

## RESOLUTION NO. 2019-185

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15183 AND APPROVING A TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SUBDIVISION LAYOUT, AND EXCEPTION FOR THE HEARTSTONE HOMES PROJECT (PLNG18-104) 8965 BROWN ROAD (APN: 121-0140-019)

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on November 21, 2018, from JTS Engineering Consultants, Inc. (the “Applicant”) requesting a Rezone, Tentative Subdivision Map, and Exception for the Heartstone Homes Project (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 121-0140-019; and

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

**WHEREAS**, Section 15183 (Public Resources Code §21083.3) of the California Code of Regulations, Title 14 (“State CEQA Guidelines”), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site;” and

**WHEREAS**, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Low-Density Residential land use designation; and

**WHEREAS**, the Project involves a Rezone from AR-5 (Agricultural Residential – 5 gross acres minimum) to RD-7 (Low Density Residential – 7 dwelling units per acre), a Tentative Subdivision Map (TSM), Design Review for Subdivision Layout, and Exception to subdivide the existing parcel into 22 single-family lots and two lots for bioretention swales consistent with the General Plan Low-Density Residential land use designation; 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 (EGMC) Title 23 (Zoning), Title 22 (Land Development), and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission of the City (the "Planning Commission") held a duly-noticed public hearing on August 1, 2019, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0 (Murphey absent) to recommend approval of the Project to the City Council; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). based upon the following finding:

**California Environmental Quality Act (CEQA)**

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

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

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Low-Density Residential (LDR) land use designation.

The proposed Project is consistent with the development density established by the General Plan EIR because the Project proposes to Rezone the Project site from AR-5 to RD-7, which is consistent with the LDR General Plan designation. The proposed TSM with 22 single family lots is consistent with the density range of 4.1 to 7.0 du/acre for LDR development (6.6 du/acre). While there is no physical construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of 22 new single-family residential unit on the Project site. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44). Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. While the single-family residential TSM proposes 22 new housing lots, 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 General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

**AND BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Tentative Subdivision Map, Design Review for Subdivision Layout, and an Exception from roadway network design standards for the Project 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:

***Tentative Subdivision Map***

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this Project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

- (a) As described in the Project staff report, the proposed Project is consistent with proposed land use designation and policies in the Elk Grove General Plan which designates the site as Low Density Residential. The proposed Tentative Subdivision Map will allow for development consistent with the Elk Grove General Plan and Elk Grove Municipal Code.
- (b) As described in the Project staff report, the proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with EGMC Title 23, Zoning development standards, Title 22 (Land Development), and the General Plan land use designation for the proposed site.
- (c) The site is physically suitable for the proposed development. The General Plan land use map has anticipated the Project site for low-density development. Access to the site will be provided and necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan. Services and facilities to serve the Project, including water, sewer, electricity, and other utilities, are available or will be provided. Therefore, the site is appropriate for the proposed density of development.
- (e) The Project site is not located in an environmentally sensitive area and no other special circumstances exist that would create a reasonable possibility that the Project will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) The design of the subdivision will not cause serious public health problems based upon the Project's consistency with EGMC Title 23, Zoning development standards and the General Plan land use designation for the site.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project.

***Design Review for Subdivision Layout***

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence #1: The site layout has been reviewed against the Elk Grove Design Guidelines for residential subdivisions and meets all applicable design requirements, including pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

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 proposed site design is suitable for the development of 22 single-family dwelling units. The Project includes 22 lots accessed from a cul-de-sac, which meets the requirements for cul-de-sac length pursuant to EGMC Title 23. The Project includes a request for an Exception to allow the cul-de-sac to serve more than 20 lots. While the driveways for the proposed 22 lots will be accessed off the cul-de-sac, the two bioretention lots along Brown Road will allow emergency access to Lot 1 and Lot 22. The Fire Department of the Cosumnes Community Services District (“CCSD Fire”) reviewed the Project and did not have any concerns with the Project design and layout. Findings for granting the Exception are included below. The Project does not include any buildings or landscaping. Future development of the site with single-family houses will require Design Review for master home plan approval, including building design and preliminary landscape plans.

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 signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The Project does not include any buildings. Therefore, this finding is not applicable to the Project. Future development of the site with single-family houses will require Design Review for master home plan approval, including building design and preliminary landscape plans.

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

Evidence #4: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and will allow for sufficient parking for vehicles on the proposed cul-de-sac consistent with adopted Improvement Standards. The Project includes pedestrian connectivity from the neighborhood to Brown Road along the provided sidewalks. The required Irrevocable Offer of Dedication (IOD) on Lot 14 will provide an opportunity for future vehicular, bicycle and pedestrian connectivity to the east if or when the adjacent parcel(s) develops.

Finding #5: The residential subdivision is well integrated with the City’s street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence #5: The Project includes one vehicular entry into the site and the opportunity to have another access location to the east in the future, which integrates the site into the City’s street network. The main vehicular entry into the site is along Brown Road. The Project also provides pedestrian connectivity from the neighborhood to Brown Road along the provided sidewalks. The proposed design blends seamlessly into the surrounding neighborhood and the street pattern encourages walking. The required Irrevocable Offer of Dedication (IOD)

on Lot 14 will provide an opportunity for future vehicular, bicycle and pedestrian connectivity to the east if or when the adjacent parcel(s) develops.

**Exception**

Finding #1: The proposed Design or Improvement is in substantial compliance with the purpose and intent of the standard to be excepted.

Evidence #1: Pursuant to EGMC Section 22.110.040, minor residential cul-de-sac streets shall serve a maximum of 20 dwelling units. The maximum number of lots correlates with the maximum length for cul-de-sacs of 600 feet. The cul-de-sac design standards are related to the provision of adequate emergency access. While the proposed cul-de-sac is less than 600 feet in length, the Project proposes 22 lots, which exceeds this requirement. During Project processing, the design of the subdivision was revised to include two bioretention lots along Brown Road in order to meet the drainage requirements of the 2018 Stormwater Quality Design Manual, which resulted in all 22 lots requiring access from the proposed cul-de-sac. Future buildings on Lots 1 and 22 would be within the CCSD Fire's distance requirements from Brown Road. The CCSD Fire reviewed the Project and did not have any concerns with the Project design and layout. Therefore, the proposed design is in substantial compliance with the purpose and intent of the standard to be excepted.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 28<sup>th</sup> day of August 2019



\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**Exhibit A**  
**Heartstone Homes (PLNG18-104)**  
**Project Description**

**PROJECT DESCRIPTION**

The Project consists of a Rezone to amend the zoning designation of approximately 3.18 gross acres from AR-5 (Agricultural Residential – 5 gross acres minimum) to RD-7 (Low Density Residential – 7 dwelling units per acre), and a Tentative Subdivision Map and Design Review for Subdivision Layout to subdivide the existing parcel into 22 single-family lots and two lots for bioretention swales. The Project also includes an Exception from roadway network design standards to allow a minor residential cul-de-sac street to serve 22 dwelling units.

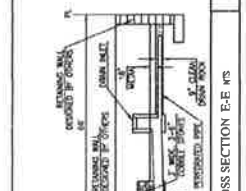
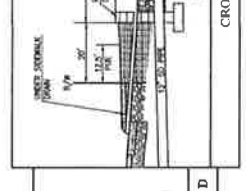
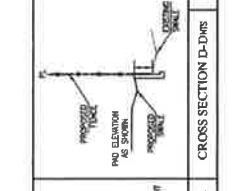
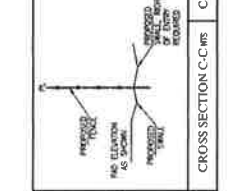
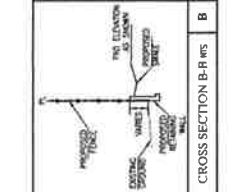
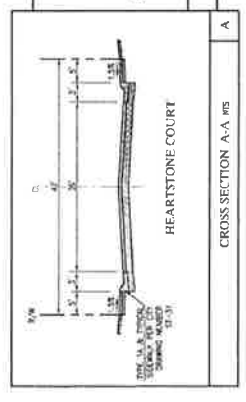
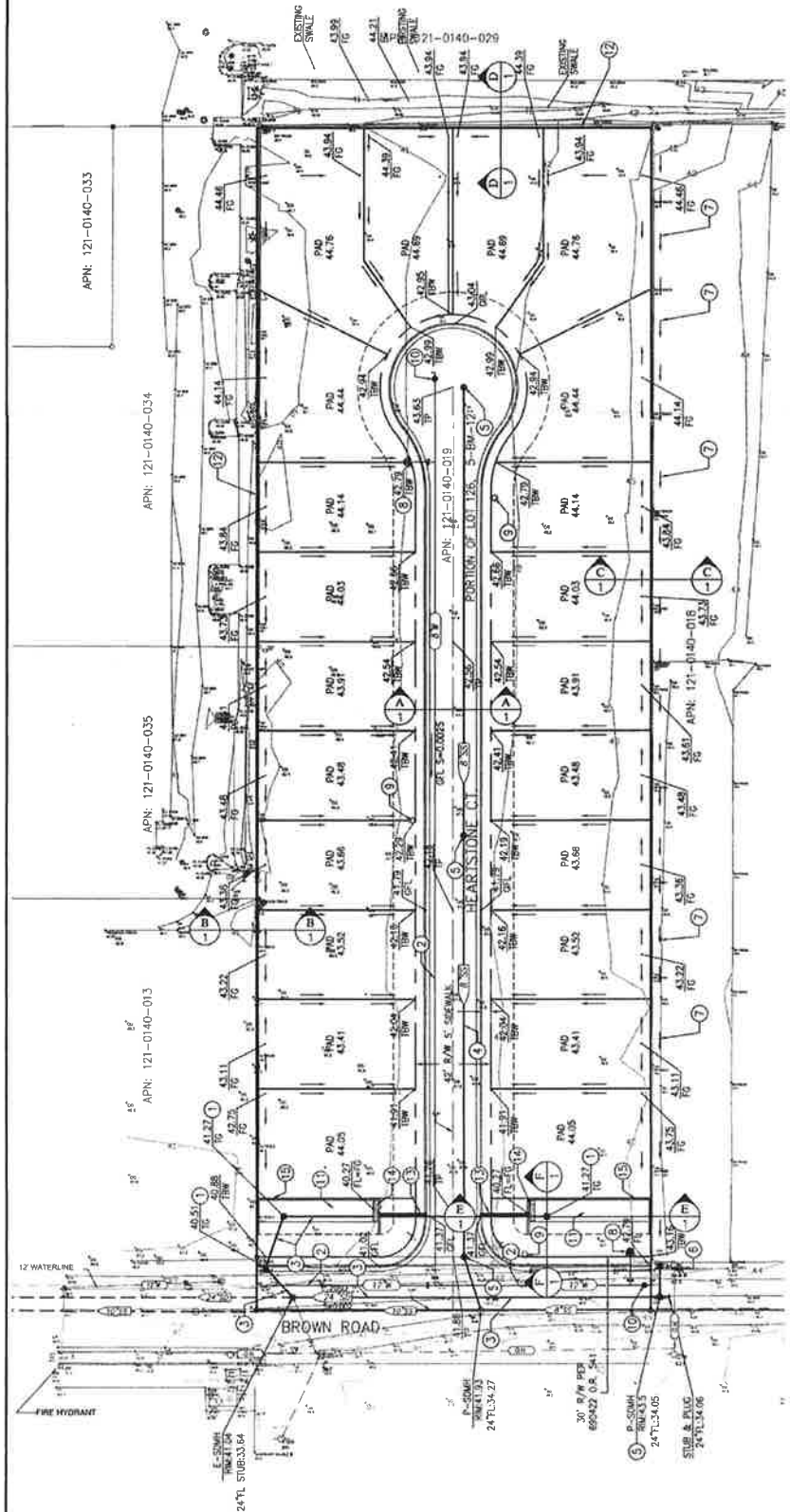






**CONSTRUCTION CALLOUTS**

- 1 PLACE STORM DRAIN INLET
- 2 PLACE WATER MAIN
- 3 PLACE STORM DRAIN PIPE
- 4 PLACE SANITARY SEWER PIPE
- 5 PLACE STANCHION MANHOLE
- 6 PLACE SIDE OPENING DRAIN INLET
- 7 ROOF OF ENTRY PREPARED TO DRAIN DRAIN
- 8 PLACE FIRE HYDRANT
- 9 PLACE STREET LIGHT
- 10 PLACE BLEM-OFF VALVE
- 11 PLACE BOLLARD FLANGER
- 12 PLACE RETAINING WALL AT PROPERTY LINE, EXPOSED BY DRIVE
- 13 PLACE INCH TECHNICAL DRAIN
- 14 PLACE 3" RISE RP W/ 1" 4" COBBLES
- 15 PLACE RETAINING WALL AROUND BOLLARD, DESIGNED BY OTHER



SCALE: 1" = 30'

BENCHMARK ELEV. 60.27

FIELD BOOK NO. \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

RECORDED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
SUBMITTED: \_\_\_\_\_

SCALE: 1"=30'

DATE: 02/21/11  
SHEET: 1 OF 1

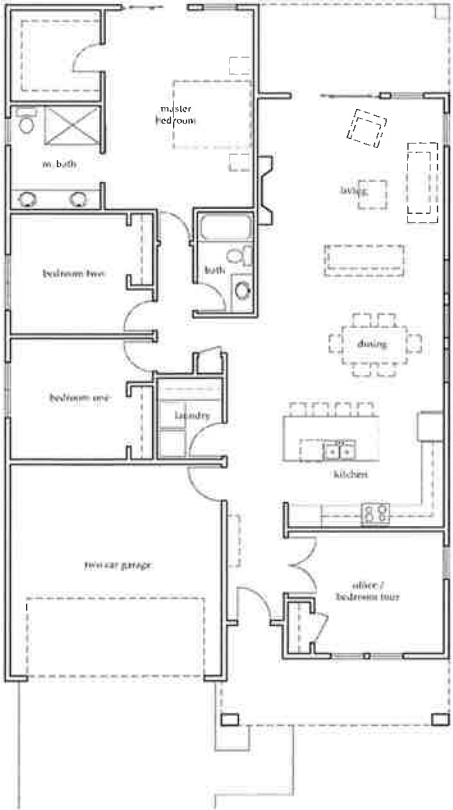
PRELIMINARY GRADING AND UTILITY PLAN  
**HEARTSTONE HOMES**  
6805 BROWN ROAD  
APN 121-0140-019

CITY OF ELK GROVE  
APPROVAL BY: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_  
NC DATE: \_\_\_\_\_

JOB NO. 2010-110



Conceptual Floorplans and Elevations plan B



**Heartstone Homes**  
City of El Grove

Brian Wickert  
408-736-1111  
F.O.B.S. 216N  
Elmer Avenue, CA 95624  
530.401.3390



california traditional

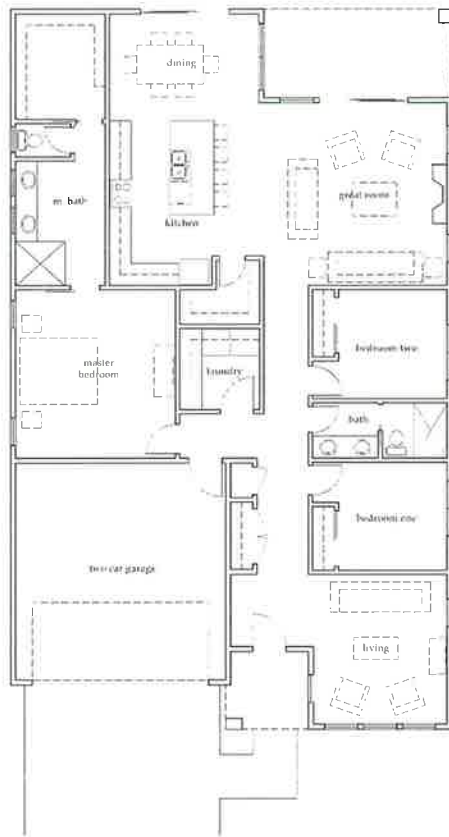


contemporary farmhouse



modern prairie

Conceptual Floorplans and Elevations plan A



**Heartstone Homes**  
City of El Grove

Brian Wickert  
Architect  
10320N 210E  
Elmer Springs, CA 95602  
530.401.3390



california traditional

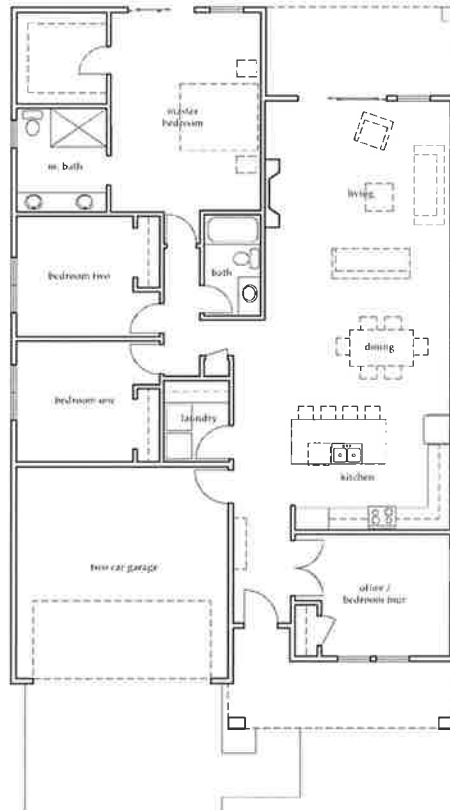


contemporary farmhouse



modern prairie

Conceptual Floorplans and Elevations plan 0000



Heartstone Homes
City of El Grove

Brian Wickert
Architect
P.O. BOX 2105
Elmer, Oregon, OR 97022
530.401.3390





**Exhibit C  
Heartstone Homes (PLNG18-104)  
Conditions of Approval**

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

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. 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.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	<p>Engineering SCWA SASD SMUD PG&amp;E</p>	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	<p>Planning Engineering Building CCSD SCWA SASD</p>	
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plans</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	<p>Planning Engineering Building CCSD SCWA SASD</p>	
9.	<p>The Tentative Subdivision Map approval is valid for thirty-six (36) months from the date of Planning Commission approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial Tentative Subdivision Map approval date by which this resolution was adopted.</p>	Thirty-six (36) months, from date of approval	<p>Planning Engineering</p>	



<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	
11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	
12.	<p>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.</p>	<p>On-Going</p>	<p>SMUD</p>	
13.	<p>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.</p>	<p>On-Going</p>	<p>SMUD</p>	
14.	<p>SMUD reserves the right to use any portion of its easements on the subject property and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.</p>	<p>On-Going</p>	<p>SMUD</p>	
15.	<p>Water supply shall be provided by the Sacramento County Water Agency.</p>	<p>On-Going</p>	<p>SCWA</p>	

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
16.	Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with Elk Grove Municipal Code requirements for Land Grading and Erosion Control (Chapter 16.44).	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
<b>PRIOR TO IMPROVEMENT PLANS</b>				
17.	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	
18.	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	
19.	The Applicant shall implement Low Impact Development (LID) features adopted in the Stormwater Quality Design Manual ("Manual") in this Project. All the designs shall be consistent with the design examples prescribed in the Manual.	Improvement Plans	Engineering Public Works	
20.	The Applicant shall design and install drought-tolerant groundcover and irrigation on Lot 14 to the satisfaction of the Development Services Director.	Improvement Plans	Planning	
21.	To obtain sewer service, construction of SASD sewer infrastructure shall be required. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modification. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SASD	
22.	Each building on each lot with a sewage source shall have a separate connection to the SASD's sewer system.	Improvement Plans	SASD	

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
23.	Alignment of all main lines and structures shall provide a minimum of 12 inches vertical clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Any deviation from the above separation must be approved by SASD on a case by case basis.	Improvement Plans	SASD	
24.	The Applicant shall provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to Sacramento County Water Agency (SCWA). Easements shall be reviewed and approved by the SCWA prior to Improvement Plan approval or Final Map approval.	Improvement Plans/Final Map	SCWA	
25.	This project shall be required to connect to the existing Sacramento County Water Agency (SCWA) system at a minimum of two locations. The first point of connection can be made in the vicinity of Brown Road (southern property boundary). The second point of connection can be made to the potable water pipes running along the boundary of the proposed project and APN 121-0140-034 (western property boundary) or along boundary of the proposed project and APN 121-0140-029 (northern property boundary). A 15-foot easement dedicated to SCWA will be required to facilitate the second point of connection. The easement shall comply with provisions set forth in Section 8 entitled "Water Supply Systems" of the County of Sacramento Municipal Services Agency, 2018 Improvement Standards.	Improvement Plans	SCWA	
<b>PRIOR TO OR IN CONJUNCTION WITH FINAL MAP</b>				
26.	The Applicant shall dedicate public utility easements for underground facilities and appurtenances adjacent to the ultimate public right-of-way within the Project site and along Brown Road.	Final Map	Engineering	
27.	The Applicant shall design and improve the northerly half-section of Brown Road, measured, 30' from approved centerline to the back of sidewalk. Improvements shall be based on a 60-foot collector in accordance with the City Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
28.	The Applicant shall dedicate, design and construct the internal street as shown on the Tentative Subdivision Map in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
29.	Lots A and B shall be dedicated to the City in fee title.	Final Map	Engineering	

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>30. All parcels to be dedicated in fee to the City, as a condition of this Tentative Subdivision Map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.</p>	Final Map	Engineering	
<p>31. The Applicant shall grant to the City an Irrevocable Offer of Dedication (IOD) on Lot 14 as shown on the Tentative Subdivision Map for future public access and utilities. Lot 14 shall remain undevelopable in perpetuity unless and until the City determines in the future that the public access and/or utilities are no longer needed for connectivity with future, adjacent development and until the City ultimately approves the vacation of the IOD.</p>	Final Map	Engineering Planning	
<p>32. Prior to the recordation of the Final Map, the Applicant shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the Applicant fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued.</p>	Final Map	Cosumnes Fire Department	

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
33.	<p>Prior to recordation of Final Map, the Project area shall annex into the <b>Maintenance Mello-Roos Community Facilities District 2006-1 (CFD)</b>, 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a></p>	Final Map	Finance Department	
34.	<p>Prior to recordation of Final Map, the Project area shall annex into the <b>Street Maintenance Assessment District No. 1, Zone 3</b>, to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessent_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessent_other_district_information/</a></p>	Final Map	Finance Department	
35.	<p>Prior to recordation of Final Map, the Project area shall annex into the <b>Storm Water Drainage Fee Zone 2</b> 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 <a href="http://www.codepublishing.com/CA/elkgrove/#/ElkGrove15/ElkGrove1510.html#15.10">http://www.codepublishing.com/CA/elkgrove/#/ElkGrove15/ElkGrove1510.html#15.10</a>.</p>	Final Map	Finance Department	

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>36. Prior to recordation of Final Map, the project area shall annex into the <b>Police Services Community Facilities District 2003-2 (CFD)</b>, to fund the project's fair share of Public Safety costs. 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a>.</p>	Final Map	Finance Department	
<b>PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT</b>			
<p>37. The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the 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.</p>	Building Permit	Engineering	
<p>38. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.</p>	Building Permit	Engineering	
<p>39. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.</p>	Building Permit	SMUD	
<p>40. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.</p>	Building Permit	SMUD	
<p>41. SMUD has existing underground 12kv facilities along Brown Rd. at southeast parcel boundary, that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.</p>	Building Permit	SMUD	
<p>42. 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, or similar).</p>	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
43.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <a href="https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services">https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services</a>	Building Permit	SMUD	
44.	Prior to the issuance of a building permit, SASD and the Sacramento Regional County Sanitation District shall require the payment of sewer impact fees in accordance with the District's Ordinance. The Applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information.	Building Permit	SASD	





**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-185**

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

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 28, 2019 by the following vote:*

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

**NOES:**       **COUNCILMEMBERS:**    *None*

**ABSTAIN:**   **COUNCILMEMBERS:**    *None*

**ABSENT:**    **COUNCILMEMBERS:**    *None*



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

