

**RESOLUTION NO. 2024-039**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE SHELDON PARK ESTATES AMENDMENT TO EG-13-016 PROJECT (PLNG21-034) EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15303 AND APPROVING AMENDMENTS TO THE PREVIOUSLY APPROVED CONDITIONS OF APPROVAL AND SUBDIVISION DESIGN REVIEW FOR THE SHELDON PARK ESTATES TENTATIVE SUBDIVISION MAP PROJECT (EG-13-016), AND MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR FUTURE ABANDONMENTS OF ROADWAY AND DRAINAGE EASEMENTS, AND DEDICATIONS OF PUBLIC UTILITY AND ACCESS EASEMENTS**

**ASSESSOR PARCEL NUMBERS: 121-1130-001 THRU -016,  
121-1190-001 THRU -011 AND 121-0180-066**

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on May 21, 2021, from Capitol Realtors, Inc. (Applicant) requesting amendments to the previously approved Conditions of Approval and Subdivision Design Review for the Sheldon Park Estates Tentative Subdivision Map Project (EG-13-016), and to make a Finding of Consistency with the General Plan for future roadway and drainage easement abandonments for the Sheldon Park Estates Amendment Project PLNG21-034 (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs 121-1130-001 thru -016, 121-1190-001 thru -011, and 121-0180-066; 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 City Council held a duly-noticed public hearing on March 27, 2024, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby finds the Sheldon Park Estates Amendment Project exempt under CEQA Guidelines pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303 based upon the following finding:

**California Environmental Quality Act (CEQA)**

Finding: The Project is exempt under CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15303 (New Construction or Conversion of Small Structures).

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.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the Common Sense Exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The Project includes amendments to the Conditions of Approval and Subdivision Design Review approved for the Sheldon Park Estates Tentative Subdivision Map Project (EG-13-016) and a Finding of Consistency with the General Plan for future roadway and drainage easement abandonments in order to create a private gated community. 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 as the proposed amendments and abandonments will not bring any physical change to the environment. The layout of the roadways will stay the same as what was originally approved with the exception of going from public to private. The Project is consistent with General Plan Policies LU-7-1, H-3-3, and RA-1-1. Therefore, the Project qualifies for the exemption under Section 15061(b)(3) (Common Sense Exemption) and no further environmental review is required.

The Project is also exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed Project will result in the construction of two vehicle entry gates at Dasani Way and Penta Way at the entrance of the existing subdivision. Staff reviewed the Project and did not find evidence that any special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15303.

**AND BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves the proposed amendments to the Conditions of Approval and Subdivision Design Review, for the Project as described in Exhibit A, illustrated in Exhibit B, and subject to the Conditions of Approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

### **Amendment to Tentative Subdivision Map Conditions of Approval**

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: For items a-g above, the proposed Project will continue to be consistent with the General Plan. The lot sizes will remain two acres or more, which complies with the Rural Residential land use designation as identified in the City's General Plan. The site is not within the area of a specific plan. The amendment will not cause serious public health problems as the future abandonment will still comply with EGMC Titles 22 and 23 and the General Plan. The site will remain physically suited to the type of development as the lot configuration and street network have been designed to respect the existing wetlands and other environmental features. The homeowner's association will maintain the roadways and easements and grant access to the City and Cosumnes Fire Department. The design of the subdivision is not likely to cause substantial environmental damage and will avoid any wildlife habitat as the original map includes easements and provides buildable areas that do not include these features. The subdivision will not conflict with any existing easements and will abandon the drainage and roadway easements required in the previously approved Conditions of Approval.

### **Amendment to Subdivision Design Review**

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

Evidence #1: The original map was evaluated and meets the applicable standards of Elk Grove Municipal Code Title 22 Land Development, the City's Improvement Standards, Zoning Code requirements, and provisions of the Citywide Design Guidelines. The Map will not change and continue to meet the applicable standards, but the roadway will be labeled as private with dedication of easements over the private streets for utilities and emergency services access.

Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence #2: The original map will continue to provide adequate access and on-site circulation for vehicle, bicycle, and pedestrian modes. All proposed street widths meet the City's requirements for roadways in the rural area. The Project also includes a trail segment along the power line corridor parallel to Waterman Road. Thus, the amendment will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation. The streets will be private instead of public.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence #3: The original map will continue to connect with the surrounding street system consistent with projects in the rural area. The design of the roadways is in keeping with the Rural Roads Standards. The Project also includes a trail segment along the power line corridor parallel to Waterman Road.

**AND BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby finds, pursuant to Government Code 65402, that the future roadway and drainage easement abandonments and dedication of access and public utility easements are consistent with the City of Elk Grove's General Plan based upon the following finding:

**Finding of General Plan Consistency for Future Abandonments of Roadway and Drainage Easements and Dedications of Public Utility and Access Easements**

Finding: The proposed abandonments and dedications are consistent with the City of Elk Grove General Plan.

Evidence: The future abandonments would privatize the subdivision and allow the subdivision to become a private gated community. These abandonments are consistent with the following General Plan Policies:

***Policy LU-7-1:*** *Development in the Rural Area shall take place under the guidance of the Sheldon/Rural Area Community Plan that includes land use designations, development standards, infrastructure standards, infrastructure plans, a financing plan and design guidelines and implementation.*

***Policy H-3-3:*** *Encourage creative and flexible design for residential development.*

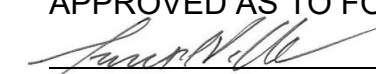
***Policy RA-1-1:*** *Ensure that new residential lots are not less than 2 gross acres in size.*

Further, the Sheldon Park Estates Subdivision will continue to comply with the Rural Area Community Plan with minimum two-acre gross lots. To become a private community, the original map will abandon the roadway and drainage easements and dedicate utility and emergency services access. These future changes to the map will not change the subdivision layout or development standards and will continue to comply with the City's General Plan.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 27<sup>th</sup> day of March 2024

  
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**  
**Sheldon Park Estates Amendment to EG-13-016 (PLNG21-034)**  
**Project Description**

**PROJECT DESCRIPTION**

The Sheldon Park Estates Amendment Project (PLNG21-034) (the Project) consists of amendments to the previously approved Conditions of Approval and Subdivision Design Review for the Sheldon Park Estates Tentative Subdivision Map (EG-13-016) in order to convert a portion of the under-construction subdivision (28 parcels) into a private gated community and install a vehicle gate at Penta Way and Dasani Way. The Project also includes making a Finding of Consistency with the General Plan pursuant to Government Code section 65402 for future roadway and drainage easement abandonments that will be required pursuant to the proposed amendments to the Conditions of Approval.

**Exhibit B**  
**Sheldon Park Estates Amendment to EG-13-016 (PLNG21-034)**  
**Project Plans**

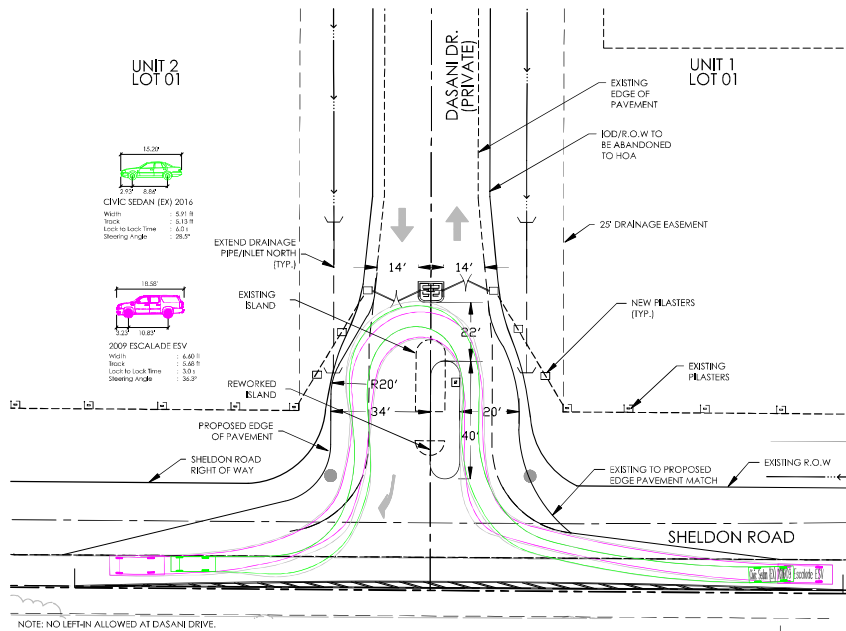
# PROJECT ENTRY

# SHELDON PARK ESTATES NORTH PRIVATE GATE ENTRY DETAILS

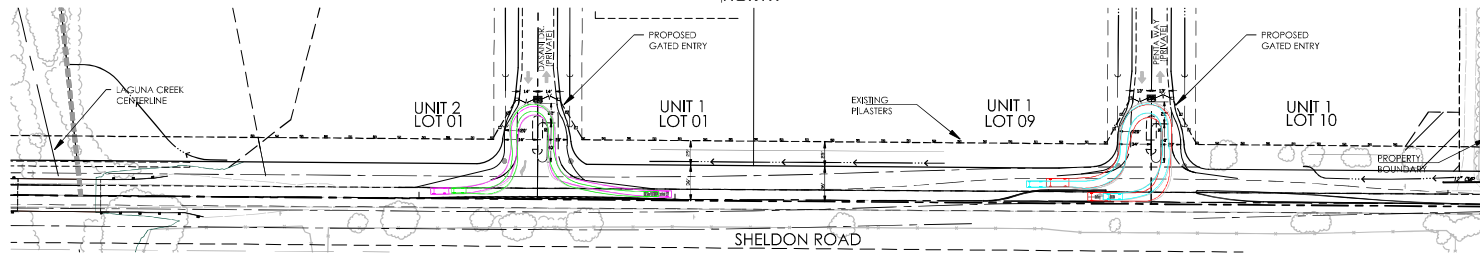
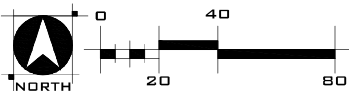
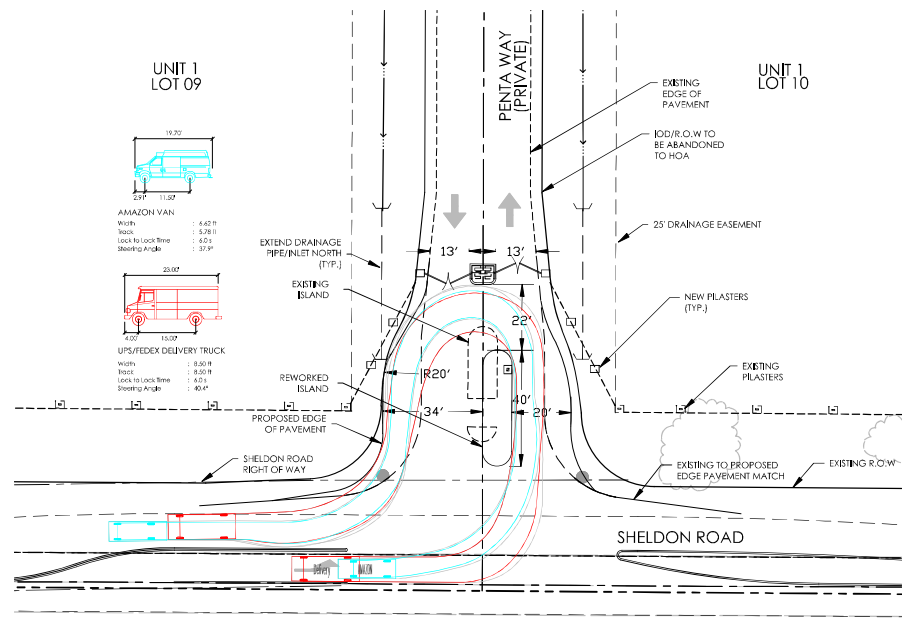
ELK GROVE, CALIFORNIA

NOVEMBER 9, 2023

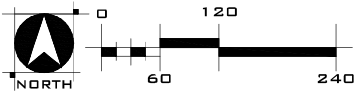
DASANI DRIVE AT SHELDON ROAD DETAIL



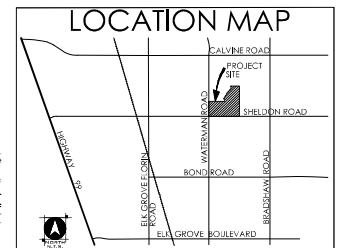
PENTA WAY AT SHELDON ROAD DETAIL



SHELDON ROAD AT DASANI DRIVE & PENTA WAY OVERVIEW



NOTE: CONCEPTUAL DESIGN ONLY. FINAL DESIGN TO BE DETERMINED BY ENGINEERING.



**Exhibit C**  
**Sheldon Park Estates Amendment to EG-13-016 (PLBG21-034)**  
**Project Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<b>On-Going</b>				
1.	<p>The development approved by this action is for a Tentative Subdivision Map to create the following, as illustrated in the attached Exhibit B (hereinafter the "Project"):</p> <ul style="list-style-type: none"> <li>Subdivide two lots totaling 113± acres into 45 residential lots and one remainder lot</li> </ul> <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant, or Successors in Interest (hereby referred to as the Applicant), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
4.	<p>Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> </ul>	On Going	Planning <del>Public Works</del> Engineering	
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of <del>Public Works</del> the City.</p> <p>Utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	<del>Public Works</del> Engineering  SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (<b>SacSewer</b>), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering <del>Public Works</del> CCSD SCWA <b>SacSewer</b>	



	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Master home plan design review (for non-custom home projects)</li> <li>• Grading Permit and Improvement Plan</li> <li>• Final Map</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Section 404, 401, 1602, or other State or Federal environmental permit</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> </ul>	On-Going	Planning Engineering <del>Public Works</del> Building CCSD SCWA <b>SacSewer</b>	
8.	<p><u>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.</u></p>	<u>On-Going</u>	<u>CCSD-Fire</u>	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<b>Prior To or In Conjunction With Improvement and/or Grading Plan Approval</b>				
9.	<p>The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Sheldon Park Estates Project. A deposit of \$5,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be promptly refunded to the Applicant. If the project is constructed in phases between multiple parties each party shall give the City a deposit, additional deposit(s) shall be required to the satisfaction of the Planning Director.</p>	<p>Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.</p>	<p>Planning</p>	
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>Improvement Plan</p>	<p>Planning</p>	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
11.	<p>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 CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	
12.	<p>Applicant shall construct open view fencing along the boundary of the giant garter snake habitat boundary, along the property boundaries with Sheldon Road, along any residential property boundary that abuts the remainder lot, and along the boundaries of the power line trail. The fencing shall be non-combustible and shall be designed consistent with the rural character of the area and to the satisfaction of the Planning Department, CSD Fire, and CSD Parks.</p>	Improvement Plans	Planning CSD Fire CSD Parks	
13.	<p>Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific, area, or master plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) (whichever occurs first)	Engineering <b>Public Works</b>	
14.	<p>The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region.</p>	Prior to Improvement Plan Approval or Prior to Issuance of Grading Permits (whichever occurs first)	Engineering <b>Public Works</b>	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
15.	Roads with cul-de-sacs extending 600 feet or more into the cul-de-sacs shall provide a turn out at midway for fire apparatus to turn around.	Improvement Plan	CCSD Fire	
16.	The Applicant shall dedicate, design, and construct the trail under the power line corridor as illustrated on the Tentative Map to the satisfaction of Public Works. Landscaping along the trail shall not be required. Dedication of the trail shall occur as part of the first Final Map. Construction may be deferred to Phase 4.	Dedication as part of First Final Map  Improvement Plan for Phase 4 (portion west of Laguna Creek)	Engineering <del>Public Works</del> CCSD Parks	
17.	No fill shall be placed under the power lines within the remainder lot.	Grading/ Improvement Plans	SMUD Engineering <del>Public Works</del>	
18.	Prior to Improvement Plan approval for the trail under the power lines, the Applicant shall obtain a joint-use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. The Applicant should contact SMUD's Property Administrator for application procedures.	Improvement Plans	SMUD Engineering <del>Public Works</del>	
19.	The Applicant shall construct the trail shown along Sheldon Road on the Tentative Map as an all-weather path to the satisfaction of the City <del>Public Works</del> .	Improvement Plans	<del>Public Works</del> Engineering	
20.	The Applicant shall construct the bike trail and maintenance road along Laguna Creek as illustrated on the Tentative Map to the satisfaction of the City <del>Public Works</del> . Landscaping along the trail shall not be required.	Improvement Plans	<del>Public Works</del> Engineering	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
21.	The Applicant shall dedicate to the City an access and utility easement over Dasani Way, Penta Way, Aquafina Court, and Evian Court to allow access for services such as utility and emergency vehicles. The easement document shall be signed by all property owners.	Right-of-Way Abandonment	Engineering	
22.	The Applicant shall establish a Homeowners Association (HOA) prior to the abandonment of rights-of-way. The HOA shall be responsible for the maintenance and use of common areas, including but not limited to private roadway, all utilities, including but not limited to sewer, water, drainage, etc. unless otherwise required by any agency as a public facility.	Right-of-Way Abandonment	Engineering	
23.	The Applicant shall obtain approval from California Department of Real Estates amending the subdivision from public to private.	Right-of-Way Abandonment	Engineering	
24.	The Applicant shall obtain consent from lien holder(s) of each individual lot regarding the abandonment of public right-of-way within the subdivision.	Right-of-Way Abandonment	Engineering	
25.	The Applicant shall apply for and obtain City approval of the 25-foot drainage easement abandonment adjacent to Dasani Way, Penta Way, Aquafina Court, and Evian Court.	Right-of-Way Abandonment	Engineering	
26.	The Applicant shall apply for and obtain City approval of a public right-of-way abandonment of Dasani Way, Penta Way, Aquafina Court, and Evian Court.	Right-of-Way Abandonment	Engineering	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
27.	<p>Provide Fire Access Roadway Maintenance Agreement (RMA) between Cosumnes Community Services District and all parcels connected to and served by the fire access roadway/HOA. 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-FIRE LANE signage or striping</li> <li>• Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems</li> </ul>	Prior to Abandonment of Public Rights-of-Way	CCSD-Fire	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<b>Prior To or In Conjunction with Final Map Approval and Recordation</b>				
28.	Any proposed improvements located within Western Area Power Administration (WAPA) easement shall be reviewed and approved by WAPA.	Final Map	Engineering <del>Public Works</del>	
29.	The Final Map shall label the power line transmission easement corridors as "Restricted Building and Use Area."	Final Map	SMUD	
30.	The Applicant shall disclose to future/potential owners the existing 69kV and 230 kV electrical facilities.	Final Map	SMUD	
31.	The Applicant shall dedicate to the City all easements as shown on the tentative map to the satisfaction of <del>Public Works</del> the City.  The Applicant shall consult with the Sacramento-Yolo Mosquito & Vector Control District regarding easement language for the Laguna Creek corridor and wetland areas in order to address impacts to mosquito control activities.	Final Map	<del>Public Works</del> Engineering	
32.	The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	<del>Public Works</del> Engineering	
33.	<del>The Applicant shall design and construct an eastbound left-turn pocket for Penta Way on Sheldon Road to the satisfaction of Public Works. The turn lane shall include a minimum storage length of 60' with a 90' bay taper.</del>	<del>Final Map</del>	<del>Public Works</del>	

	<u>Conditions of Approval</u>	Timing / <u>Implementation</u>	Enforcement / <u>Monitoring</u>	<u>Verification</u> (date and signature)
34.	The Applicant shall dedicate to the City the right to restrict the construction of any structure for the areas located within the Sacramento County and PG&E easements.	Final Map	<del>Public Works</del> Engineering	
35.	<del>The Applicant shall dedicate to the City right-of-way for a future roundabout at the intersection of Waterman Road and Sheldon Road to the satisfaction of Public Works.</del>	Final Map	Public Works	
36.	All parcels to be dedicated in fee to the City, as a condition of this tentative 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.	Final Map	<del>Public Works</del> Engineering	
37.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	<del>Public Works</del> Engineering	
38.	The Applicant shall dedicate to the City in fee title, the 25' landscape corridors adjacent to the project's frontages along Waterman Road and Sheldon Road to the satisfaction of <del>Public Works.</del> the City.	Final Map	Engineering <del>Public Works</del>	



	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
39.	The Applicant shall dedicate to the City the easterly half-section of Waterman Road, measured, 36' from the approved centerline based on 72' arterial in accordance with City's Rural Road Improvement Standards and to the satisfaction of <del>Public Works</del> the City.	Final Map	Engineering <del>Public Works</del>	
40.	The Applicant shall dedicate to the City the northerly half-section of Sheldon Road, measured, 36' from the approved centerline based on 72' arterial in accordance with City's Rural Road Improvement Standards and to the satisfaction of <del>Public Works</del> the City.	Final Map	Engineering <del>Public Works</del>	
41.	<del>The Applicant shall make an in-lieu payment to the City of Elk Grove for the total cost to construct the Project's frontage improvements along Sheldon Road, with the exception of the portion along the frontage of the remainder. The total cost shall be based on a detailed cost estimate prepared by a licensed civil engineer and shall not include the construction of the bridge. The estimate shall be reviewed and accepted by the City prior to making the payment.</del>	Final Map	<del>Public Works</del>	
42.	Evian Court and Dasani Drive shall be limited to right-in/right-out movements only.	Final Map	<del>Public Works</del> Engineering	
43.	A street name, from the City Veterans Street Name Program, shall be assigned to the project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works.	Final Map	Public Works	
44.	For all single family corner lots, an access restriction shall be placed on the property 15 feet measured from the corner return.	Final Map	Engineering <del>Public Works</del>	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
45.	The Applicant shall record a boundary line adjustment (BLA) that results in a parcel of 2 acres or greater for the existing residence located at the northwest corner of Sheldon Road and Evian Court prior to approval of any Final Map for the project. If determined necessary by the City, the Applicant shall dedicate all public rights-of-way, easements, etc., along the new parcel's frontages to Sheldon Road and Evian Court prior to or concurrent with the recordation of the BLA.	Prior to approval of the 1st Final Map	Engineering <b>Public Works</b>	
46.	The developer shall dedicate the power line trail to the CSD.	Final Map	CCSD Parks	
47.	Prior to Final Map the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee 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/finance/cfd-information.asp">http://www.elkgrovecity.org/finance/cfd-information.asp</a> .	Final Map	Finance	

	<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>
48.	<p>Prior to Final Map, the Project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), 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 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/finance/cfd-information.asp">http://www.elkgrovecity.org/finance/cfd-information.asp</a>. Finance Project Condition #3 Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a>.</p>	Final Map	Finance	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing / Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and signature)</u></b>
49.	<p>Prior to the Final Map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a>.</p>	Final Map	Finance	
50.	<p>Prior to the Final Map, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee 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.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a>.</p>	Final Map	Finance	

	<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>
51.	<p>Prior to the recordation of the final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued."</p>	Final Map	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
52.	All real property within the boundaries of the proposed Project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recordation of Final Map the owners of all real property within the boundaries of the Project shall execute and deliver to the CSD a written petition in an acceptable form approved by the CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Final Map	CCSD Parks	
<b>Prior To or In Conjunction With Building Permit Issuance</b>				
53	The Applicant shall submit a Flood Elevation Certification for Lots that are located within the 100-year flood plain limit. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by <del>Public Works</del> the City.	Building Permit	<del>Public Works</del> Engineering	
54.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Building Permit	<del>Public Works</del> Engineering	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
55.	The Applicant shall reconstruct any damaged pavement along the Project's frontage caused by construction operations related to the Project. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion per City Improvement Standards and to the satisfaction of Public Works. The City shall conduct a pre-construction inspection of the roadway with the Applicant.	Building Permit	<del>Public Works</del> Engineering	
56.	Identification signage issued by Public Works the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans	Acceptance of Public Improvements	Public Works	
<u>57.</u>	<u>Gate plans are required to be submitted to the Cosumnes Fire Department for review and approval. Gates across fire access roads shall meet the requirements of the Cosumnes Fire Department Emergency Access Gates and Barriers standard.</u>	<u>Prior to Installation of new gates</u>	<u>CCSD-Fire</u>	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-039**

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

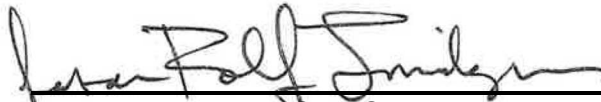
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 27, 2024 by the following vote:*

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

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

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

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

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