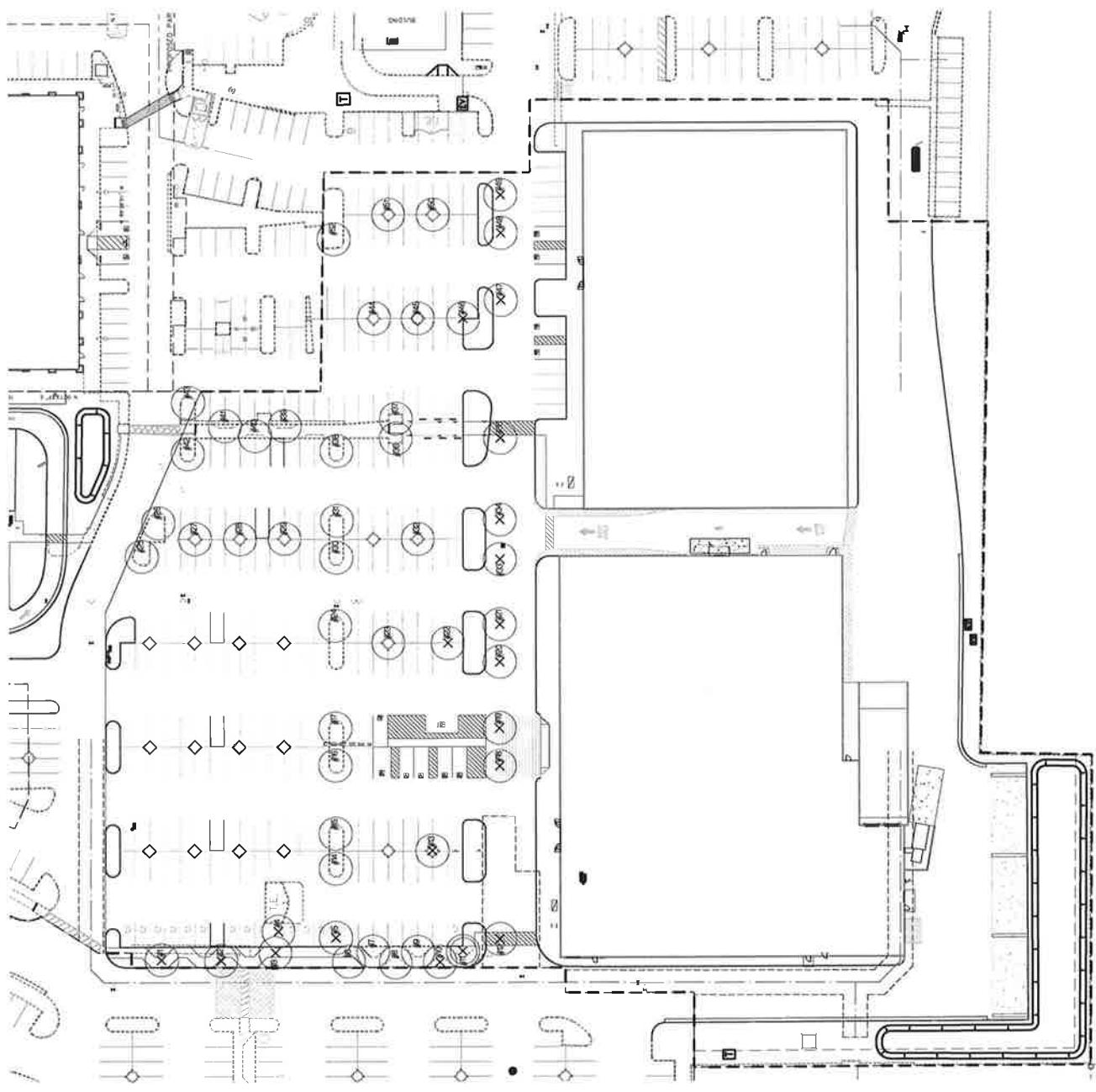
AREA #2



DATE
REVISIONS
APPROVED
PROJECT NO.
DRAWING NO.
CROSS-REF.
SCALE
SHEET NO.

LYCOMING
COMPANY
DEVELOPMENT

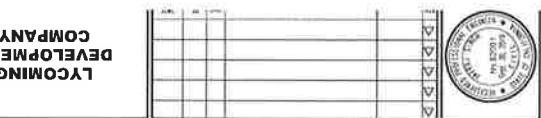
| STREET NO. | TREE # | COTTONWOOD WALNUT | COTTONWOOD WALNUT | DIA. | TOPOGRAPHIC SURVEY |
|------------|--------|--------------------------------|--------------------------|------|-----------------------|
| | 1 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 8" | X |
| | 2 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 4" | X |
| | 3 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 4 | <i>Fragaria chiloensis</i> | <i>Chinese Privet</i> | 8" | X |
| | 5 | <i>Fragaria chiloensis</i> | <i>Chinese Privet</i> | 5" | X |
| | 6 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 5" | X |
| | 7 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 4" | X |
| | 8 | <i>Diospyros virginiana</i> | <i>Interior Live Oak</i> | 5" | X |
| | 9 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 10 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 9" | X |
| | 11 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 6" | X |
| | 12 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 13 | <i>Pithecellobium pendula</i> | <i>Golden Rain Tree</i> | 3" | X |
| | 14 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 5" | X |
| | 15 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 4" | X |
| | 16 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 17 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 18 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 19 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 20 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 21 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 22 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 23 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 6" | X |
| | 24 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 25 | <i>Populus tremuloides</i> | <i>Chinese Privet</i> | 6" | X |
| | 26 | <i>Populus tremuloides</i> | <i>Chinese Privet</i> | 6" | X |
| | 27 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 6" | X |
| | 28 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 6" | X |
| | 29 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 30 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 31 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 32 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 3" | X |
| | 33 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 4" | X |
| | 34 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 3" | X |
| | 35 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 7" | X |
| | 36 | <i>Erythrina crista-galli</i> | <i>Easter Bonnet</i> | 4" | X |
| | 37 | <i>Erythrina crista-galli</i> | <i>Easter Bonnet</i> | 4" | X |
| | 38 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 6" | X |
| | 39 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 40 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 4" | X |
| | 41 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 42 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 5" | X |
| | 43 | <i>Diospyros virginiana</i> | <i>Interior Live Oak</i> | 6" | X |
| | 44 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 45 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 46 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 4" | X |
| | 47 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 48 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 5" | X |
| | 49 | <i>Lagerstroemia indica</i> | <i>Crab Myrtle</i> | 6" | X |
| | 50 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 51 | <i>Koelreuteria paniculata</i> | <i>Golden Rain Tree</i> | 5" | X |
| | 52 | <i>Quercus velutina</i> | <i>Interior Live Oak</i> | 4" | X |



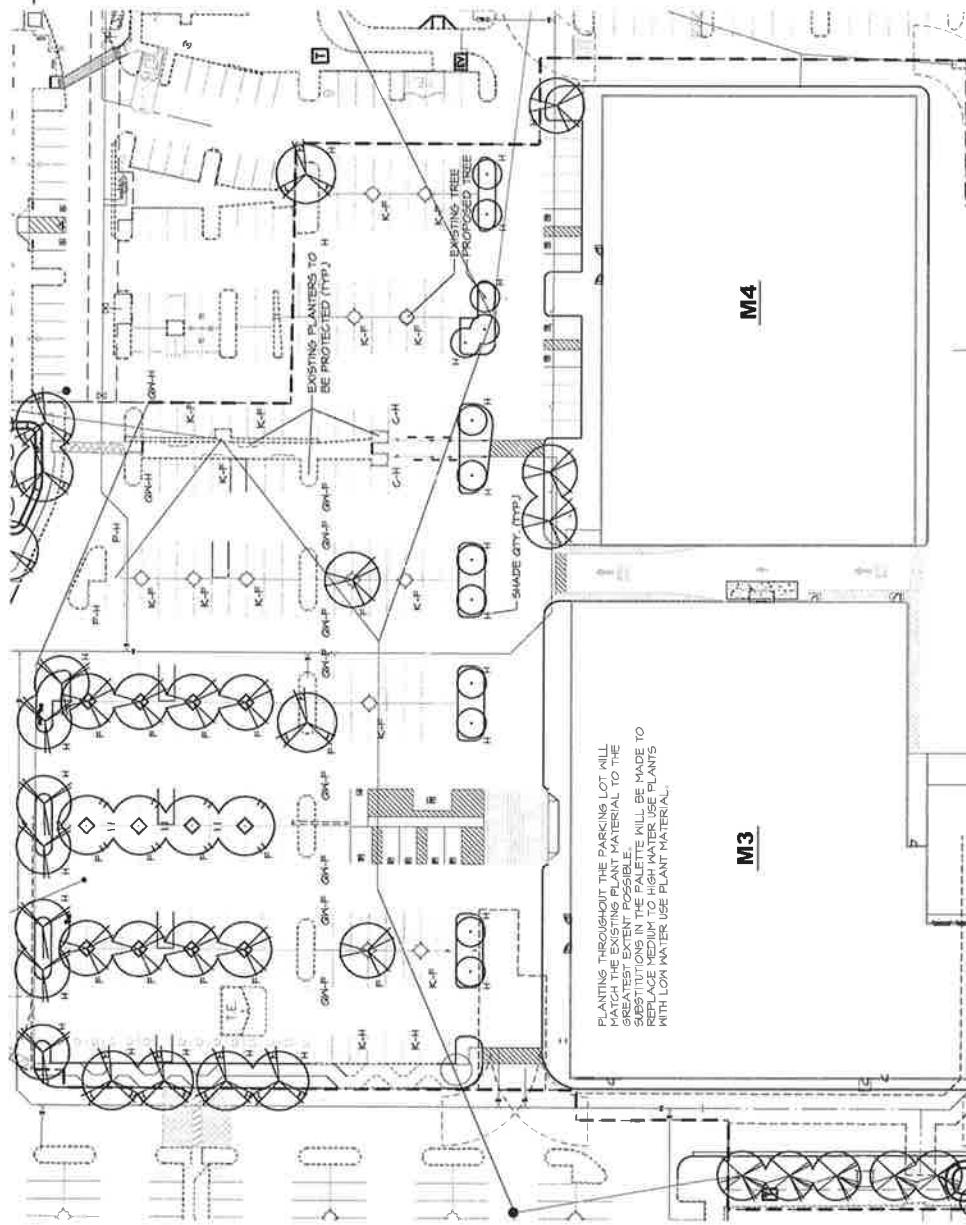
DRIVE THRU, RETAIL AND PHARMACY BUILDINGS
8796 & 8854 CALIFORNIA ROAD
ELK GROVE, CA 95624
RSC ENGINEERING
8250 BURGESS DRIVE, SUITE 150
Folsom, CA 95630
TEL: 916.442.2222
FAX: 916.442.2223
E-MAIL: RSC@RSC-ENGINEERING.COM
WEBSITE: WWW.RSC-ENGINEERING.COM
SHEET 1 OF 4
SCALE: 1"=30'

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SHEET 1 OF 4
SCALE: 1"=30'



| | PLANT SCHEDULE MB, M4 | SIZE | WATER USE |
|-------------------|------------------------------|---|-----------|
| TREES | CODCE | 15 gal | MED |
| | ACE GLO | Acer rubrum 'October Glory' | |
| | CED DEO | CDeris decolorata / Dender Cedar | |
| | KOE PAN | Koelreuteria paniculata / Golden Rain Tree | |
| | LAG TUS | Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink | 24 box |
| | PIN ELD | Pinus sylvestris / Alpine Pine | 15 gal |
| | PIS KEI | Fistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache | 24 box |
| | QUE WIS | Quercus kelloggii / Interior Live Oak | 24 box |
| SUBSTRATE | | | |
| | BOTANICAL NAME / COMMON NAME | | |
| SHRUBS | CODCE | COLLEMBOLA 'Little John' / Dwarf Hesperis Bellidiflora | 5 gal |
| | CAL DNA | Diascia integrifolia / African Iris | 1 gal |
| | DIE VEG | Dicella vegetalis / African Iris | 1 gal |
| | PHO ATR | Phormium tenax 'Alstrofumum' / Purple New Zealand Flax | 5 gal |
| | RHA BAL | Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn | 5 gal |
| | XYL COM | Xylosma congestum 'Compacta' / Compact Xylosma | 5 gal |
| | | BOTANICAL NAME / COMMON NAME | |
| POTENTIAL GROWERS | CODCE | Miniera Georgia capillaris 'Regal Yellow' / Little Berry Fendlera | 1 gal |
| | MAR REG | Penstemon digitalis 'Little Berry' / Little Berry Fendlera | 1 gal |
| | PEN BUN | Penstemon digitalis 'Little Berry' / Little Berry Fendlera | 1 gal |
| | | BOTANICAL NAME / COMMON NAME | |
| POTENTIAL GROWERS | CODCE | Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita | 1 gal |
| | ARC EPE | Monotropa uniflora 'Emerald Carpet' / Emerald Carpet Manzanita | 1 gal |



PLANTING ALONG THE SOUTH PROPERTY LINE
MILL INCLUDE LOW WATER USE GROUND COVER
AND EVERGREEN SCREEN TREES



8798 & 8854 CALVINE ROAD
ELK GROVE, CA 95624

DRIVE THRU, RETAIL AND PHARMACY
CALVINE POINTE BUILDINGS

8798 & 8854 CALVINE ROAD



YAMASA K
LANDSCAPING ARCHITECTURE
ELKHORN STEEL, APACHE, SCAFFOLDING,
CONCRETE, STONE, LANDSCAPE
CONTRACTORS



YAMASA K
LANDSCAPING ARCHITECTURE
ELKHORN STEEL, APACHE, SCAFFOLDING,
CONCRETE, STONE, LANDSCAPE
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LANDSCAPING ARCHITECTURE
ELKHORN STEEL, APACHE, SCAFFOLDING,
CONCRETE, STONE, LANDSCAPE
CONTRACTORS

PROJECT LANDSCAPE COVERAGE

TOTAL SITE AREA 412,044 sf.
LANDSCAPE AREA 67,044 sf.
PERCENTAGE 16%

PROJECT TREE CALCULATION

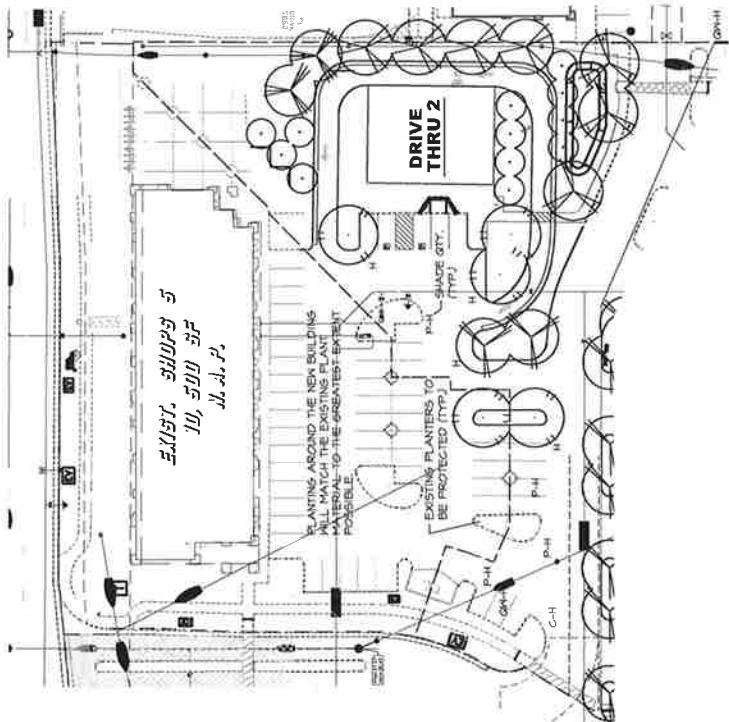
TOTAL PAVED AREA 64,466 sf.
SHADE REQUIRED 32,463 sf.
PERCENT SHADE 49.8%
PROJ. % 46.2%
PERCENT SHADE 2 (46.2) = 91.24
H (%) 2 (46.2) = 91.24
N (%) 16 (46.2) = 73.92

PLANTING ALONG THE SOUTH PROPERTY LINE
MILL INCLUDE LOW WATER USE GROUND COVER
AND EVERGREEN SCREEN TREES

PLANTING PLAN
SHEET NO. L1.1
OF 4
DATE: NOVEMBER 20, 2014
NORTH

PLANT SCHEDULE DRIVE THRU 2

| STREETS | CODE | BOTANICAL NAME / COMMON NAME | SPECIES USE | SIZE |
|-------------------------------------|---|---|-------------|-------------|
| ACE GLO | Acer nigrum October Glory / October Glory Maple | 15 gal. | MED | LON |
| CED DEO | Cedrus deodara Deodar Cedar | 15 gal. | MED | LON |
| KDE PAN | Kaiekealaea paniculata / Golden Rain Tree | 15 gal. | MED | LON |
| LAS TUS | Lagerstroemia x Tastardia / Crepe Myrtle Coral Fink | 24-boy | LON | LON |
| PIS KEI | Platoua chinensis Keith Dosey / Keith Dosey Chinese Platane | 24-boy | LON | LON |
| QUE KIN | Quercus rubra / interior Live Oak | 24-boy | LON | LON |
| BOTANICAL NAME / COMMON NAME | | | | |
| CODE | CAL DIVA | Callistemon citrinus Little John / Dwarf Native | 5 gal. | LON |
| (-) | DIE VES | Dites virginica African Iris | 1 gal. | LON |
| (+) | PHO ATR | Phormium tenax 'Atrorubrum' / Purple New Zealand Flax | 5 gal. | LON |
| (@) | RHA RAL | Rhamnus cathartica / Staghorn Indian Hawthorn | 5 gal. | LON |
| (X) | XYL COM | Xyloma campestris Compactor / Compact Xyloma | 5 gal. | LON |
| POTENTIAL CROZERS | CODE | BOZANICAL NAME / COMMON NAME | SIZE | SPECIES USE |
| (1) | MUR RES | Mahonia aquifolium Oregon grape / Mahonia | 1 gal. | LON |
| (2) | PEN BNW | Penstemon digitalisodes Little Baby / Little Baby Penstemon | 1 gal. | LON |
| POTENTIAL CROZERS | CODE | BOZANICAL NAME / COMMON NAME | SIZE | SPECIES USE |
| (3) | ARE EDC | Arctostaphylos uva-ursi Emerita Carpet / Emerita Carpet Manzanita | 1 gal. | SPR |



PLANTING STATEMENT

The proposed landscape plantings will consist of live mature use shrubs, groundcovers, trees, and ornamental grasses that are considered to be maintenance and hardy. Choices of plants shall be guided by considerations of species adaptability and the conditions in which they are to be planted. The planting plan that one long lived variety of trees, shrubs, groundcovers, and grasses.

Plant design will vary from medium and taller informal planting areas to smaller more formal symmetrical plantings. The use of flowering trees and coastal pinonies will be encouraged in conjunction with evergreen species, shrubs, and ground covers. Ornamental grasses, sedum, and other low growing ground covers will be used to provide texture and color. The plantings will be designed to help camouflage utility equipment and structures. In addition, plantings will be used to help screen off the following property boundaries. By planting some of the following plant material that may distract or harm pedestrians, trees (such as eucalyptus) amounts of litter (e.g. Litter,广播, trash, etc.) plant material will not be visible from the service provided for growth, perimeter property lines, or exterior materials.

When developing the planting design, a formal, tiered arrangement will be utilized where space allows. Shrub, and background plantings will be staggered where space allows. All grouped and taller hedges and shrubs will be staggered. Plants will be grouped and taller needs to be kept together. All planted areas shall be properly amended, compacted and tilled prior to planting. A preexisting asphalt surface will be removed and graded to a new surface elevation. All new soil will be applied and compacted within a 3-6 inch depth of undisturbed earth (no shredded Redwood).

Shrubs and groundcovers will be no taller than 3 feet in height. Trees no less than 15 inches in diameter at breast height (DBH) shall be selected to provide substantial cover, but also to allow adequate room to mature their natural form and ultimate size without required pruning.

MANTENANCE STATEMENT

The project is continuously maintained by a professional landscape maintenance firm which will extend their scope of services to include these improvements.

The City of Elk Grove is not responsible for any maintenance for planter areas found within these documents.

The project is continuously maintained by a professional landscape maintenance firm which will extend their scope of services to include these improvements.

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DRIVE THRU 2 PARKING LOT SHADE CALCULATIONS

| TREE SYMBOL | PROPOSED TREES | 100% | 50% | 25% |
|---|----------------|--------------------------------|-----------------------------|-----|
| ACE GLO | PIS KEI | 3 (254) = 1262 1 (48) = 481 | | |
| EEXISTING TREES | | | | |
| CER CAN (C) PIS KIN (P) QUE KIN (K) | | | 1 (57) = 57 1 (48) = 481 | |
| TOTAL PAVED AREA, | | 4320 s.f. | | |
| SHADE PROVIDED | | 2160 s.f. | | |
| PERCENT SHADE | | 2462 s.f. 62% | | |

SHADE QUANTITY LEGEND

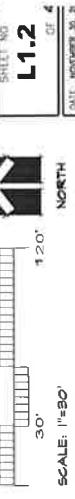
H = QUERCUS/ZENII TREE; HALF SHADE
QR+ = QUERCUS/ZENII TREE; HALF SHADE
QR- = QUERCUS/ZENII TREE; HALF SHADE

**BUILDING POINTE
DRIVE THRU, RETAIL PHARMACY**

**ELK GROVE, CALIFORNIA ROAD
8798 & 8854 CALIFORNIA ROAD
2350 Building Site, Suite 150**



PLANTING PLAN

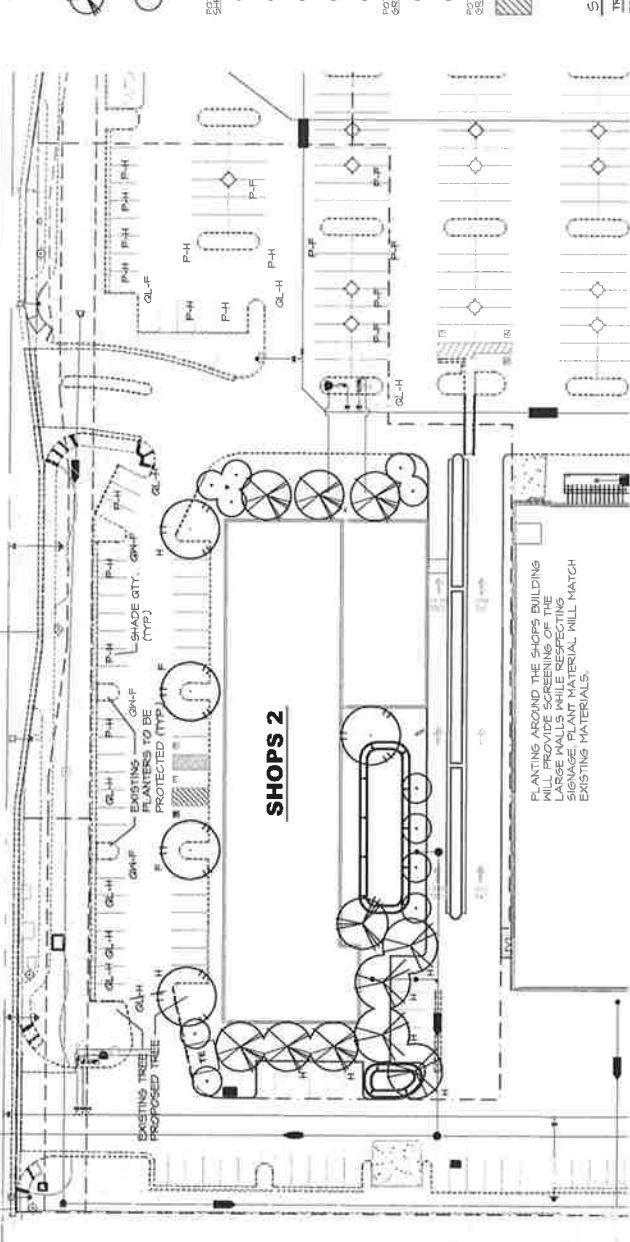


L1.2

CLF 4

NORTH

PLANT SCHEDULE SHOPS 2



SHOPS 2 PARKING LOT SHADE CALCULATIONS

298

| PLANT SCHEDULE SHOPS 2 | TREE#2 | CODE | BOTANICAL NAME / COMMON NAME | SIZE | WATER USE |
|------------------------|---------|------|--|----------|---------------|
| | ACE GLO | | Acer rubrum 'October Glory' / October Glory Maple | 15' (9') | HEAVY |
| | CED DEO | | Cedrus deodara / Deodar Cedar | 15' (9') | LOW |
| | KDF PAN | | Koelreuteria paniculata / Golden Rain Tree | 15' (9') | MED |
| | LAS TUS | | Lagerstroemia x 'Nuccio's' / Crepe Myrtle 'Coral Pink' | 24' (8') | LOW |
| | PIN ELD | | Pinus eldarica / Alpine Pine | 15' (9') | LOW |
| | SOIL | | Soil | | SUBSTRATE USE |
| | CAL DNA | | Callistemon viminalis 'Little John' / Dwarf Kissing Buttercup | 5 gal | LOW |
| | DIE VEG | | Dierama virginicum / African Iris | 1 gal | LOW |
| | PHO ANT | | Premna leucostachys 'Alatopurpureum' / Purple New Zealand Flax | 5 gal | LOW |
| | RHA BAL | | Rhaphiolepis indica 'Ballina' / Ballina Indian Hawthorn | 5 gal | LOW |
| | XYL COM | | Xylosma longifolium 'Compacta' / Compact Xylo | 1 gal | LOW |
| | MAH REG | | Mahonia aquifolium 'Regal Mist' / M. 'Misty' | 1 gal | LOW |
| | PEN BON | | Penstemon 'Garnet' / Little Bunny / Little Bunny Penstemon | 1 gal | LOW |
| | ARC EME | | Artemesia 'Indigo' / 'Imperial Carpet' / Emerald Carpet' / Emerald Carpet' Manzanita | 1 gal | SEMI |



LANDSCAPE ARCHITECTURE
FOUNDATION OF AMERICA
ESTABLISHED 1942
LAF.org



YAMASAKI

LANDSCAPE ARCHITECTURE

1011 MICHIGAN AVENUE, SUITE 100
ELK GROVE, CA 95624
TEL: 916.658.1000 FAX: 916.658.1001

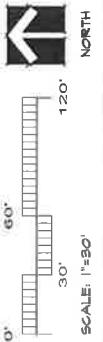
www.yamasaki.com

YAMASAKI

LANDSCAPE ARCHITECTURE

1011 MICHIGAN AVENUE, SUITE 100
ELK GROVE, CA 95624
TEL: 916.658.1000 FAX: 916.658.1001

www.yamasaki.com



SCALE: 1"=30'

NORTH

LYCOMING
COMPANY
DEVELOPMENT



ELK GROVE, CALIFORNIA 95624
8750 Elkhorn Blvd Suite 150

CALVINE POINTE
BUILDINGS



KEY PLAN

Scale = 20 ft.



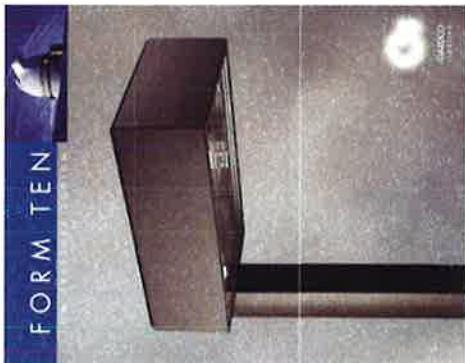
E1
1 OF 3

DATE: NOVEMBER 20, 2000



E1
1 OF 3

DATE: NOVEMBER 20, 2000



FORM TEN



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2 of 3

ELK GROVE, CA 85624
6798 & 8854 CALVINE ROAD

三

21

11

521

11

LYCOMING
DEVELOPMENT
COMPANY

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95624
VINE ROAD
55
DINTON PHARMACY

CALVINE PC
DRIVE THRU, RETAIL &
BILLDING

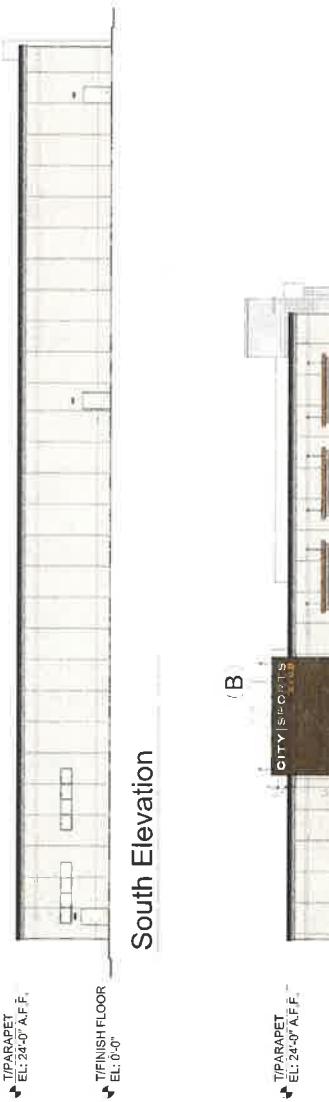
SHEET TITLE
PHOTOMETRI
PLAN
SHOPS 2
SHEET NO.
E3
3 OF 3

110



THIGH PARAPET
 EL: 35'-5" A.F.
 TIPARAPET
 EL: 24'-0" A.F.
 FINISH FLOOR
 EL: 0'-0"
 TIPARAPET @ BOX
 EL: 35'-5"
 TIPARAPET
 EL: 24'-0"
 FINISH FLOOR
 EL: 0'-0"

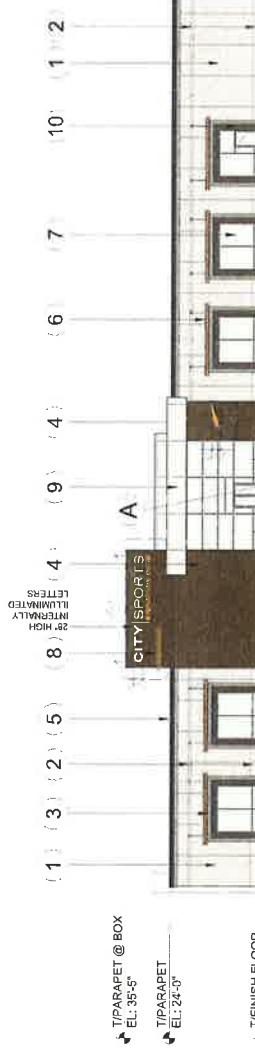
West Elevation



South Elevation



East Elevation



North Elevation

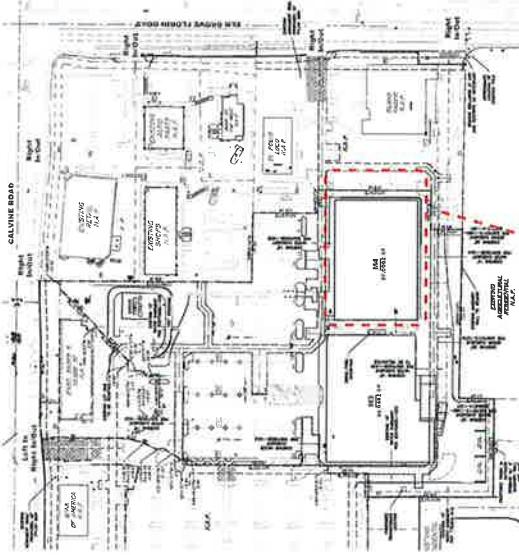


B ENLARGED SIGN DETAIL

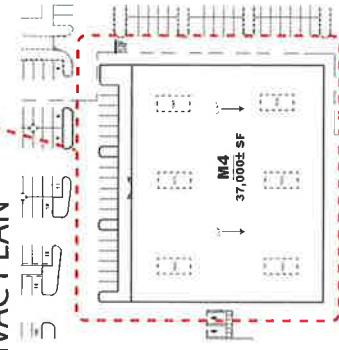
MATERIAL LEGEND:

| | |
|----|---|
| 1 | Monolithic Aggregate Siding White Seal Finish |
| 2 | Monolithic Smooth White Seal Finish |
| 3 | Panel / Concrete Panel Matte Gray |
| 4 | Panel / Concrete Panel Light Gray |
| 5 | U.S. Gypsum - Match PRO Fiber Mesh Drywall (Top Block) & PRO Prime Drywall (Bottom Block) (Color Matched) |
| 6 | Plated Metal Gutter - Ovalmax - Duron #100-6 |
| 7 | Cathedral and Early Iron Chimney Liner w/ Thick Flue Liner |
| 8 | ProReflex Aluminum Acrylic Hatch Color-Yellow (Part #120U) |
| 9 | Prestone EPS Cavity Insulation |
| 10 | Panel - Dark Bronze |

M4 SITE PLAN



ROOF/HVAC PLAN



TERRACE CANOPY
EL: 25'-1" A.F.



A ENLARGED SIGN DETAIL

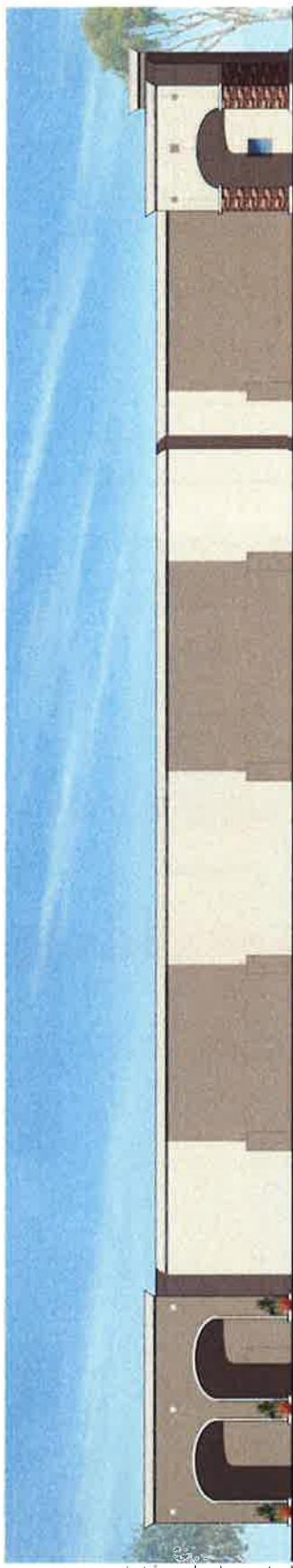
WEST



EAST



NORTH



SOUTH



AVIN POINTE

LK GROVE | CA

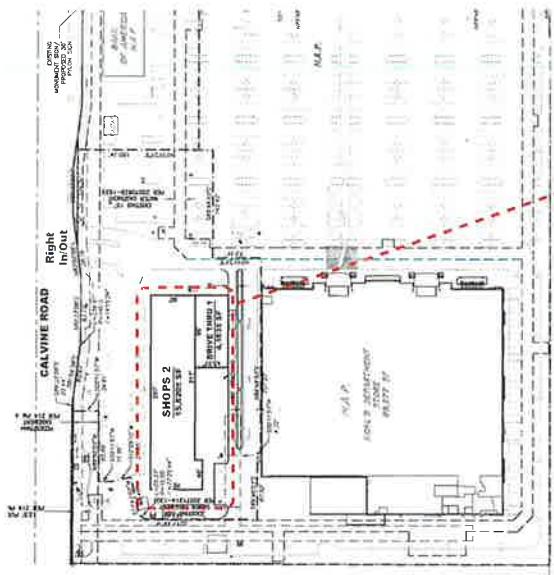
ESTROVICH DEVELOPMENT COMPANY | 12-014

DATE 1/29/19

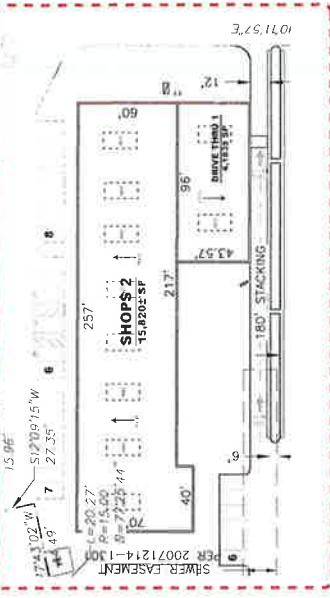
MATERIAL LEGEND:

| | |
|--|---|
| | Painted Stucco Match PPG Paints 'Focus' #1008-1 |
| | Bronze Metal |
| | Walther's Edge El Dorado Stone |
| | 4 |

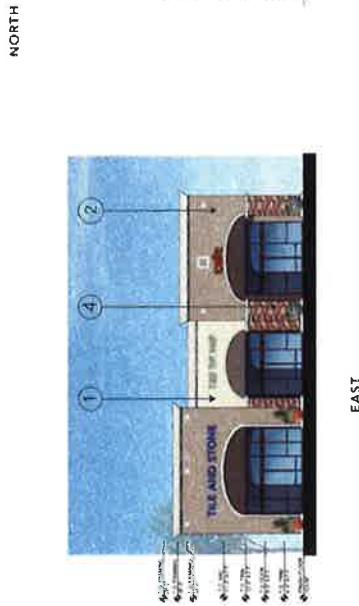
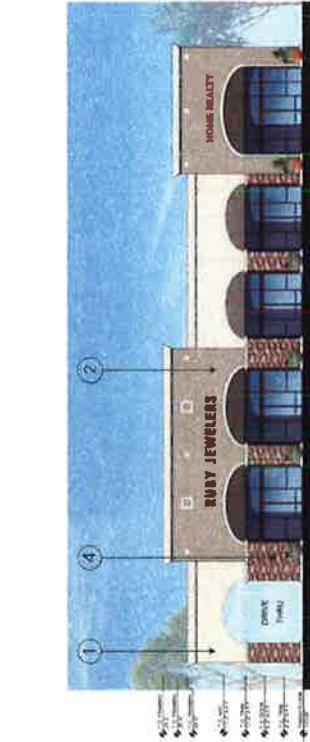
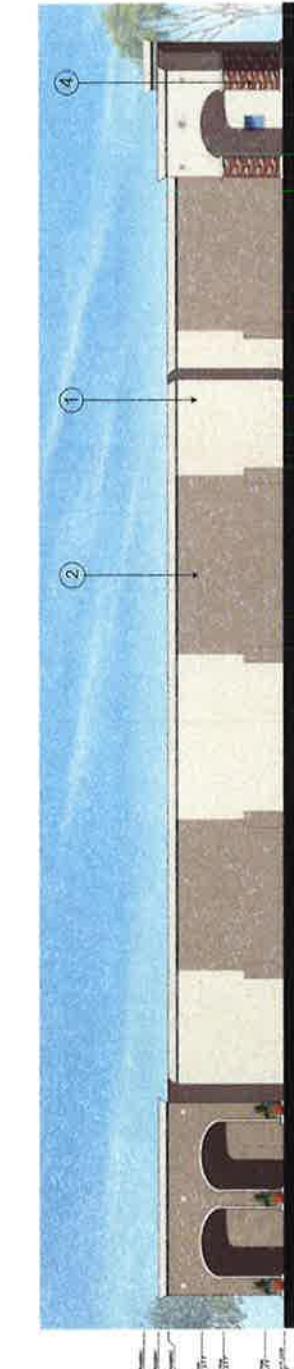
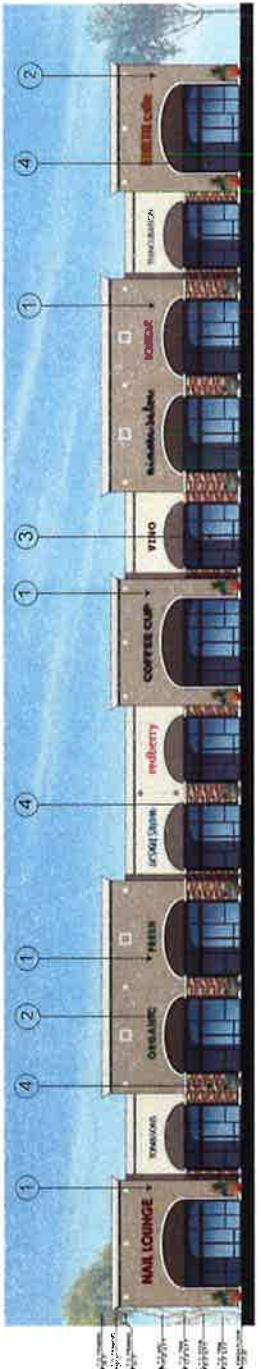
SHOPS 2 / DRIVE THRU 1



ROOF/HVAC PLAN



SHOPS 2/DRIVE THRU 1

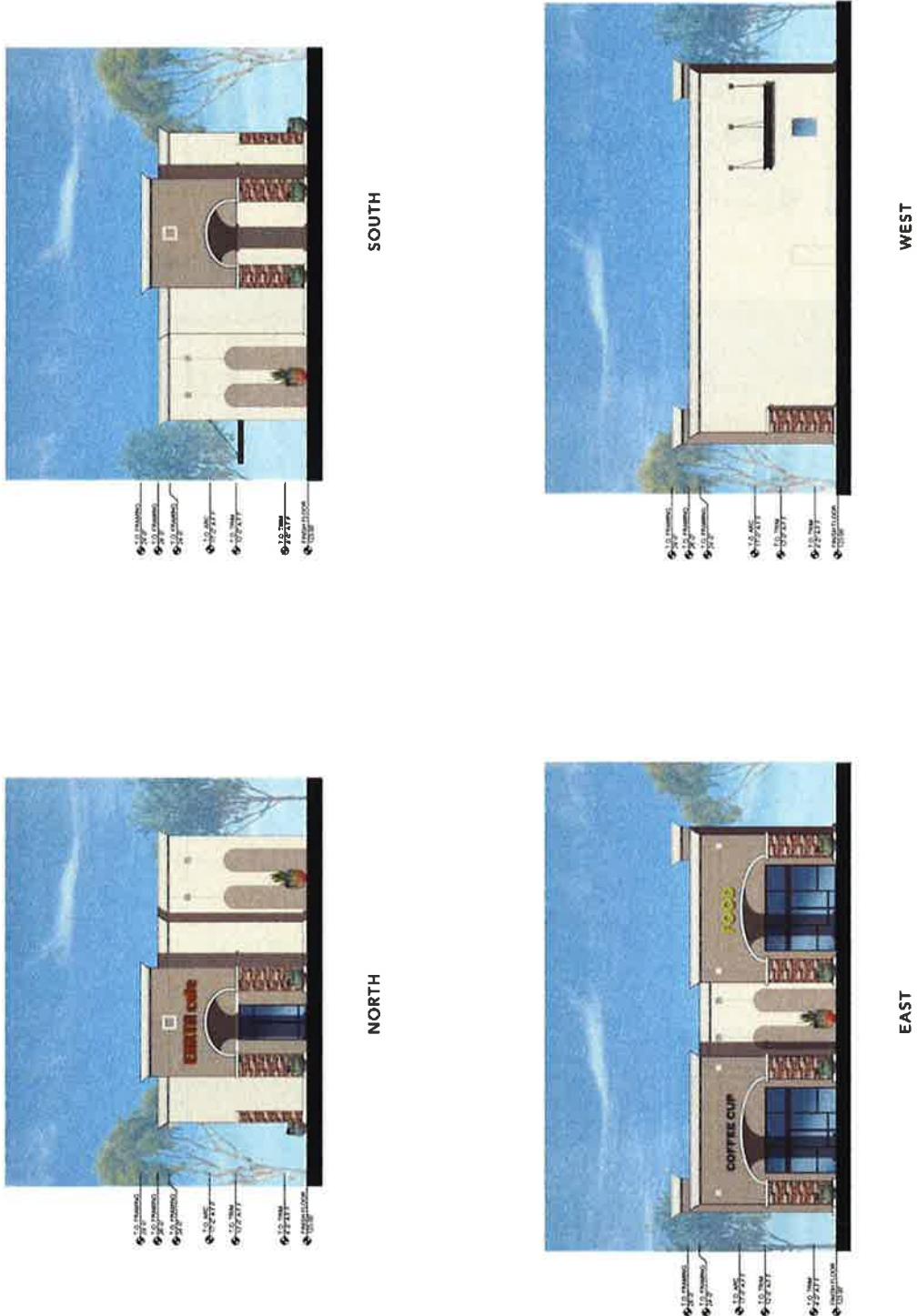


SOUTH

EAST

NORTH

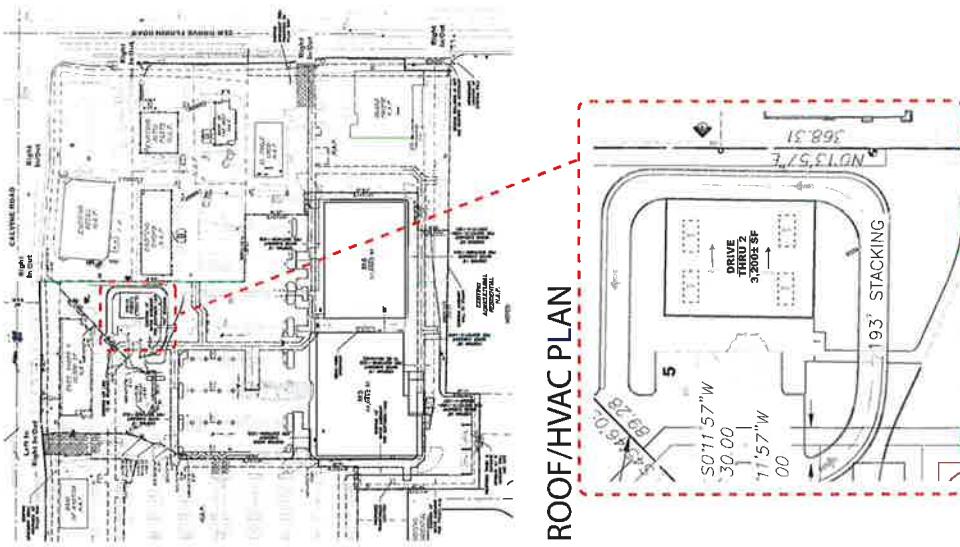
WEST



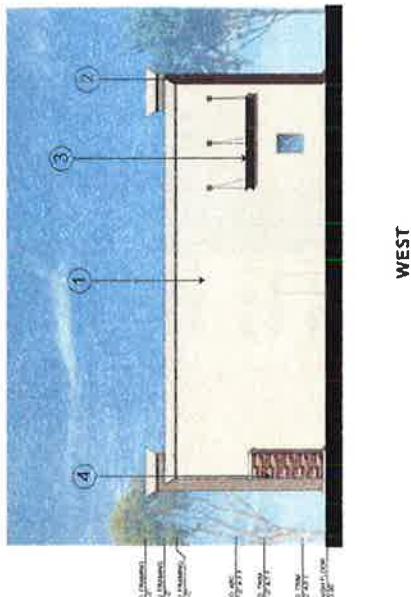
MATERIAL LEGEND:

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|--|---|---|
| | 1 | Painted Stucco Match PPG Paints "Focus" #1008-1 |
| | 2 | Painted Stucco Match PPG Paints "Focus" #1008-4 |
| | 3 | Weather's Edge El Dorado Stone |

DRIVE THRU 2 SITE PLAN

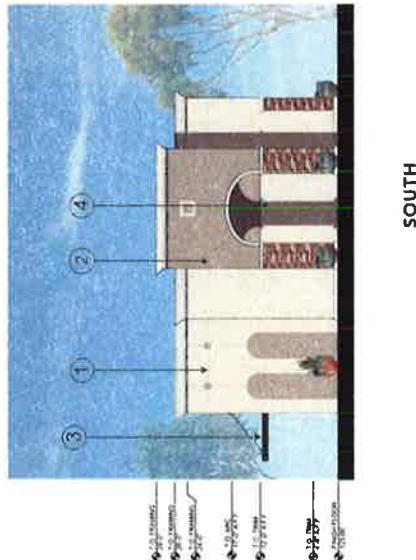


ROOF/HVAC PLAN

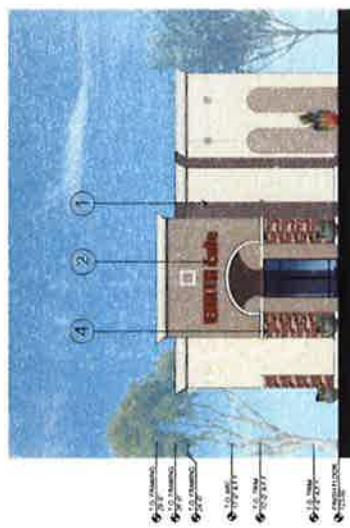


WEST

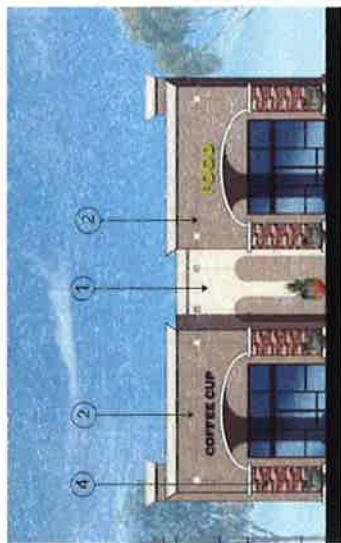
DRIVE THRU 2



SOUTH



NORTH



EAST

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| <u>Conditions of Approval</u> | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|---|--|---|--|
| ON-GOING | | | |
| 1. Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On-Going | Planning | |
| 2. This action does not relieve the Applicant of the obligation to comply with all applicable federal, state, and local ordinances, statutes, regulations, and procedures. | On-Going | Planning | |
| 3. The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application. | On-Going | Planning | |
| 4. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: | On-Going | Planning | <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Title 22 (Land Development) • EGMC Title 16 (Buildings and Construction) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) |

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

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

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| <u>Conditions of Approval</u> | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
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| 8. As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights. | On-Going | Planning | |
| 9. The trash enclosures shall be locked when not in use and well maintained at all times. | On-Going | Code Enforcement | |
| 10. In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. | On-Going | Planning SMUD | |
| 11. The M3 building shall require subsequent entitlement approval by the proper approving authority consistent with the requirements of Title 23 of the Elk Grove Municipal Code. | On-Going | Planning | |
| 12. The Project shall comply with the adopted conditions of approval for the Calvine Pointe Project EG-01-156, excluding Condition of Approval No. 104 | On-Going | Planning | |
| 13. The drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. | On-Going | Planning | |
| 14. For drive-thrus located within one hundred (100' 0") feet of any residential property (measured from the nearest property lines) (M3 Drive-Thru), hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily | On-Going | Planning | |
| 15. Water supply shall be provided by the Sacramento County Water Agency. | On-Going | SCWA | |

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| <u>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</u> | <u>Conditions of Approval</u> | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|--|---|-----------------------------------|------------------------------------|--|
| 16. The Applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Calvine Pointe Project (EG-01-156). Until the MMRP deposit has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved. | Prior to issuance of any plans or permits associated with the Project | Planning | | |
| 17. SASD requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. | Improvement Plans | SASD | | |
| 18. The Applicant shall include sewer easement Book 20070712 Page 1079 in the map detail. | Improvement Plans | SASD | | |
| 19. Sewer easements will be required to service this Project. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and requires continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements. | Improvement Plans | SASD | | |
| 20. Permanent structures, walls, and footings shall not be permitted within the existing SASD easement area. | Improvement Plans | SASD | | |
| 21. The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies. | Improvement Plans or Grading Permit, whichever occurs first | Engineering Public Works | | |

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| <u>Conditions of Approval</u> | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|---|---|---|---|
| 22. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed. | Improvement Plans or Grading Permit, whichever occurs first | Engineering Public Works | |
| 23. The Applicant shall implement Low Impact Development (LID) features adopted in the Stormwater Quality Design Manual. All the designs shall be consistent with the design examples prescribed in the manual. | Improvement Plans | Engineering Public Works | |
| 24. The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City. | Improvement Plans | Engineering Public Works | |
| 25. The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement within the Project Site caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project. | Building Permit | Engineering | |
| PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT | | | |
| 26. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards. | Building Permit | Engineering | |
| 27. The Applicant shall provide separate public water service to each building. | Building Permit | SCWA | |

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| <u>Conditions of Approval</u> | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and signature)</u> |
|---|------------------------------------|------------------------------------|--|
| 28. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. | Building Permit | SCWA | |
| 29. SASD and Regional San will require the payment of sewer impact fees in accordance with the District's Ordinance. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information. | Building Permit | SASD | |
| 30. The Project is subject to all operational air quality mitigation requirements set forth in the Calvine Pointe Operational Air Quality Mitigation Plan (AQ-15 Plan). | Building Permit Permit/On-Going | SMAQMD | |
| 31. Structural setbacks less than 14 feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. | Building Permit | SMUD | |
| 32. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. | Building Permit | SMUD | |
| 33. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). | Building Permit | SMUD | |
| 34. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services | Building Permit | SMUD | |
| 35. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. | Building Permit | SMUD | |

EXHIBIT C
CALVINE POINTE AMENDMENT
PLNG18-081

| Conditions of Approval | | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
|-------------------------------|--|-----------------------------------|------------------------------------|--|
| 36. | The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. | Building Permit | SMUD | |
| 37. | Prior to issuance of a building permit, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/ | Building Permit | Finance | |
| 38. | Prior to issuance of a building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!ElkGrove15/ElkGrove1510.html#15.10 . | Building Permit | Finance | |

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-133

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

**I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify
that the foregoing resolution was duly introduced, approved, and adopted by the
City Council of the City of Elk Grove at a regular meeting of said Council held on
June 26, 2019 by the following vote:**

AYES: COUNCILMEMBERS: Hume, Detrick, Nguyen, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Ly


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