

**RESOLUTION NO. 2023-127**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SUBDIVISION LAYOUT, AND TREE REMOVAL PERMIT FOR THE PLEASANT GROVE ESTATES PROJECT (PLNG22-040): ASSESSOR PARCEL NUMBER 127-0110-024**

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on June 27, 2022, from the Shah Living Trust (Property Owner) requesting a Rezone, Tentative Subdivision Map, Design Review for Subdivision Layout, and Tree Removal Permit for the Pleasant Grove Estates Project PLNG22-040 (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 127-0110-024; and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on March 2, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 3-1-1 to recommend approval of the Rezone, Tentative Subdivision Map and Tree Removal Permit to the City Council; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on April 6, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0-1 to recommend approval of the Design Review for Subdivision Layout to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on April 26, 2023, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

**WHEREAS**, the City Council continued the proposed Project to May 24, 2023 to receive additional 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 for the Project under CEQA Guidelines pursuant to State CEQA Guidelines Section 15183 based upon the following finding:

**California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required for the Project 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, 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 Project is subject to the General Plan’s Mitigation Monitoring and Reporting Program (MMRP).

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Applicant provided a VMT Analysis for the Project (Fehr & Peers, April 22, 2022) to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State-mandated reductions on VMT. According to the analysis, the Project would not exceed the City’s VMT limit for the Rural Residential land use. Additionally, the Project shall comply with the City’s Climate Action Plan measures for new single-family dwelling construction including BE-4 – Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 – Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New Existing Residential Development; TACM-6 – Vehicle Miles Traveled Threshold and TACM-8 – Tier 4 Final Construction Equipment; and TACM-9 – EV Charging Requirements.

Any future construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and possible mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project.

The Applicant has provided a Cultural Resources Analysis for the site which was peer-reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan’s goals related to the protection of cultural and tribal resources. The implementation of conditions of approval will address the potential for encountering undiscovered cultural resources and/or tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during future grading or construction activities, work will halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards in archaeology shall be retained to determine the significance of discovery.

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 a Tentative Subdivision Map, Design Review for Subdivision Layout, and Tree Removal Permit for the Project as described in Exhibit A, illustrated in Exhibit B and Exhibit C, and 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) The proposed Project is consistent with the Elk Grove General Plan. The proposed map is consistent with the land use designation and policies of the Elk Grove General Plan, which has designated the site as Rural Residential.

(b) The proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with EGMC Title 23 (Zoning), Title 22 (Land Development), and the General Plan land use designation for the proposed site.

(c) The site is physically suitable for residential development. Access to the site is available from Pleasant Grove School Road. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for residential development.

(d) Services and facilities to serve the Project site, including private well and septic, private propane tanks, water supply for fire suppression, and electricity, are available. Therefore, the site is appropriate for the proposed density for 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. The site has access to improved roads and is not located within a flood plain.

(g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Engineering Division of the Development Services Department.

### **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, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence: The site layout has been reviewed against all General Plan policies, including Rural Area Policy RA-1-1 which states that the City shall "ensure that new residential lots are no less than two gross acres in size." It also complies with all applicable zoning regulations, including minimum lot area, lot width, and lot depth. Finally, it is consistent with Rural Road Improvement Standards for the local road (<400 Average Daily Traffic (ADT)) classification, including minimum lane width, paved shoulder, roadside ditches, and total pavement width.

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: The proposed site design includes 14 single family residential lots of at least 2.0 gross acres and one detention basin. The proposed Project does not include any building construction at this time. All future residential development will be subject to compliance with the AR-2 development standards relating to setback and building height.

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: The Project does not include any building construction at this time. All future residential development will be subject to compliance with the AR-2 development standards relating to setback and building height.

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

Evidence: The proposed subdivision layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and all improvements will be consistent with the Rural Road Improvement Standards. Pleasant Grove School Road features an existing Class III bicycle route where bicyclists share a travel lane with motor vehicles. All residential parcels will have access to and from Pleasant Grove School Road through a 22-foot wide private road, which is consistent with the pavement width requirements of the Rural Road Improvement Standards. The subdivision layout was reviewed by the Cosumnes Community Services District (CCSD) Fire Department for emergency vehicle and fire truck access and determined to be consistent with applicable requirements.

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: The Project will be integrated with the City's street network. All residential parcels will have access to Pleasant Grove School Road through a 22-foot wide private road. A fire turn-around is provided approximately halfway down Road A while two cul-de-sacs are provided off Road B. An easement over the proposed private road will be dedicated for dry utility services and emergency services, as required by the City and the CCSD Fire Department.

### **Tree Removal Permit**

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, include the use of minor deviations and/or variances.

Evidence: Pursuant to Section 19.12.070 of the EGMC, a tree removal permit is required prior to any removal or work within the critical root zone of trees of local importance as defined by EGMC Section 19.12.040. One Valley oak tree along the Pleasant Grove School Road frontage is proposed for removal (Tree #3905, see Figure 5). Per the Arborist Report, Tree #3905 has a 20.0-inch diameter at standard height with rating of 2 (Major Structure or Health Problems). Due to its location under the power line, the tree has been topped to maintain property clearance. Staff and the Applicant agree that the proposed location of the private road is a feasible location along the frontage of the Project site, and results in the preservation of the most trees. Any other location for the private road along the Pleasant Grove School Road frontage would conflict with the existing overhead power pole or would require multiple trees to be removed. If the tree permit for the removal of Tree #3905 is granted, the conditions of approval require that the removal will be subject to mitigation as detailed in EGMC Section 19.12.160.

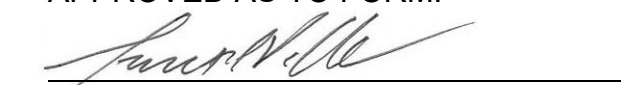
Finding #2: The effect of the removal of the trees will not negatively impact the health, safety, and prosperity of surrounding trees, of the aesthetics and general welfare of the area.

Evidence: The tree proposed for removal is not adjacent to any other trees. Therefore, the removal will not negatively impact the health, safety, and prosperity of the surrounding trees, or the aesthetics and general welfare of the area. Due to the configuration of the Project site, the tree cannot be integrated into the site design. Furthermore, the Applicant is subject to the mitigation requirements for tree removal pursuant to EGMC Chapter 19.12.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> day of May 2023

  
BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:  
  
JASON LINDGREN, CITY CLERK

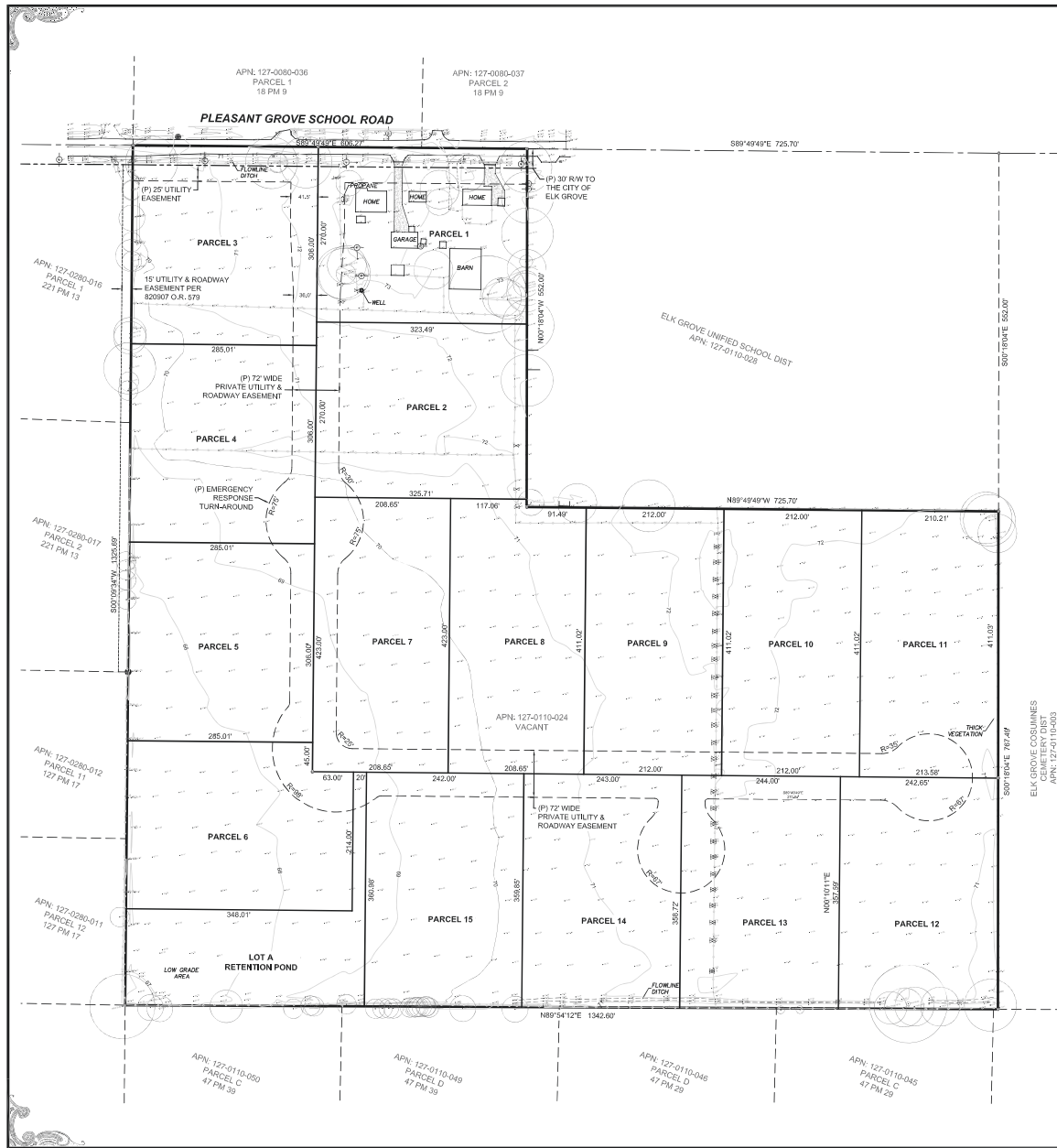
APPROVED AS TO FORM:  
  
JONATHAN P. HOBBS  
CITY ATTORNEY

**Exhibit A**  
**Pleasant Grove Estates (PLNG22-040)**  
**Project Description**

**PROJECT DESCRIPTION**

The Project consists of a Rezone to amend the zoning designation of ±31.4 gross acres from the Agricultural Residential-Minimum 5-acre lot (AR-5) designation to the Agricultural Residential-Minimum 2-acre lot (AR-2) designation; a Tentative Subdivision Map (TSM) and Design Review for Subdivision Layout to subdivide the existing parcel into 14 single-family residential parcels of at least 2.0 gross acres in size, a detention basin parcel, and a remainder lot; and a Tree Removal Permit. Each parcel will have access off Pleasant Grove School Road through proposed gates and a 22-foot wide private road. Any future home construction shall be required to comply with the City's Climate Action Plan ("CAP") measures for new single-family dwelling construction including BE-4 – Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 – Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New and Existing Residential Development; TACM-8 – Tier 4 Final Construction Equipment; and TACM-9 – EV Charging Requirements.

# EXHIBIT B



# TENTATIVE SUBDIVISION MAP



## "PLEASANT GROVE ESTATES" 10150 PLEASANT GROVE SCHOOL RD CITY OF ELK GROVE - SACRAMENTO COUNTY NOVEMBER 2022

### PROPERTY DATA

PUMP ZONE:	
APN:	127-0110-024
FIRE DISTRICT:	COSUMES CBD
POLICE DEPARTMENT:	ELK GROVE POLICE DEPARTMENT
SCHOOL DISTRICT:	ELK GROVE UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	COSUMES CBD
WATER DISTRICT:	ELK GROVE WATER SERVICE / SOMA WSA / EXISTING WELL
REFUSE DISTRICT:	CITY OF ELK GROVE INTEGRATED WASTE DIVISION
STORM DRAIN DISTRICT:	CITY OF ELK GROVE WATER RESOURCES
SANITARY SEWER DISTRICT:	SRCSO / SEPTIC
GAS:	PRIVATE
FLOOD ZONE:	X
EXISTING ZONING:	AR-2 - AGRICULTURAL, RESIDENTIAL, 5 ACRE MINIMUM
PROPOSED ZONING:	AR-2

### VICINITY MAP



### PROPERTY AREAS

EXISTING AREA:	31.48 ACRES	
PROPOSED LOTS 1-15 AND LOT A (NET AREA SHOWN BELOW IS MINUS THE PRIVATE ROAD)		
1: 2 AC. GROSS	6: 2 AC. GROSS	11: 2 AC. GROSS
2: 1.8 AC. NET	7: 1.8 AC. NET	12: 1.8 AC. NET
3: 2 AC. GROSS	8: 2 AC. GROSS	13: 2 AC. GROSS
4: 1.8 AC. NET	9: 1.8 AC. NET	14: 2 AC. GROSS
5: 2 AC. GROSS	10: 2 AC. GROSS	15: 1.8 AC. NET
6: 1.8 AC. NET	11: 1.8 AC. NET	A: 1.35 AC. GROSS
7: 1.8 AC. NET	12: 1.8 AC. NET	13: 1.35 AC. NET

### APPLICANT

SKYLINE PROPERTIES  
ERIC NUTTALL  
3701 LONETREE BOULEVARD, SUITE 102 ROCKLIN, CA 95765

### OWNER

SHAH LIVING TRUST  
3603 ROCKCREEK DRIVE, ELK GROVE, CA 95624

### LEGEND

- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊖ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC VAULT
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- ⊕ COMMUNICATIONS VAULT
- ⊕ UNKNOWN VAULT
- ⊕ STREET SIGN
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ BACKFLOW PREVENTER
- ⊕ WATER METER
- ⊕ SEWER/STORM MANHOLE
- ⊕ CLEAN OUT
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ FENCE LINE
- ⊕ CONCRETE
- ⊕ TREE DUMP/PILE/SIDE
- ⊕ PROPOSED

### LEGAL DESCRIPTION

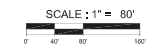
R 1/2 OF 1/2 OF SW 1/4 SEC 27, T 7 N, R 6 E, EXCEPTING EAST 126.70 FT OF NORTH 66.00 FT CONTAINING 3.16 ACRES

### NOTES

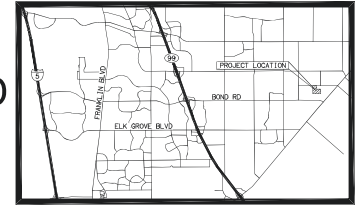
BENCHMARK: UGA-30, L-253, 68.54 FEET NAVD83 BRONZE (86 stamped) U.S.C.A. G.S. B.M. L-253 1927  
BASIS OF BEARINGS: THE WEST LINE AS SHOWN ON 47 PM 20 BEING S00°00'34"W.  
ONLY VISIBLE UTILITIES WERE LOCATED. CONTRACTOR TO VERIFY UNDERGROUND.  
SEE ASSURER'S REPORT SUBMITTED WITH THIS MAP.  
SEE REZONE EXHIBIT SUBMITTED WITH THIS MAP.  
DEVELOPER'S PROPOSED AVE. MODIFIED TO CROSS SECTION ELBOW WITH 150' MINIMUM FRONTAGE LENGTH.  
MODIFIED TO CROSS SECTION WITH 150' MINIMUM FRONTAGE LENGTH.  
WHEREBY STATE THAT ALL EASEMENTS AS INDICATED HERETOBY THE DEPARTMENT STANDARDS.  
PRELIMINARY TITLE REPORT NO. F258-20220375 DATED AS OF FEBRUARY 16, 2022 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOURED FOR BY NOTES IN SAID HEREON ALL EASEMENTS PROPOSED TO BE ABANDONED OR DISCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.



*Kris Kluma*  
KRISTOPHER KLUMA, PLS 8602  
11/30/22  
DATE



CONCEPTUAL IMPROVEMENT PLANS  
**PLEASANT GROVE ESTATES**  
**10150 PLEASANT GROVE SCHOOL ROAD**  
CITY OF ELK GROVE



VICINITY MAP  
NO SCALE

**BENCHMARK:**

U04-30, L-953 ELEV. 68.84  
BRASS DISC STAMPED  
3/8" X 3/4" X 1/2" B&L L-953 1962  
PROJECT DATUM NAVD88

**SHEET INDEX**

SHEET NO.	NAME
C1	SITE LAYOUT
C2	EXISTING CONDITION & TREE PLAN
C3	SECTIONS
C4	GRADING DETAILS

**SITE INFORMATION**

APR#	127-0110-024	RAW EARTHWORK	7,000 CU. YDS.
ORSTE AREA:	31.46 ACRE	CUT:	35,000 CU. YDS.
DISTURBED AREA:	31.46 ACRE	FILL:	32,000 CU. YDS.
SOIL GROUP:	C	NET:	32,000 CU. YDS.
PROP. % IMPERVIOUS:	5.9%	FLOOD PLAIN DATA REFERENCED FROM	
EXIST. % IMPERVIOUS:	2%	FROM PANEL:	0602703338
TREE REMOVAL:	1	DATES:	AUGUST 16, 2012
		FLOOD HAZARD ZONE:	X

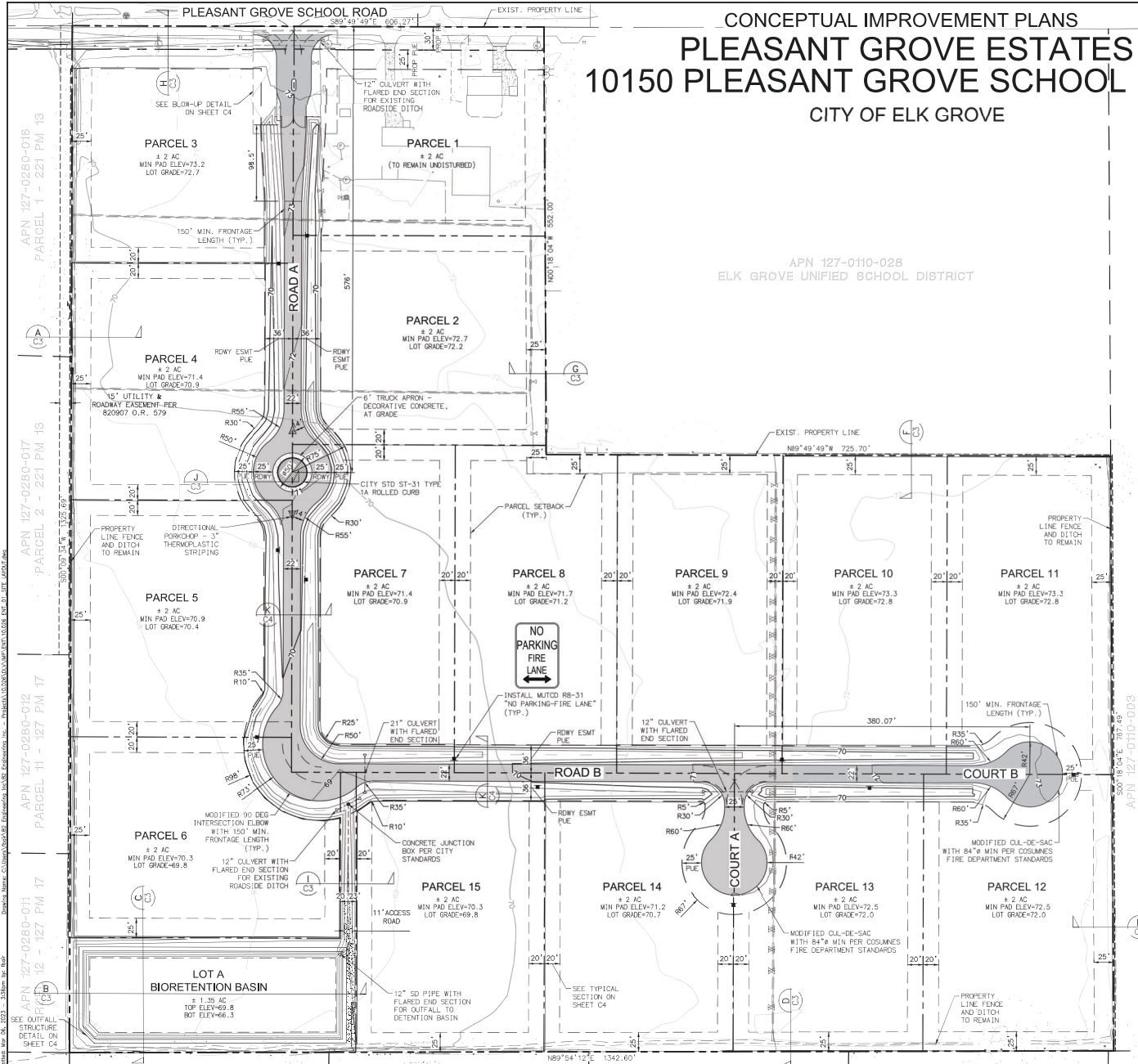
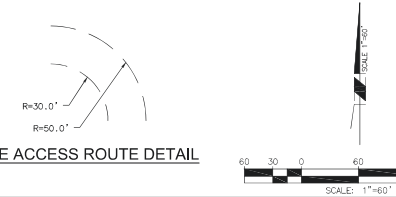
**LEGEND**

EXISTING SYMBOL:	DESCRIPTION:	PROPOSED SYMBOL:	DESCRIPTION:
(200.0)	ELEVATION	---	200.00 FS
---	CURB & GUTTER	---	DESIGN ELEVATION REQUIRED SETBACK
---	PROPERTY LINE	---	RIGHT-OF-WAY LINE
---	EASEMENT	---	PROPERTY LINE
---	CONTOURS	---	EASEMENT
---	OVERHEAD ELECTRICAL LINE	---	CONTOURS (MAJOR)
---	JOINT TRENCH	---	CONTOURS (MINOR)
---	FENCE	---	FENCE
---	REMOVE OR DEMOLISH	---	SAWOUT LINE
---	LANDSCAPING	---	FLOW LINE
---	TRAFFIC RATED INLET	---	"NO PARKING" SIGN
---	POWER POLE	---	SECTION NUMBER
---	STORM DRAIN MANHOLE	---	SHEET FOR SECTION
---	SANITARY SEWER MANHOLE	---	ASPHALT PAVEMENT
---	WATER VALVE	---	
---	WATER WELL	---	
---	PROPANE GAS TANK	---	

**UTILITY AND AGENCY INDEX**

U.S.A. ELECTRIC	SMUD	TBD	1-800-227-2600
FIRE DEPARTMENT	OSUMES FIRE	TBD	TBD
SEWER	SROD/PRIVATE	FIRE CHIEF	(916) 405-7100
STORM DRAIN	CITY OF ELK GROVE	ENGINEERING	(916) 405-5600
	WATER RESOURCES		

**FIRE ACCESS ROUTE DETAIL**



APN 127-0280-016 PARCEL 1 - 221 PM 13  
APN 127-0280-017 PARCEL 2 - 221 PM 13  
APN 127-0280-012 PARCEL 11 - 127 PM 17  
APN 127-0280-011 PARCEL 12 - 127 PM 17  
SEE OUTLAYOUT STRUCTURE DETAIL ON SHEET C4

CONCEPTUAL IMPROVEMENT PLANS FOR  
**10150 PLEASANT GROVE SCHOOL ROAD**  
APN: 127-0110-024  
**SITE LAYOUT**  
CITY OF ELK GROVE | SACRAMENTO COUNTY

PREPARED FOR:  
**JAMES EQUITY PARTNERS**  
4000 N. MARKET ST., SUITE 100  
ELK GROVE, CA 95624  
TEL: 916.452.4500  
EMAIL: JES@JAMESPARTNERS.COM  
CONTACT: ERIC MITCHELL

DATE  
BRITTANY N. BARKER, REG. 87537  
2/22/2023



**811** Know what's below. Call before you dig.

APN 127-0280-011 PARCEL 12 - 127 PM 17  
SEE OUTLAYOUT STRUCTURE DETAIL ON SHEET C4



APN 127-0280-016 PARCEL 1 - 221 PM 13  
APN 127-0280-017 PARCEL 2 - 221 PM 13  
APN 127-0280-012 PARCEL 11 - 127 PM 17  
APN 127-0280-011 PARCEL 12 - 127 PM 17

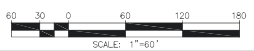
PLEASANT GROVE SCHOOL ROAD

LEGEND

- TREE WITH CORRESPONDING ARBORIST TAG AS IDENTIFIED IN ARBORIST REPORT TO REMAIN
- TREE PROPOSED TO BE REMOVED (1 TOTAL)

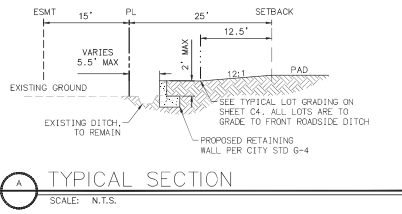
APN 127-0110-028  
ELK GROVE UNIFIED SCHOOL DISTRICT

APN 127-0110-003  
ELK GROVE COSUMNES CEMETERY DISTRICT



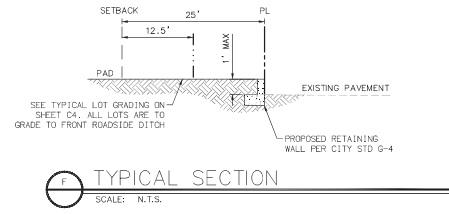
CONCEPTUAL IMPROVEMENT PLANS FOR 10150 PLEASANT GROVE SCHOOL ROAD APN 127-0110-024	
SHEET C2	
EXISTING CONDITIONS AND TREE PLAN	
CITY OF ELK GROVE   SACRAMENTO COUNTY	
PRELIMINARY - NOT FOR CONSTRUCTION	
PREPARED FOR: JAMES EQUITY PARTNERS 10150 PLEASANT GROVE SCHOOL ROAD ELK GROVE, CA 95624 TEL: 916.431.1111 EMAIL: JEFF@JAMESPARTNERS.COM CONTACT: ERIC MITCHELL	DATE
ENGINEERING 2837 WEST LAND STREET SUITE 200 SACRAMENTO, CA 95820 EIP DATE: 02/22/2023	DATE

Drawing Name: 10150 Pleasant Grove School Road - 20240420 - 10150 Pleasant Grove School Road - 20240420 - 10150 Pleasant Grove School Road - 20240420 - 10150 Pleasant Grove School Road - 20240420



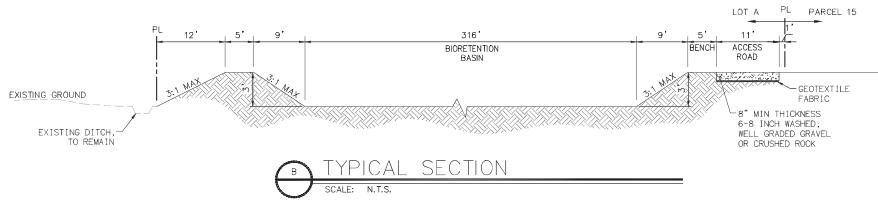
**A TYPICAL SECTION**

SCALE: N.T.S.



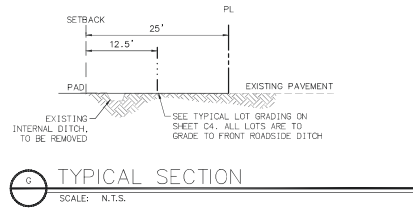
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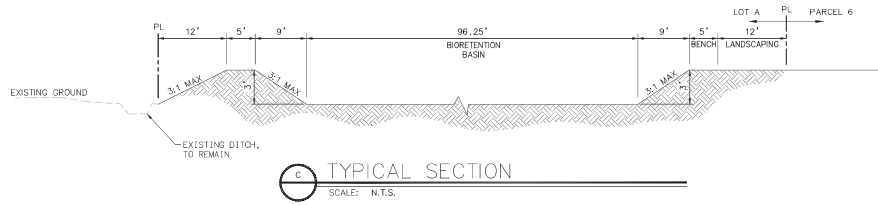
**B TYPICAL SECTION**

SCALE: N.T.S.



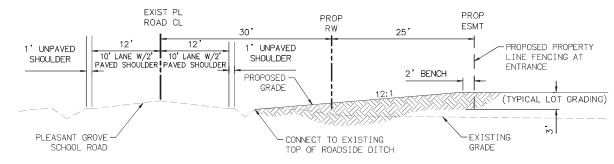
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SCALE: N.T.S.



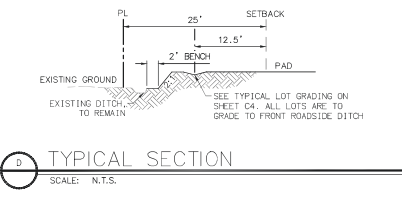
**C TYPICAL SECTION**

SCALE: N.T.S.



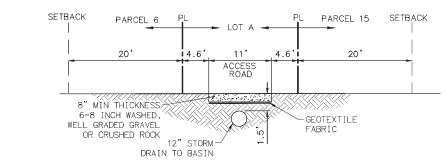
**H TYPICAL SECTION**

SCALE: N.T.S.



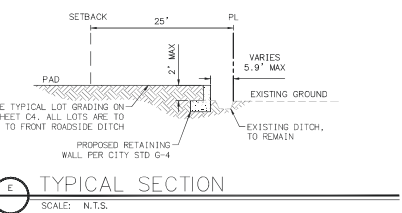
**D TYPICAL SECTION**

SCALE: N.T.S.



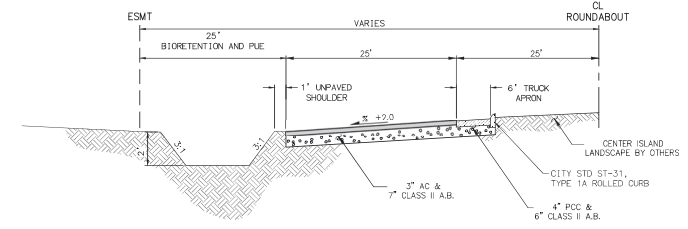
**I TYPICAL SECTION**

SCALE: N.T.S.



**E TYPICAL SECTION**

SCALE: N.T.S.

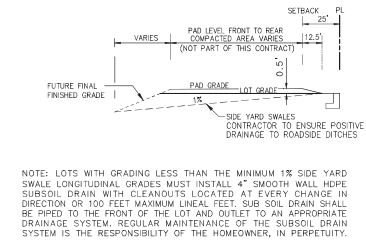
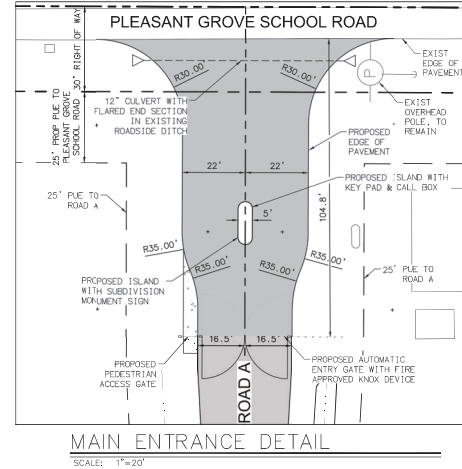
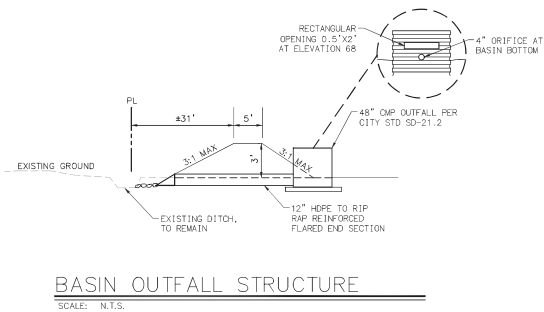
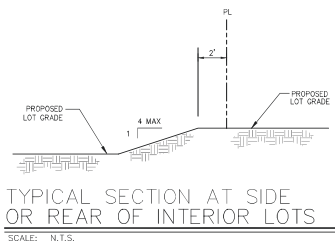
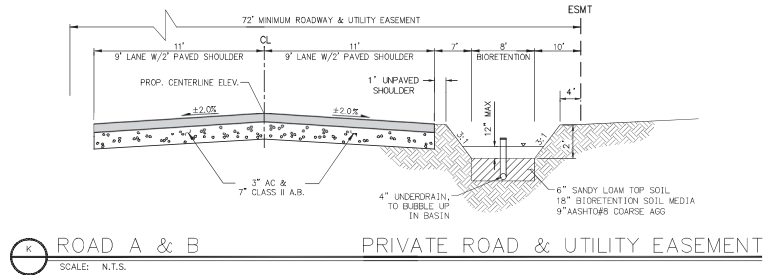


**J ROUNDABOUT SECTION**

SCALE: N.T.S.

CONCEPTUAL IMPROVEMENT PLANS FOR		SHEET
10150 PLEASANT GROVE SCHOOL ROAD		C-3
APRIL 12, 2024		
SECTIONS		
CITY OF ELK GROVE   SACRAMENTO COUNTY		
PREPARED FOR:		
JAMES EQUITY PARTNERS 10150 PLEASANT GROVE SCHOOL ROAD ELK GROVE, CA 95624 DM.LI.EQUITY@JAPARTNERS.COM CONTACT: ERIC MITCHELL		
ENGINEERING		DATE
2837 WEST LAND STREET FRESNO, CALIFORNIA 93722		8/7/23
Know what's below. Call before you dig.		

PRELIMINARY - NOT FOR CONSTRUCTION

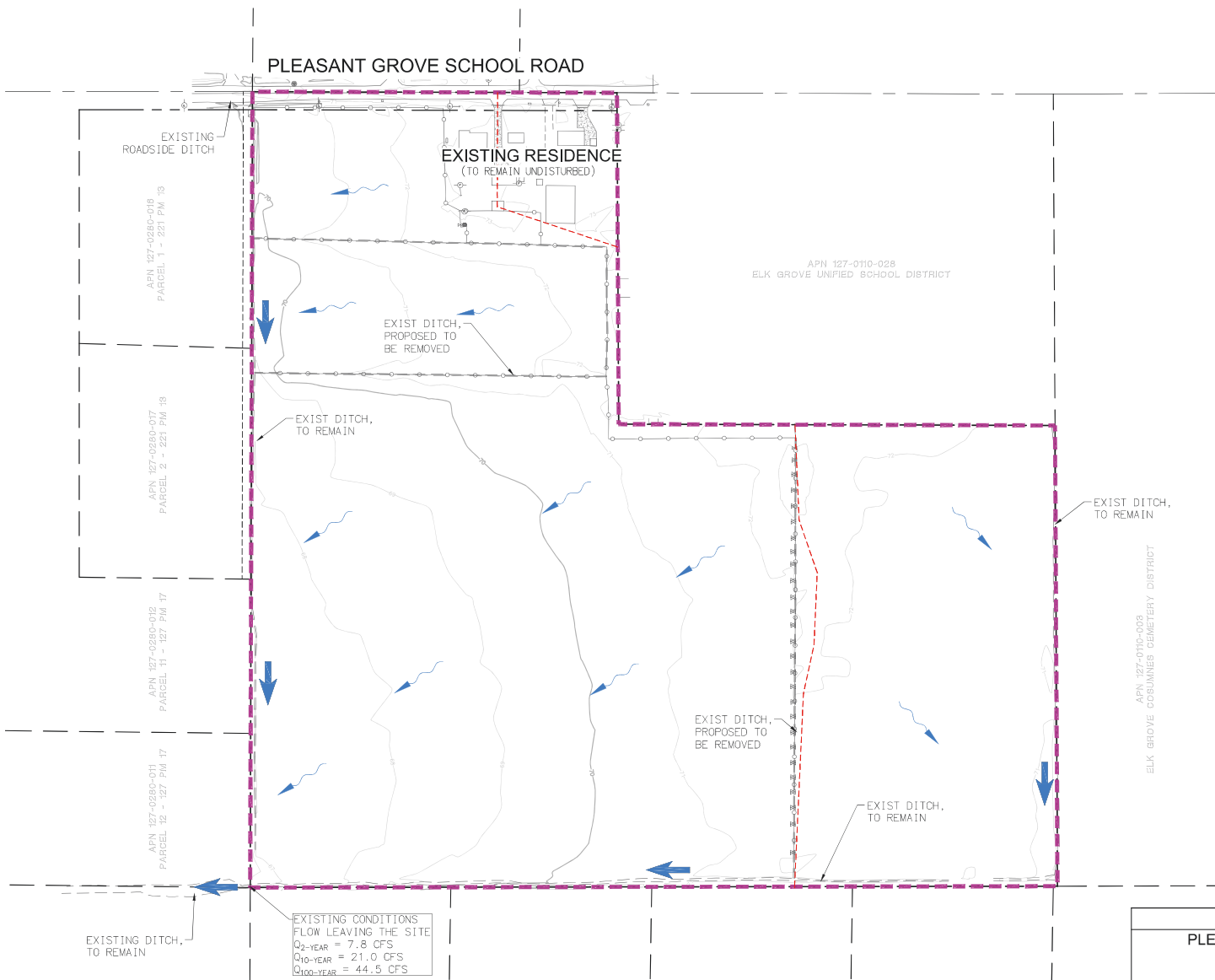


SHEET <b>C4</b>
CONCEPTUAL IMPROVEMENT PLANS FOR <b>10150 PLEASANT GROVE SCHOOL ROAD</b> <small>APR. 12/21/10-024</small>
<b>GRADING DETAILS</b>
CITY OF ELK GROVE   SACRAMENTO COUNTY
PREPARED FOR: <b>JAVIS EQUITY PARTNERS</b> 10000 ELK GROVE, CA 95624 TEL: (916) 437-5555 CONTACT: ERIC MITCHELL
ENGINEERING <small>2537 WEST CLAND STREET</small> <b>BRITANNY N. BAIRD, REG.</b> <small>NO. 4853</small> SACRAMENTO, CA 95830 <small>202/2622228</small>

Project: 10150 Pleasant Grove School Road - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10 - 10/10/10

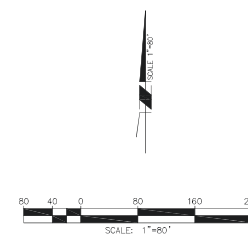
PRELIMINARY - NOT FOR CONSTRUCTION

PLEASANT GROVE SCHOOL ROAD



**LEGEND**

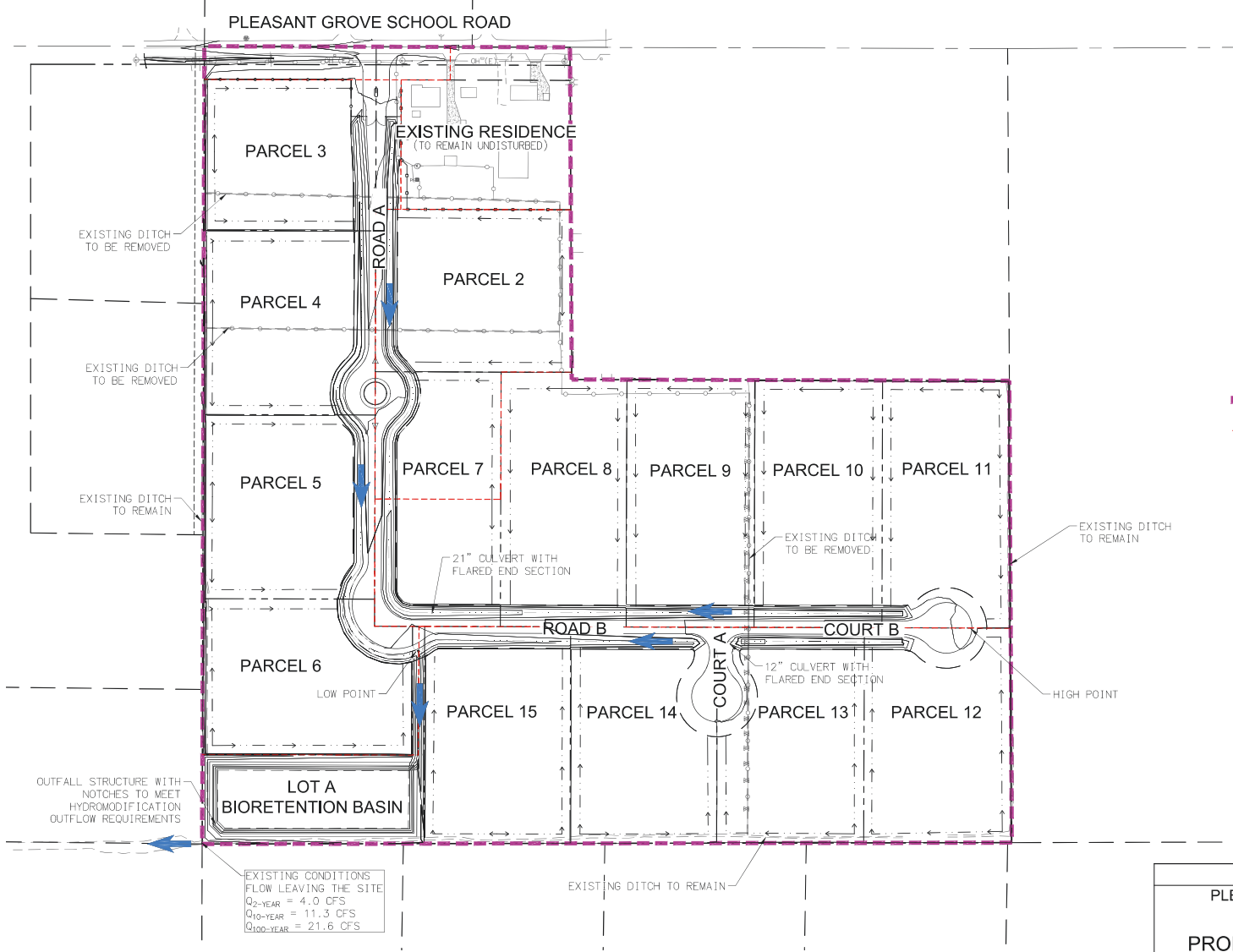
- DRAINAGE AREA BOUNDARY
- SUBAREA BOUNDARY
- OVERLAND RELEASE
- OVERLAND FLOW



EXISTING CONDITIONS  
 FLOW LEAVING THE SITE  
 Q<sub>2-YEAR</sub> = 7.8 CFS  
 Q<sub>10-YEAR</sub> = 21.0 CFS  
 Q<sub>100-YEAR</sub> = 44.5 CFS

CITY OF ELK GROVE  
 PLEASANT GROVE SCHOOL ROAD  
 PROPOSED SUBDIVISION  
 EXISTING HYDROLOGY MAP

EXHIBIT  
 1



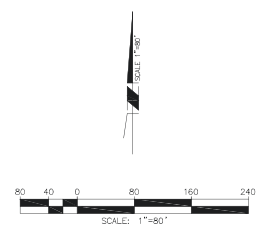
**BASIN INFORMATION**  
 MAX DEPTH=3FT (2FT PONDING)  
 MAX SIDE SLOPE=3: 1

AREA (BOT) = 30,216 SF  
 VOLUME (MAX) = 1.62 AC.FT.

**BIORETENTION INFORMATION**  
 AREA = 30,750 SF  
 SUBDRAIN ELEV=12"  
 MAX PONDING=12"  
 SUBSECTION = 6" TOP SOIL/18"  
 BIO SOIL MEDIA/ 9"#8 COARSE AGG

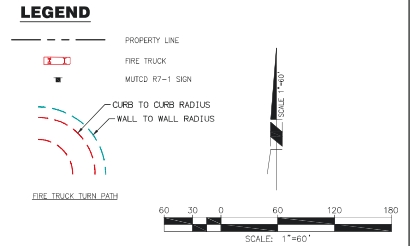
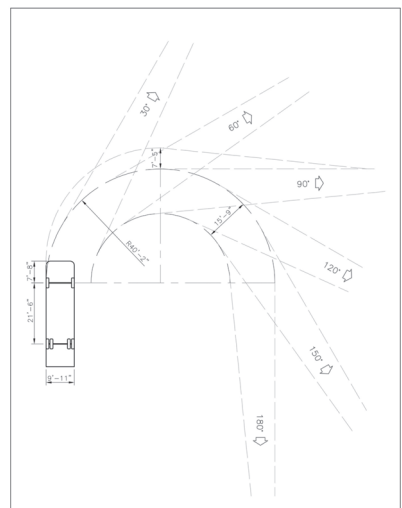
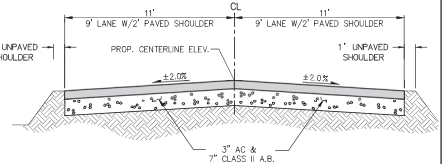
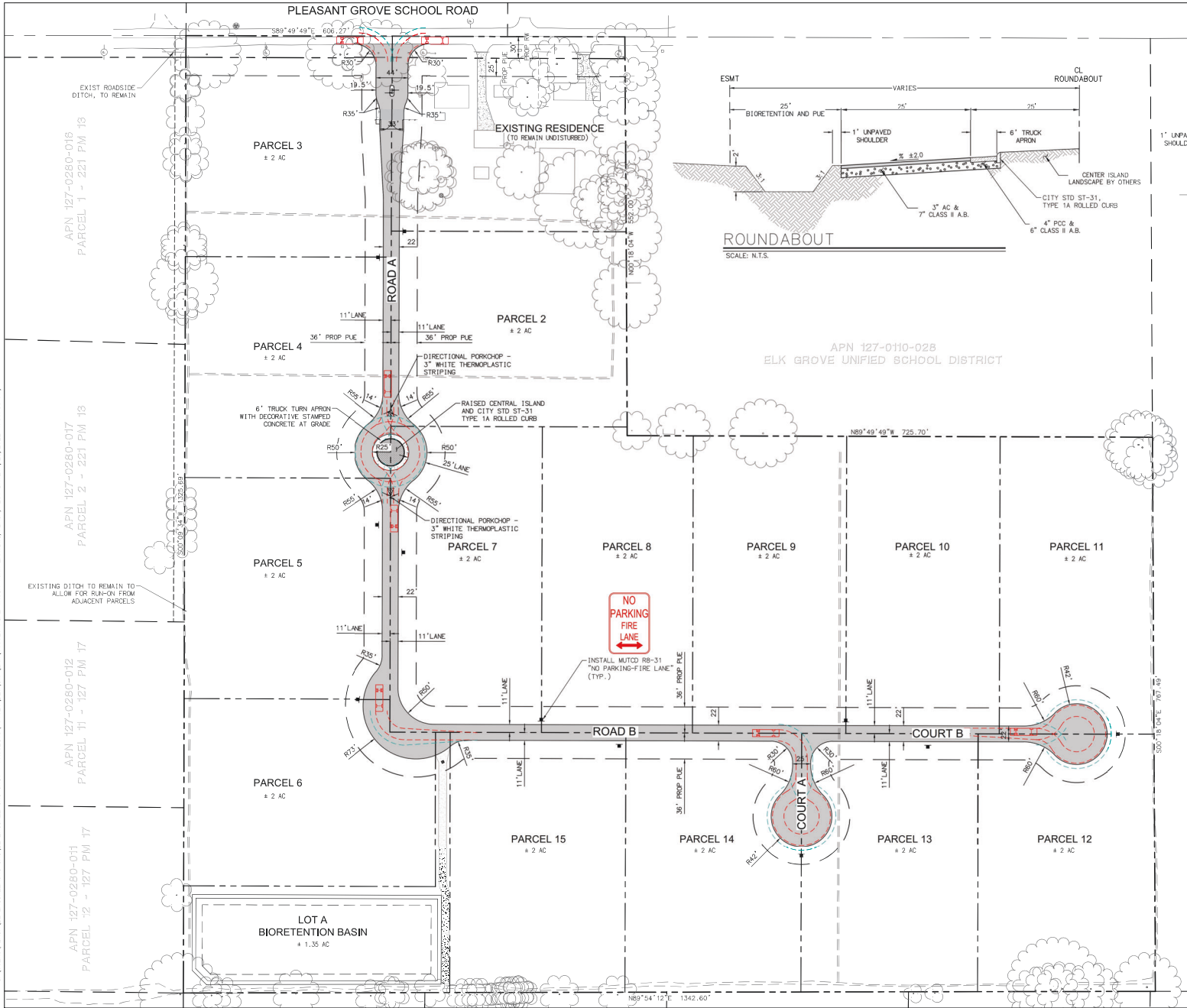
**LEGEND**

- DRAINAGE AREA BOUNDARY
- SUBAREA BOUNDARY
- DIRECTION OF FLOW
- OVERLAND FLOW

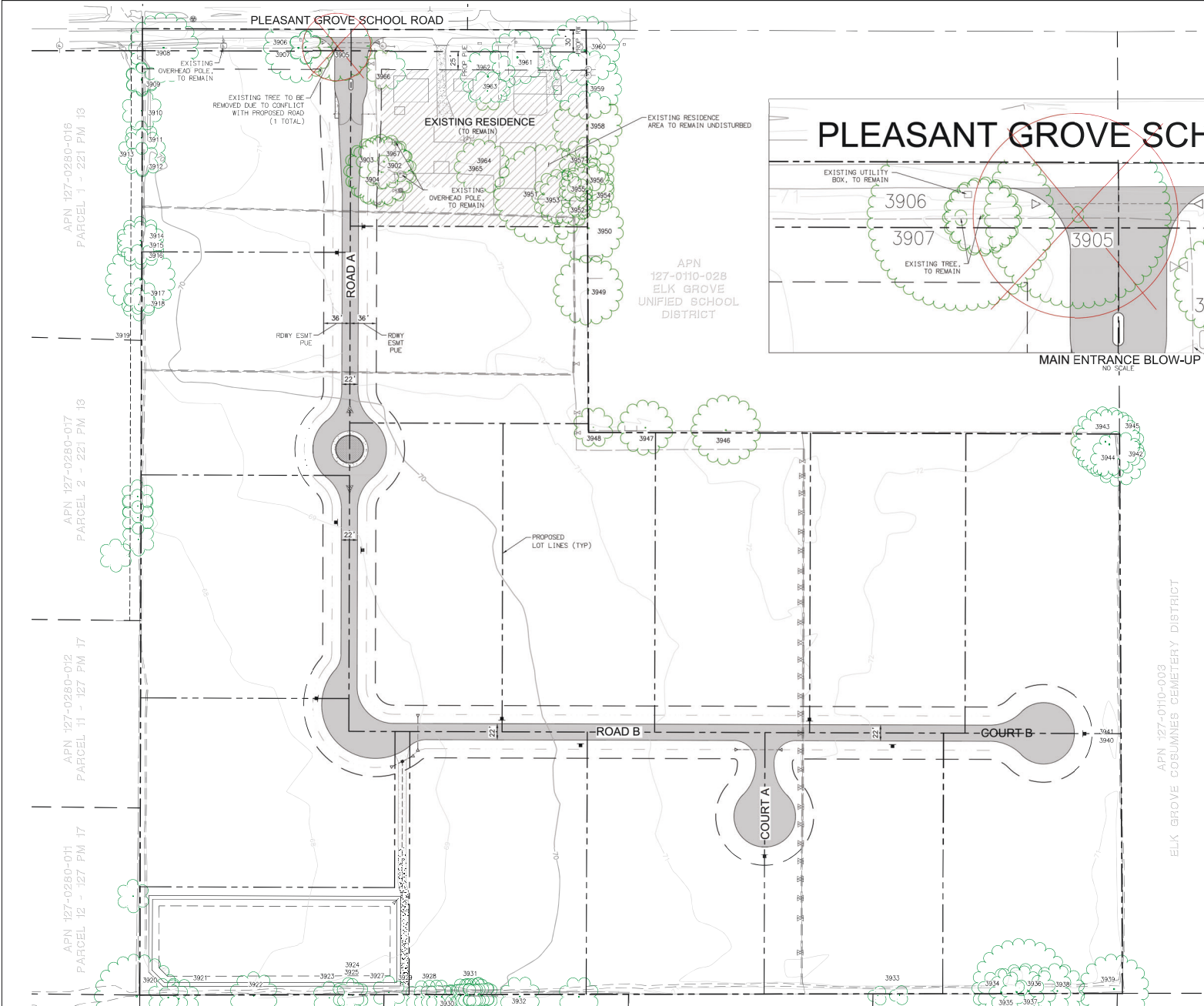
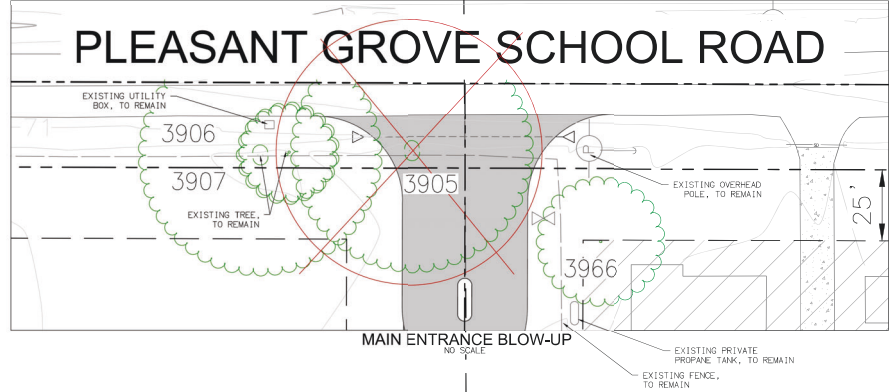


CITY OF ELK GROVE  
 PLEASANT GROVE SCHOOL ROAD  
 PROPOSED SUBDIVISION  
 PROPOSED HYDROLOGY MAP

EXHIBIT  
 2



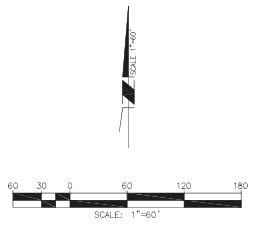
C. VOYLES/STANBRO ENGINEERING, INC./322 ENGINEERING, INC. - PROJECTS/10-COR/DVA/MP/04/10-026-FIRE TRUCK TURN EXHIBIT/PILOT DATE: 11/29/2022 4:36:33 PM



**LEGEND**

TREE WITH CORRESPONDING ARBORIST TAG AS IDENTIFIED IN ARBORIST REPORT TO REMAIN

TREE PROPOSED TO BE REMOVED (1 TOTAL)



CITY OF ELK GROVE  
 PLEASANT GROVE ESTATES  
 PROPOSED SUBDIVISION  
 TREE REMOVAL EXHIBIT

EXHIBIT  
 5

APN 127-0280-016  
 PARCEL 1 - 221 PM 13

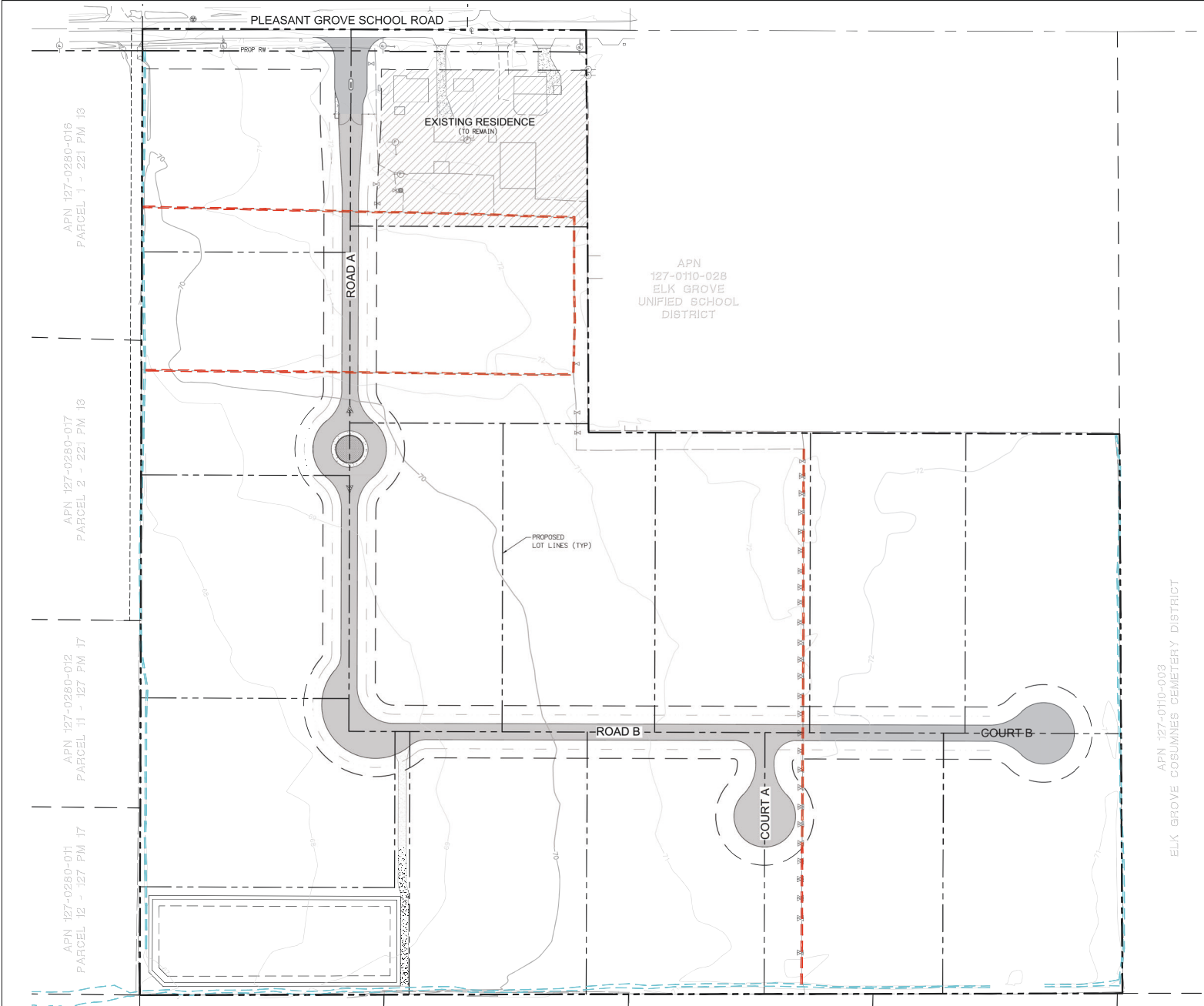
APN 127-0280-017  
 PARCEL 2 - 221 PM 13

APN 127-0280-012  
 PARCEL 11 - 127 PM 17

APN 127-0280-011  
 PARCEL 12 - 127 PM 17

APN 127-0110-003  
 ELK GROVE COBURNES CEMETERY DISTRICT

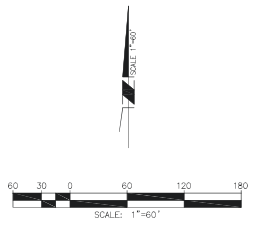
APN  
 127-0110-028  
 ELK GROVE  
 UNIFIED SCHOOL  
 DISTRICT



APN 127-0110-003  
ELK GROVE COBURNES CEMETERY DISTRICT

**LEGEND**

- - - EXISTING ONSITE DITCH TO BE REMOVED
- - - EXISTING ONSITE DITCH TO REMAIN



CITY OF ELK GROVE  
PLEASANT GROVE ESTATES  
PROPOSED SUBDIVISION  
ONSITE DITCH EXHIBIT

EXHIBIT  
6



**Exhibit C**  
**Pleasant Grove Estates (PLNG22-040)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/M onitoring</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 applicable federal, state, and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner 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 limitation periods may apply. The City reserves all rights.	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/M onitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Title 22 (Land Development)</li> <li>• Elk Grove Rural Road Standards</li> </ul>	On-Going	Planning	
6.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Rural Road Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Planning Engineering SCWA SMUD PG&E	
7.	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 County Water Agency (SCWA) or other agencies or services providers as established by law.	On-Going	Planning Engineering Building CCSD SCWA EMD	
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 (Title 16.44 of the EGMC)</li> <li>• Tree Preservation (Title 19.12 of the EGMC)</li> <li>• Swainson's Hawk Mitigation (Title 16.130 of the EGMC)</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> <li>• Well and septic permits from the Sacramento County Environmental Management Division (EMD)</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA EMD	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/Implementation</u></b>	<b><u>Enforcement/Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
9.	<p>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	On-Going	Planning	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/M onitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
10.	<p>Before the start of any grading activities, the Applicant shall retain a qualified scientist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearances, and types of fossils likely to be seen during construction, and property notification procedures should fossils be encountered. Training on paleontological resources shall be provided to all other construction workers but use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources are discovered during grading or construction activities within the Project Area, work shall immediately be halted within 50 feet of the discovery, and the Planning Division shall be immediately notified. The Applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology Guidelines. The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the Applicant before construction activities resume in the area where paleontological resources were discovered.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	On-Going	Planning	
11.	<p>The Tentative Subdivision Map approval is valid for three (3) years 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 map approval date by which this resolution was adopted.</p>	Three years, from date of approval	Planning Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/M onitoring</u>	<u>Verification (date and Signature)</u>
12.	Gates across fire access roads or access driveways shall first obtain a permit and meet the minimum requirements of the Cosumnes Fire Department Emergency Access Gates and Barriers standard.	On-Going, Prior to Installation of Gate	CCSD Fire	
13.	Fencing along the Pleasant Grove School frontage and the Project perimeter shall be constructed of open view material.	On-Going	Planning	
14.	The installation of traffic calming devices such as but not limited to speed bumps, humps or other designs are prohibited unless approved by the Fire Code Official.	On-Going	CCSD Fire	
15.	SMUD has existing overhead 12kV facilities along Pleasant Grove School Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
16.	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.	On-Going	SMUD	
<b>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</b>				
16-A.	This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH# 201706105). This includes all pre-construction measures prior to grading. Until the MMRP deposit of \$5,000 has been paid and the General Plan MMRP has been recorded with the County Recorder against the subject property, no Final Map from the City will be approved.	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/M onitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
17.	<p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:</p> <ul style="list-style-type: none"> <li>• Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth In Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect. Purchase of credits at a 1:1 ratio from a CDFG-approved mitigation bank for Elk Grove is an acceptable mitigation; OR</li> <li>• Submit payment of Swainson’s hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.</li> </ul>	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
18.	The one (1) tree of local importance (Valley Oak) identified in the Tree Removal exhibit is approved for removal. The Applicant shall mitigate for the loss of the tree removed pursuant to EGMC Chapter 19.12.	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
19.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/M onitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
20.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
22.	The Applicant shall provide procedures to accommodate Hydromodification requirements. Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans	Engineering	
23.	<p>The Applicant shall provide a Fire Access Roadway Maintenance Agreement (RMA) between the Cosumnes Community Services District and all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be on the form provided by the District and recorded with the Sacramento County Recorder. The roadway maintenance agreement shall include the following:</p> <ul style="list-style-type: none"> <li>• Provisions for the necessary repair and maintenance of the roadway surface.</li> <li>• Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20').</li> <li>• Provisions for the maintenance, repair, and/or replacement of NO PARKING LAND signage or striping.</li> <li>• Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.</li> </ul>	Improvement Plans	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<b>PRIOR TO FINAL MAP APPROVAL</b>				
24.	<p>The Applicant shall design and improve Pleasant Grove School Road, along the Project's frontage in accordance with the City's Rural Road Improvement Standards and to the satisfaction of the Public Works Director.</p> <p>Improvements and appropriate road transitions, including all necessary signing and striping, will be evaluated during Improvement Plan Review.</p>	Final Map	Engineering	
25.	<p>The Applicant shall establish a Homeowners Association (HOA) prior to the recordation of the final map. The association shall be responsible for the maintenance and use of common areas, including but not limited to the private gates, private detention basin, roadways, all existing drainage systems, and all utilities unless otherwise required by any agency as a public facility.</p> <p>Additionally, the Covenants, Conditions, and Restriction (CC&amp;Rs) for the HOA shall include the following:</p> <ul style="list-style-type: none"> <li>• All exterior light fixtures shall be fully shielded (full cutoff).</li> <li>• Screening of any above ground mechanical equipment within the required building setback area shall be provided.</li> <li>• Screening along neighboring property lines shall not include plants toxic to animals.</li> <li>• Lots bordering Pleasant Grove Elementary School install a 5 ft wide by 10 ft tall screening border of plants/trees along the fence line within 6 months of obtaining building permits.</li> </ul>	Final Map	Engineering	
26.	The Applicant shall dedicate an easement over all private streets to allow access for utility services and emergency vehicles.	Final Map	Engineering	
27.	The Applicant shall dedicate to the City a 25-foot Public Utility Easement as shown on the Tentative Subdivision Map to the satisfaction of the City.	Final Map	Engineering	



<b><u>Conditions of Approval</u></b>		<b><u>Timing/Implementation</u></b>	<b><u>Enforcement/Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
28.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance with City Policy and to the satisfaction of the City.	Final Map	Engineering	
29.	The Applicant shall design and construct all internal streets as shown on the Tentative Subdivision Map in accordance with the City's Rural Road Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
30.	The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City, which shall include the appropriate security.	Final Map	Engineering	
31.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless otherwise approved by the City in writing. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the Final Map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
32.	<p>Prior to recording of a 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	
33.	<p>Prior to recording of a 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 the Applicant 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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/M onitoring</u>	<u>Verification (date and Signature)</u>
34.	<p>Prior to recording of a 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 the Applicant 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/assessment_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</a></p>	Final Map	Finance	
35.	<p>Prior to recording of a 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 the Applicant 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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/M onitoring</u>	<u>Verification (date and Signature)</u>
36.	<p>Prior to recordation of the final map, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district (“CFD”) and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District (“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 property owner(s) 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, or approval of the Improvement Plan shall be provided.</p> <p>It is the responsibility of the applicant or their representative to contact the Cosumnes Fire Department to initiate the Community Facilities District process.</p>	Final Map	CCSD Fire	
37.	<p>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 access roads.</p>	Final Map	SMUD	
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
38.	<p>Final Map shall be completed, approved and recorded prior to 1<sup>st</sup> building permit.</p>	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning Engineering	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
39.	The Project shall comply with the City's Climate Action for new single-family dwelling construction including BE-4 - Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 - Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New Existing Residential Development; TACM-6 – Vehicle Miles Traveled Threshold and TACM-8 - Tier 4 Final Construction Equipment; and TACM-9 - EV Charging Requirements.	Building Permit	Planning	
40.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
41.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
42.	Addresses for all lots shall be provided to the Fire Department prior to building permit issuance.	Prior to issuance of 1 <sup>st</sup> Building Permit	CCSD Fire	
43.	Required roadways, fire access lanes, street signs, and addresses shall be installed prior to combustible construction or on-site storage of combustible materials.	Prior to issuance of 1 <sup>st</sup> Building Permit	CCSD Fire	
44.	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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/M onitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
45.	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	
46.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
47.	Prior to the issuance of building permits, the Applicant shall pay the Surface Water Component Fee for Private wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	
48.	If using private wells, construct water wells in the Mehrten Formation with sanitary seals extended to just above the intake sections of the wells.	Building Permit	SCWA	
49.	To ensure that maximum contaminant levels for arsenic are not exceeded, all water wells shall be tested for arsenic at the time of construction. Test results shall be submitted to SCWA.	Building Permit	SCWA	

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-127**

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

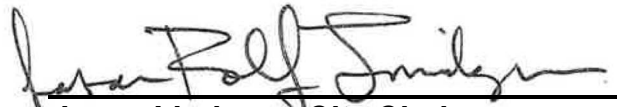
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 24, 2023 by the following vote:*

**AYES:           COUNCILMEMBERS:       Singh-Allen, Spease, Brewer, Robles, Suen**

**NOES:           COUNCILMEMBERS:       None**

**ABSTAIN:       COUNCILMEMBERS:       None**

**ABSENT:        COUNCILMEMBERS:       None**

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