

**RESOLUTION NO. 2019-133**

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

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

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

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

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

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

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

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

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

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

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

## CEQA

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

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

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

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

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

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

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

## **Design Review Amendment**

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

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

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

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

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

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

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

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

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

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

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

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

## Conditional Use Permit

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

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

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

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

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 26<sup>th</sup> day of June 2019




PATRICK HUME, VICE MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A  
CALVINE POINTE AMENDMENT  
PLNG18-081**

**PROJECT DESCRIPTION**

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

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







NO.	DATE	DESCRIPTION



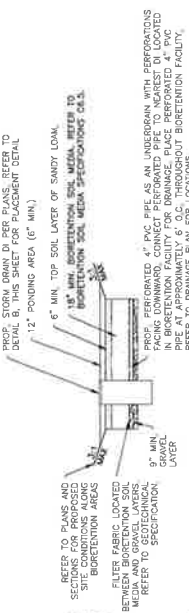
**RSC ENGINEERING**  
 2250 Douglas Blvd, Suite 150  
 Elk Grove, CA 95758  
 Phone: 916.288.2884 Fax: 916.498.4408

PROJECT NO. 214-004  
 DRAWN BY: RSC, LVS  
 CHECKED BY: RSC, LVS  
 DESIGNED BY: RSC, LVS

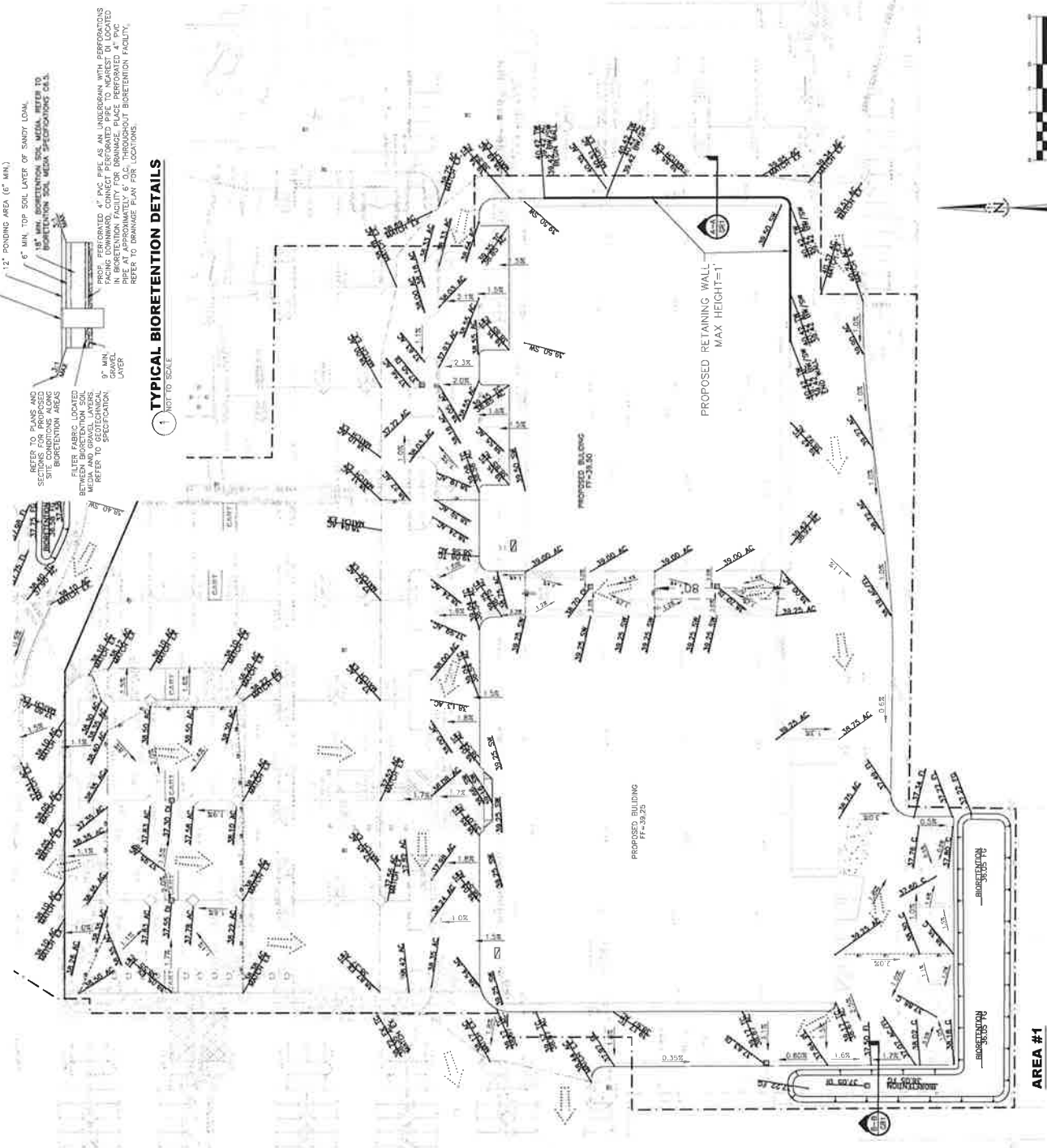
**CALVINE POINTE  
 DRIVE THRU, RETAIL AND PHARMACY  
 BUILDINGS**  
 8798 & 8854 CALVINE ROAD  
 ELK GROVE, CA 95624

SHEET TITLE  
**PRELIMINARY  
 GRADING PLAN**

SHEET NO.  
**GR1**  
 1 OF 2  
 DATE: NOVEMBER 7, 2018

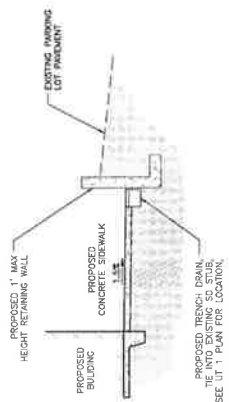


**TYPICAL BIORETENTION DETAILS**  
 1 NOT TO SCALE

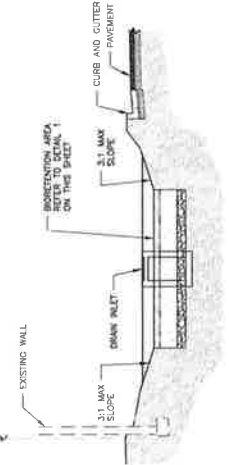


**LEGEND**

- PROPOSED RIDGE LINE
- CONFORM TO EXISTING GRADE
- PROPOSED SLOPE ARROW
- OVERLAND RELEASE PATH
- PROPOSED GRADE
- EXISTING GRADE



**CROSS SECTION A-A**  
 NOT TO SCALE



**CROSS SECTION B-B**  
 NOT TO SCALE

**AREA #1**

NO.	DATE	DESCRIPTION



**RSC ENGINEERING**  
 230 Douglas Blvd Suite 150  
 Roseville, CA 95678  
 Ph: 916 788 2884 Fax: 916 789 4408

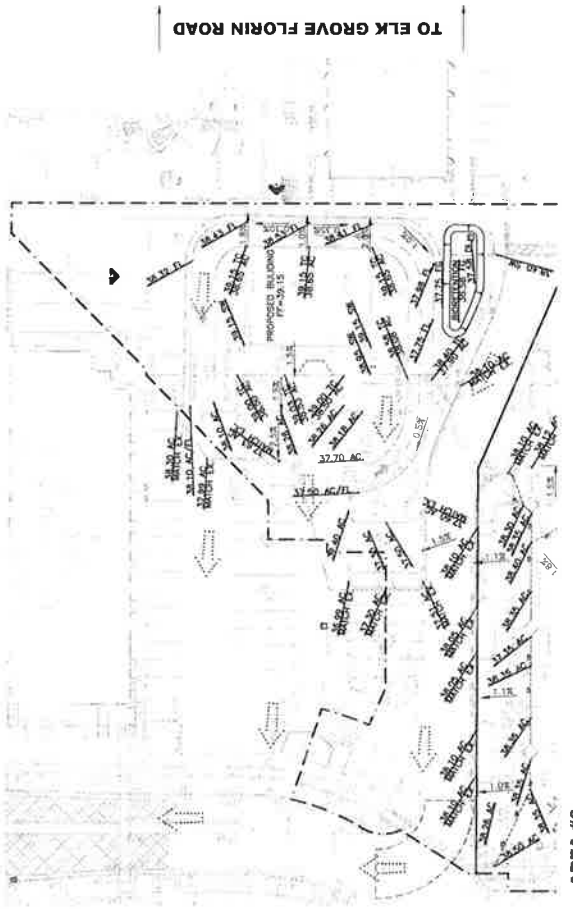
PROJECT NO: 014-1004  
 DRAWN BY: EDC, CAG  
 CHECKED BY: PSC, CAG  
 DESIGNED BY: PSC, CAG

**CALVINE POINT  
 DRIVE THRU, RETAIL AND PHARMACY  
 8798 & 8854 CALVINE ROAD  
 ELK GROVE, CA 95624**

SHEET TITLE  
**PRELIMINARY  
 GRADING PLAN**  
 SHEET NO.  
**GR2**  
 2 OF 2  
 DATE: DECEMBER 3, 2010

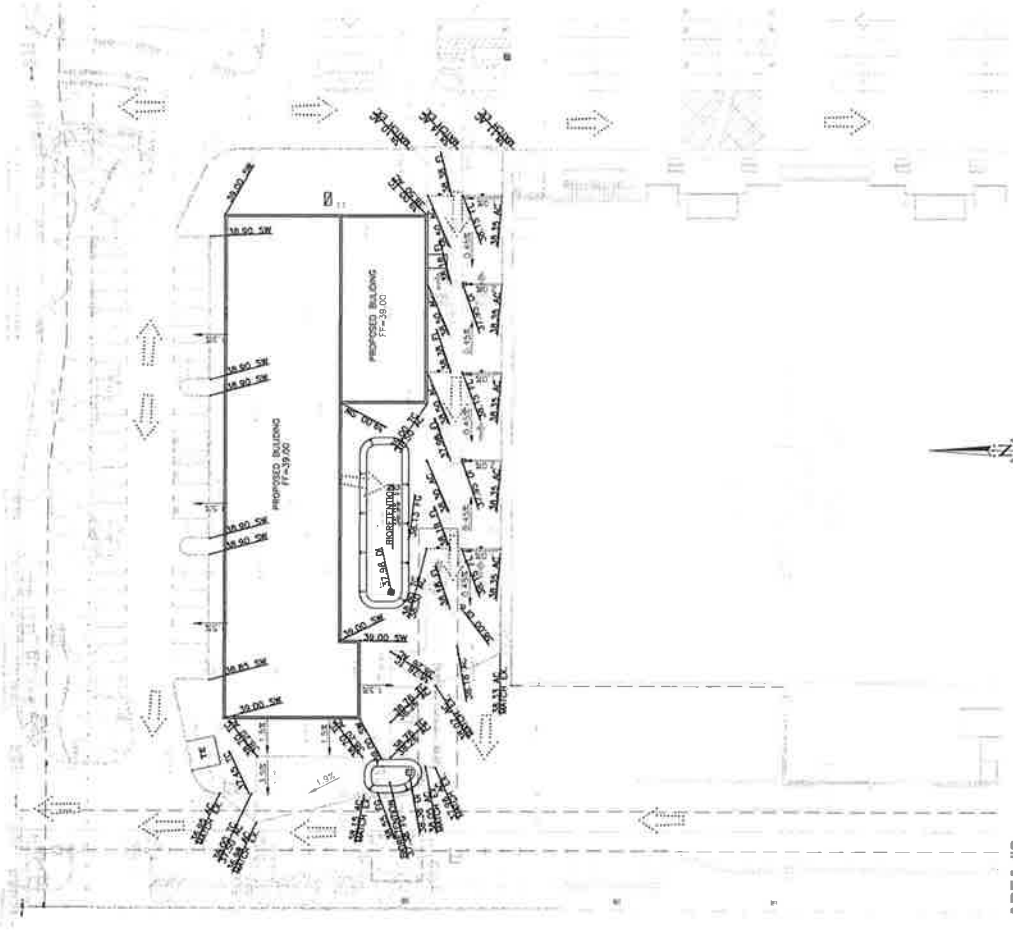
**LEGEND**

- PROPOSED MODE LINE
- CONFORM TO EXISTING GRADE
- 2.00% PROPOSED SLOPE ARROW
- OVERLAND RELEASE PATH
- PROPOSED GRADE
- EXISTING GRADE

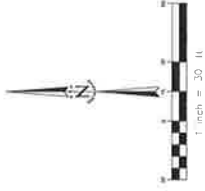


**AREA #3**

**TO CALVINE ROAD**



**AREA #2**





NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



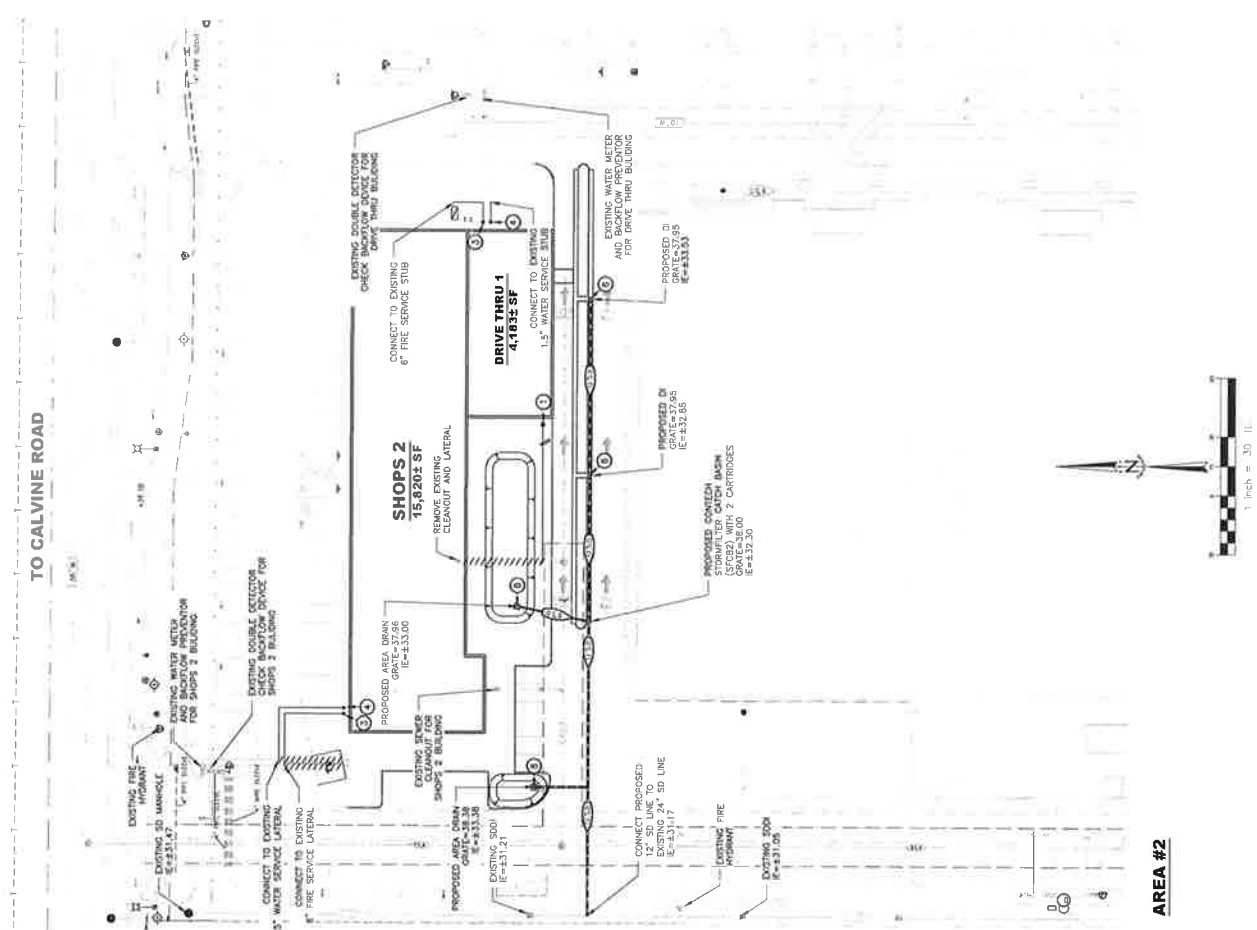
**RSC ENGINEERING**  
 2200 Douglas Blvd Suite 130  
 San Diego, CA 92161  
 P: 619.295.2884  
 F: 619.295.2884  
 PROJECT NO: 014-024  
 DRAWN BY: RSC E04  
 CHECKED BY: RSC E04  
 DESIGNED BY: RSC E04

**CALVINE POINTE**  
 DRIVE THRU, RETAIL AND PHARMACY  
 8798 & 8854 CALVINE ROAD  
 ELK GROVE, CA 95624

SHEET TITLE  
**PRELIMINARY UTILITY PLAN**  
 SHEET NO.  
**UT 2**  
 1 OF 1  
 DATE: 02/09/17, 2018



- KEYNOTES**
- PROPOSED SEWER SERVICE FOR BUILDING
  - PROPOSED SEWER SERVICE FOR LOADING DOCK (SOURCE CONTROL MEASURE)
  - PROPOSED POTABLE WATER SERVICE CONNECTION
  - PROPOSED FIRE SPRINKLER SERVICE CONNECTION
  - PROPOSED WATER METER AND BACKFLOW DEVICE
  - PROPOSED DOUBLE DETECTOR CHECK BACKFLOW DEVICE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM DRAIN DROP INLET
  - PROPOSED STORM DRAIN LINE
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM DRAIN CONNECTION TO BUILDING ROOF DRAIN SYSTEM



**AREA #2**



**TO CALVINE ROAD**

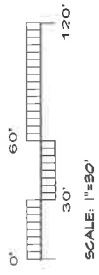
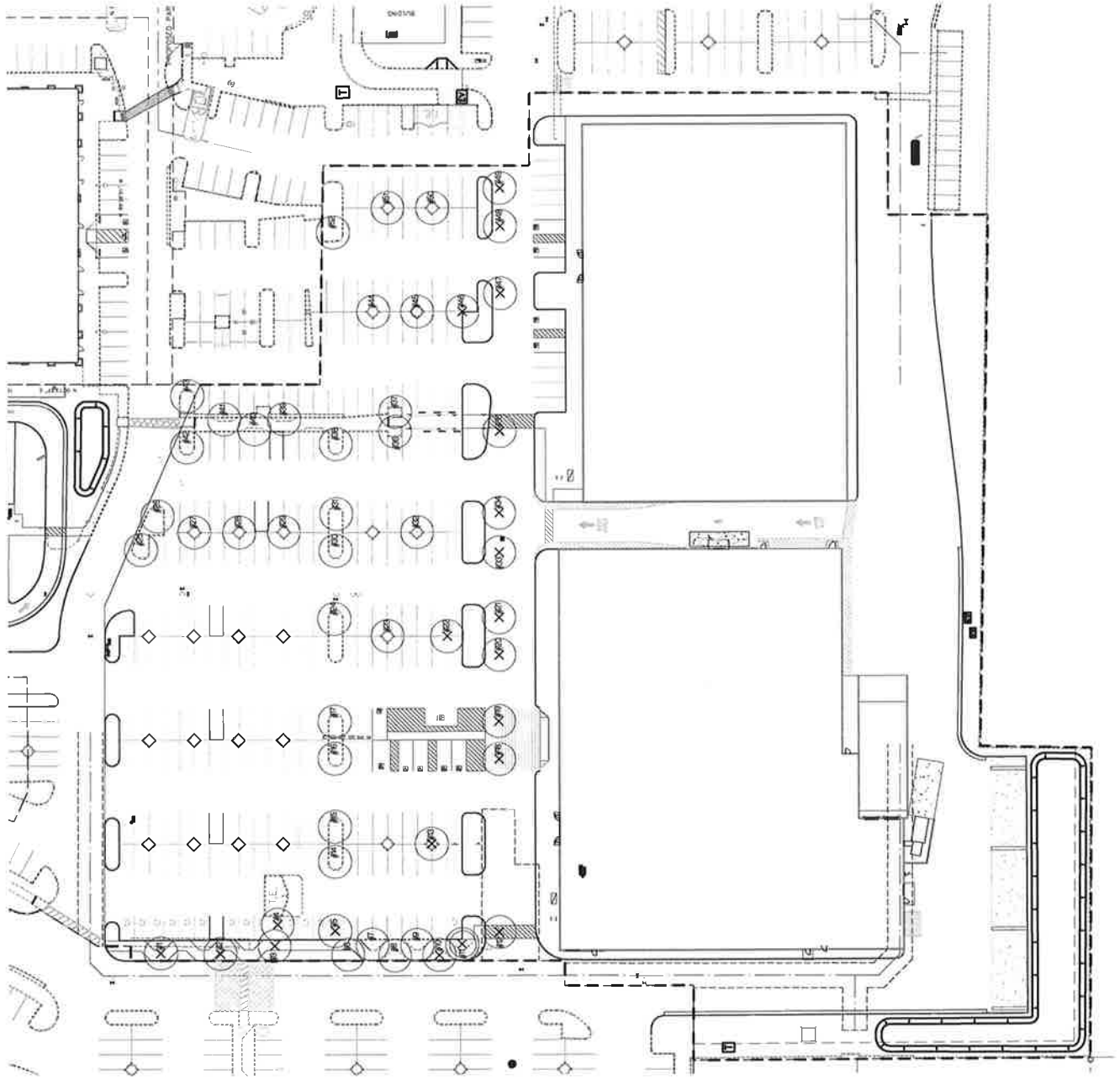


**TO ELK GROVE FLORIN ROAD**

**AREA #3**

TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	DBH	TO BE REMOVED
1	Quercus wislizeni	In Interior Live Oak	8"	X
2	Quercus wislizeni	In Interior Live Oak	4"	X
3	Quercus wislizeni	In Interior Live Oak	6"	X
4	Quercus wislizeni	In Interior Live Oak	8"	X
5	Quercus wislizeni	In Interior Live Oak	6"	X
6	Quercus wislizeni	In Interior Live Oak	5"	X
7	Quercus wislizeni	In Interior Live Oak	4"	X
8	Quercus wislizeni	In Interior Live Oak	5"	X
9	Quercus wislizeni	In Interior Live Oak	5"	X
10	Quercus wislizeni	In Interior Live Oak	5"	X
11	Quercus wislizeni	In Interior Live Oak	5"	X
12	Quercus wislizeni	In Interior Live Oak	5"	X
13	Quercus wislizeni	In Interior Live Oak	5"	X
14	Quercus wislizeni	In Interior Live Oak	5"	X
15	Quercus wislizeni	In Interior Live Oak	5"	X
16	Quercus wislizeni	In Interior Live Oak	5"	X
17	Quercus wislizeni	In Interior Live Oak	5"	X
18	Quercus wislizeni	In Interior Live Oak	5"	X
19	Quercus wislizeni	In Interior Live Oak	5"	X
20	Quercus wislizeni	In Interior Live Oak	5"	X
21	Quercus wislizeni	In Interior Live Oak	5"	X
22	Quercus wislizeni	In Interior Live Oak	5"	X
23	Quercus wislizeni	In Interior Live Oak	5"	X
24	Quercus wislizeni	In Interior Live Oak	5"	X
25	Quercus wislizeni	In Interior Live Oak	5"	X
26	Quercus wislizeni	In Interior Live Oak	5"	X
27	Quercus wislizeni	In Interior Live Oak	5"	X
28	Quercus wislizeni	In Interior Live Oak	5"	X
29	Quercus wislizeni	In Interior Live Oak	5"	X
30	Quercus wislizeni	In Interior Live Oak	5"	X
31	Quercus wislizeni	In Interior Live Oak	5"	X
32	Quercus wislizeni	In Interior Live Oak	5"	X
33	Quercus wislizeni	In Interior Live Oak	5"	X
34	Quercus wislizeni	In Interior Live Oak	5"	X
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38	Quercus wislizeni	In Interior Live Oak	5"	X
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41	Quercus wislizeni	In Interior Live Oak	5"	X
42	Quercus wislizeni	In Interior Live Oak	5"	X
43	Quercus wislizeni	In Interior Live Oak	5"	X
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46	Quercus wislizeni	In Interior Live Oak	5"	X
47	Quercus wislizeni	In Interior Live Oak	5"	X
48	Quercus wislizeni	In Interior Live Oak	5"	X
49	Quercus wislizeni	In Interior Live Oak	5"	X
50	Quercus wislizeni	In Interior Live Oak	5"	X
51	Quercus wislizeni	In Interior Live Oak	5"	X
52	Quercus wislizeni	In Interior Live Oak	5"	X



LYCOMING DEVELOPMENT COMPANY



PROJECT NO: 214-004  
 DRAWN BY: JAM  
 CHECKED BY: JAM  
 DESIGNED BY: JAM

DRIVE THRU, RETAIL AND PHARMACY  
 CALVINE POINTE  
 7898 & 8854 CALVINE ROAD  
 ELK GROVE, CA 95624

SHEET TITLE  
 TREE INVENTORY  
 SHEET NO  
 L1.0  
 OF 4  
 DATE: NOVEMBER 20, 20



PROJECT NO: 311-204  
DRAWN BY: AMA  
CHECKED BY: TYZ  
SCALE: 1" = 30'

CALVINE POINT  
DRIVE THRU, RETAIL AND PHARMACY  
BUILDINGS  
8798 & 8854 CALVINE ROAD  
ELK GROVE, CA 95624

PLANTING  
PLAN

SHEET NO  
**L1.1**  
OF 2  
DATE: NOVEMBER 30, 2017

**PLANT SCHEDULE M3, M4**

ISDBL	CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	ACE 6LO	Acer rubrum / October Glory / October Glory Maple	15 gal	MED
	GED DEG	Quercus douglasii / Decoder Cedar	15 gal	LOW
	KCE PAN	Kalmia latifolia / Common Horn Tree	15 gal	MED
	LAG TIS	Lagerströmia speciosa / Coral Pink	24" box	LOW
	FIN ELD	Pinus edulis / Ailgton Pine	15 gal	LOW
	PIS KEI	Platanus occidentalis / Kalm's Dwarf Chinese Palmetto	24" box	LOW
	QUE MIS	Quercus muhlenbergii / Interior Live Oak	24" box	LOW

**POTENTIAL SYMBOLS**

CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	
○	CAL DWA	Callistemon viminalis / Little John / Dwarf Weeping Bottlebrush	5 gal	LOW
○	DIE VES	Dielsia virgata / African Iris	1 gal	LOW
○	PHO ATR	Phoradendron leucocarpum / Purple New Zealand Fox	5 gal	LOW
○	RHA BAL	Rhopilepis indica / Ballerina / Ballerina Indian Hawthorn	5 gal	LOW
○	XYL COP	Xylopius congestum / Compact / Compact Xylopius	5 gal	LOW

**POTENTIAL GRASSES**

CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	
○	MAR REG	Muhlenbergia capillaris / Regal Mist / Milky	1 gal	LOW
○	PEL BUN	Pennisetum alopecuroides / Little Bunny / Little Bunny Fountain Grass	1 gal	LOW

**POTENTIAL SOLID COVERS**

CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	
■	ARG CHE	Arctostaphylos uva-ursi / Emerald Carpet / Emerald Carpet Manzanita	1 gal	26"

**M3, M4 PARKING LOT SHADE CALCULATIONS**

TREE SYMBOL	100%	50%	25%
PROPOSED TREES			
ACE 6LO	4 (707) = 2,828		
KCE PAN	4 (707) = 2,828		
MAR REG	12 (857) = 10,284		
PIS KEI	7 (480) = 3,360		
QUE MIS	5 (480) = 2,400		
EXISTING TREES			
ACE 6LO	2 (857) = 1,714		
KCE PAN	2 (854) = 1,708		
PIS KEI	2 (480) = 960		
QUE MIS	16 (480) = 7,680		
TOTAL PAVED AREA	64,866 sq. ft.		
SHADE REQUIRED	32,433 sq. ft.		
SHADE PROVIDED	40,665 sq. ft.		
PERCENT SHADE	63%		

**SHADE QUANTITY LEGEND**

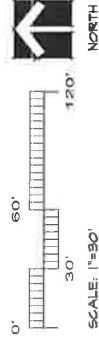
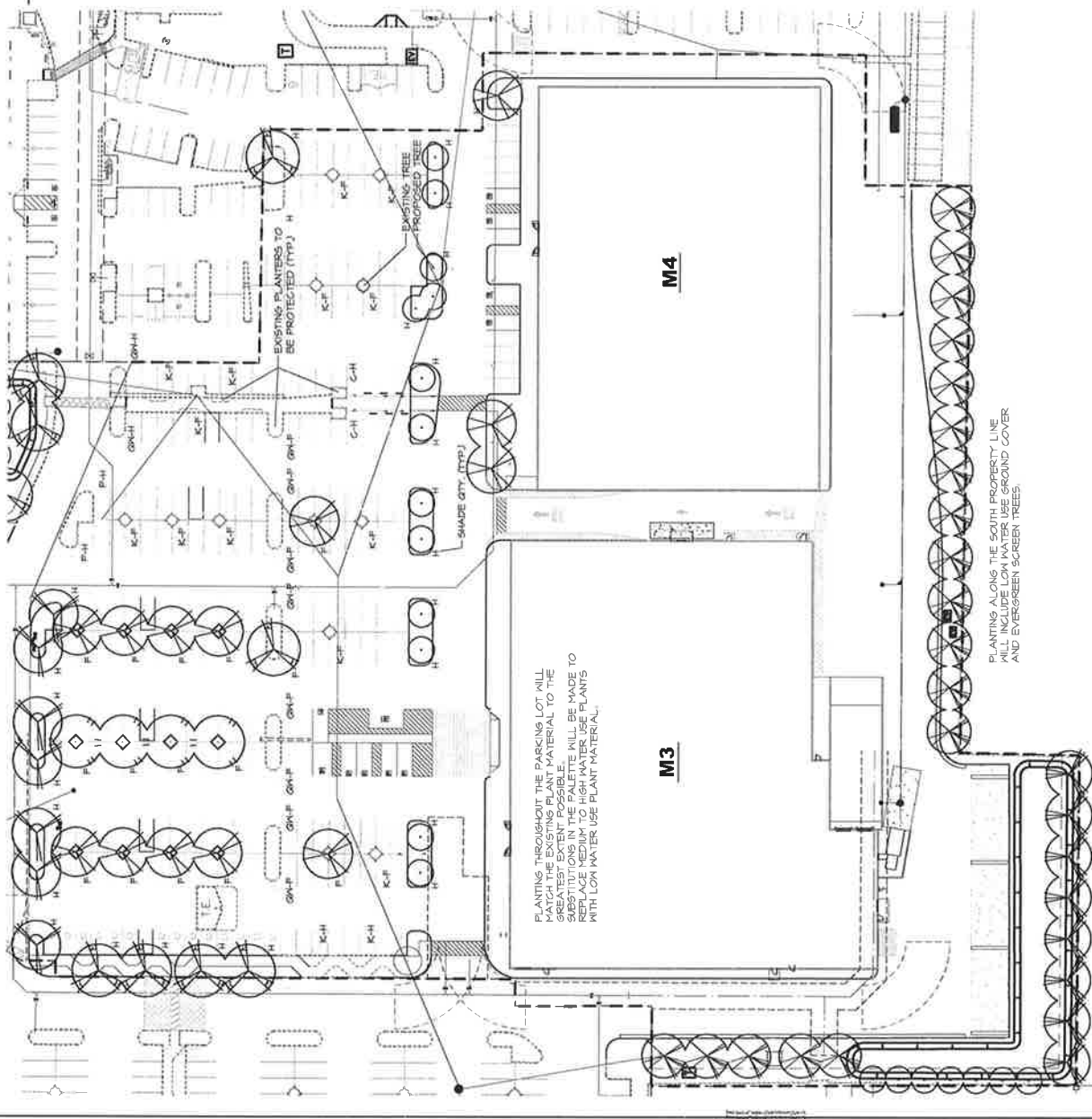
- (H) EVERGREEN PLEISTENE TREE, HALF SHADE
- (N) TREE, HALF SHADE

**PROJECT LANDSCAPE COVERAGE**

TOTAL SITE AREA	412,044 sq. ft.
LANDSCAPE AREA	97,294 sq. ft.
PERCENTAGE	23.6%

**PROJECT TREE CALCULATION**

EVERGREEN TREES	35%
24" BOX CONTAINER TREES	41%



PLANT SCHEDULE DRIVE THRU 2

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	AGE GLO	Acer rubrum / October Glory / October Glory Maple	18 gpl	MED
	CEP DEO	Cedrus deodora / Deodar Cedar	18 gpl	LOK
	KOE PAN	Koeleria paniculata / Golden Rain Tree	18 gpl	MED
	LAS TUS	Lagerströmia x "Luscara" / Crappe Myrtle Coral Bark	24" box	LOK
	PIS KEI	Pistacia chinensis / Keith Dorey / Chinese Pistache	24" box	LOK
	QUE MIS	Quercus malzeugii / Hamor Live Oak	24" box	LOM

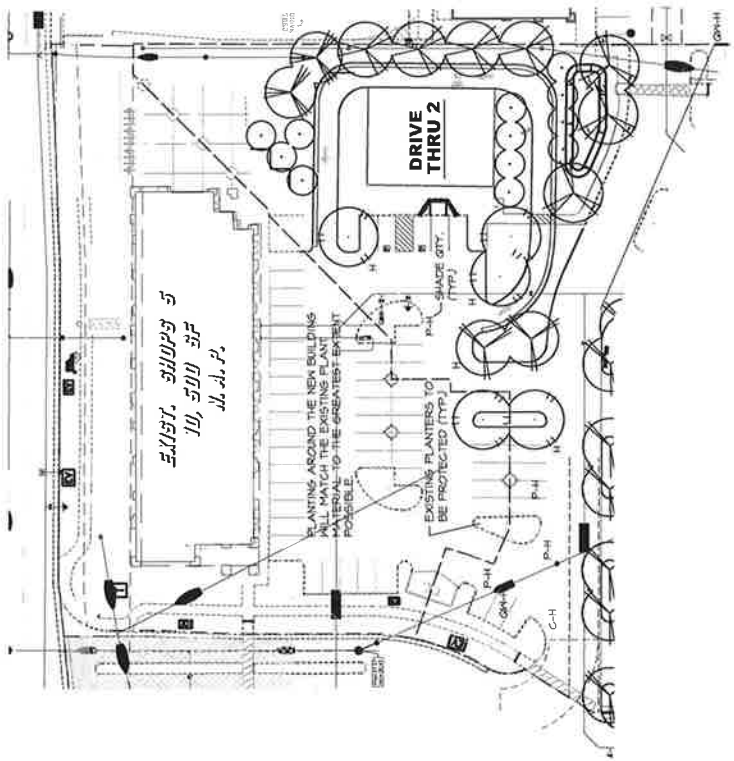
POTENTIAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SEA
	CAL DWA	Coastal dune vinegrass / Little John / Dwarf Mariposa Buttercup	5 gpl LOM	
	DIE VEG	Dietes vegeta / African Iris	1 gpl LOM	
	PHO ATR	Phormium tenax / Atmospheric / Purple New Zealand Flax	5 gpl LOM	
	RIA DAL	Rhynchospora indica / Bulrush / Bulrush Indian Hawthorn	5 gpl LOM	
	XYS COM	Xyloplegium congestum / Composita / Xyloma	5 gpl LOM	

POTENTIAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SEA
	MAR RES	Marrubium caudatum / Little Bunny Fountain Grass	1 gpl LOM	
	PEN BAN	Pennisetum purpurascens / Little Bunny Fountain Grass	1 gpl LOM	
	ARC EYE	Arctostaphylos uva-ursi / Emerald Carpet / Emerald Carpet Manzanita	1 gpl	36"

DRIVE THRU 2 PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
AGE GLO	3 (354) = 1062		
PIS KEI	1 (48) = 48		
AGE GLO		1 (57) = 57	
PIS KEI		1 (48) = 48	
QUE MIS		1 (48) = 48	
<b>TOTAL PAVED AREA</b>	<b>4320 s.f.</b>		
<b>SHADE PROVIDED</b>	<b>2662 s.f.</b>		
<b>PERCENT SHADE</b>	<b>62%</b>		

SHADE QUANTITY LEGEND  
 (N) TREE, HALF SHADE  
 (N) TREE, HALF SHADE



IRRIGATION STATEMENT

The irrigation design will consist of two systems: a mainline system and a submain system. The mainline system will be installed in the parking lot and will serve the trees and shrubs. The submain system will be installed in the building area and will serve the trees and shrubs. The irrigation system will be designed to provide adequate water to all plants and to maintain the plants in good health. The irrigation system will be designed to provide adequate water to all plants and to maintain the plants in good health.

MAINTENANCE STATEMENT

The project is continuously maintained by a professional landscape maintenance firm which will extend their scope of services to include these improvements. The City of Elk Grove is not responsible for any maintenance for planter areas found within these documents.

PLANTING STATEMENT

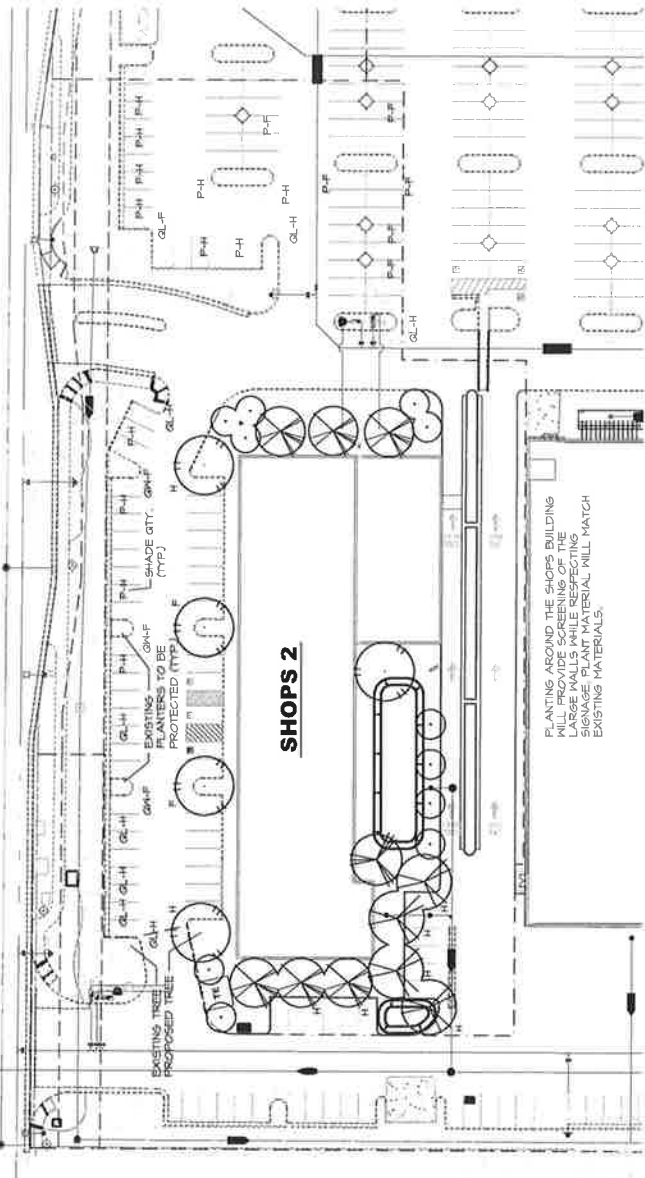
The proposed landscape plant palette will consist of low water use shrubs, groundcovers, trees, and ornamental grasses that are considered low maintenance and hardy. Careful plant selection will be made based on the site's soil conditions, sun/shade conditions, and wind exposure. The site plant selection shall also take into account the long lived varieties of trees, shrubs, groundcovers, and grasses.

Plant design shall vary in form, texture and color. Informal planting will be utilized where space allows. The use of flowering trees and shrubs is encouraged in conjunction with evergreen species. Groupings of plants shall contain a variety of heights, textures, and colors. The planting design shall be designed for year-round interest. Planting design shall take care of maintenance and irrigation requirements. The planting design shall include a list of plants, quantities, and sizes. The planting design shall include a list of plants, quantities, and sizes.

When developing the planting design, a layered, tiered arrangement will be utilized where space allows. The use of flowering trees and shrubs is encouraged in conjunction with evergreen species. Groupings of plants shall contain a variety of heights, textures, and colors. The planting design shall be designed for year-round interest. Planting design shall take care of maintenance and irrigation requirements. The planting design shall include a list of plants, quantities, and sizes. The planting design shall include a list of plants, quantities, and sizes.

Shrubs and groundcovers will be used to fill in between trees. Trees will be planted in a way that they will provide shade and privacy. The planting design shall include a list of plants, quantities, and sizes. The planting design shall include a list of plants, quantities, and sizes.





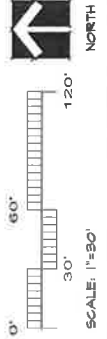
**PLANT SCHEDULE SHOPS 2**

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	ACE GLO	Acer rubrum 'October Glory' / October Glory Maple	15 gal	MED
	GED DEG	Cedrus deodora / Deodar Cedar	15 gal	LOW
	KCE PAN	Koeleria paniculata / Golden Rain Tree	15 gal	MED
	LAG TUS	Lagerströmia x 'Taccarora' / Coppa Hybrid Coral Pink	24" top	LOW
	PIN ELD	Pinus edulis / African Pine	15 gal	LOW
POTENTIAL SEEDLING CODE	BOTANICAL NAME / COMMON NAME	SIZE/WATER USE		
1	Callistemon viminalis Little John / Dwarf Keeping Bottlebrush	5 gal LOW		
2	Dialia vegata / African Iris	1 gal LOW		
3	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax	5 gal LOW		
4	Rhynchospora indica Ballerina / Ballerina Indian Hawthorn	5 gal LOW		
5	Xylocarpus longatum Compacta / Compact Xylocarp	5 gal LOW		
POTENTIAL GRASSES	BOTANICAL NAME / COMMON NAME	SIZE/WATER USE		
1	Muhlenbergia capillaris 'Regal Mes' TM / Milky	1 gal LOW		
2	Pennisetum setosum 'Little Bunch' / Little Bunch Fountain Grass	1 gal LOW		
POTENTIAL SEEDLING CODE	BOTANICAL NAME / COMMON NAME	SIZE		
1	Arctostaphylos (various) Emerald Carpet / Emerald Carpet Manzanita	1 gal 36"		

**SHOPS 2 PARKING LOT SHADE CALCULATIONS**

TREE SYMBOL	100%	50%	25%
PROPOSED TREES	2 (707) = 1,414	2 (854) = 1,708	4 (854) = 1,414
EXISTING TREES	6 (862) = 5,172	1 (862) = 862	5 (862) = 2,056
TOTAL PAVED AREA	35,066 s.f.	19,259 s.f.	19,259 s.f.
SHADE REQUIRED	19,259 s.f.	19,259 s.f.	19,259 s.f.
PERCENT SHADAGE	55%	100%	100%

**SHADE QUANTITY LEGEND**  
 G-W-H (G) QUERCUS RESIZEMII TREE, HALF SHADE  
 H (H) TREE, HALF SHADE



**PLANTING PLAN**

SHEET NO. **L1.3**

DATE: NOVEMBER 30, 2011

**CALVINE POINTE**  
 DRIVE THRU, RETAIL AND PHARMACY BUILDINGS  
 8798 & 8854 CALVINE ROAD  
 ELK GROVE, CA 95624

PROJECT NO: 014-004  
 DRAWN BY: JMA  
 CHECKED BY: TZE  
 DESIGNED BY: JMA



**LYCOMING DEVELOPMENT COMPANY**










RSC ENGINEERING  
355 Orange St. Suite 100  
Riverside, CA 92501  
Phone: (951) 514-8888  
Fax: (951) 514-8889  
www.rsc-engineering.com

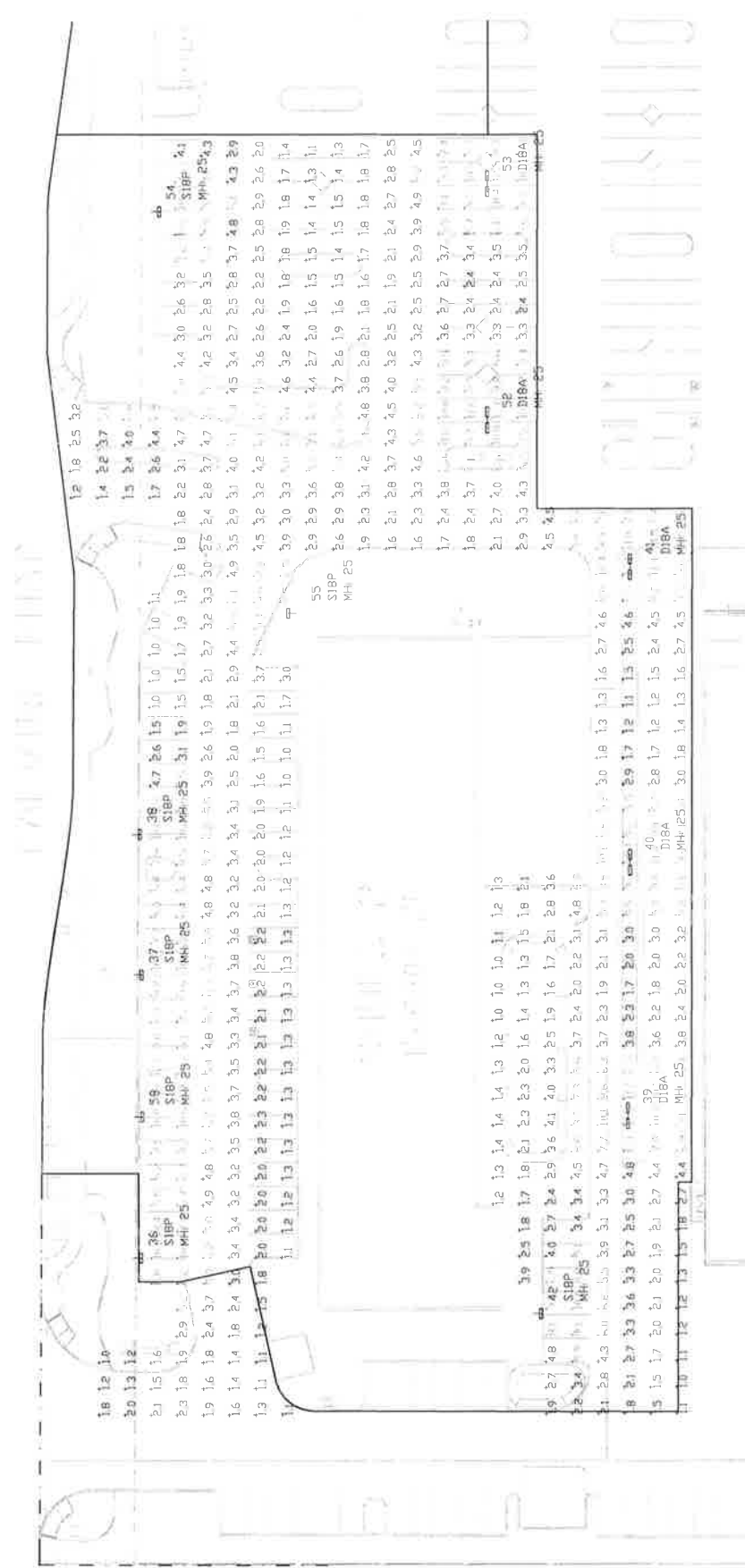
PROJECT NO. 10022  
SHEET NO. 101  
DATE: 08/11/10  
DRAWN BY: JLN  
CHECKED BY: JLN  
DESIGNED BY: JLN

DRIVE THRU, RETAIL AND PHARMACY  
CALVINE POINTE  
8796 & 8954 CALVINE ROAD  
ELK GROVE, CA 95624

SHEET TITLE  
PHOTOMETRIC  
PLAN  
SHOPS 2

SHEET NO.  
E3  
3 OF 3

DATE: NOVEMBER 20, 2010



Symbol	Description	Min. Spacing	Max. Spacing	Min. Height	Max. Height

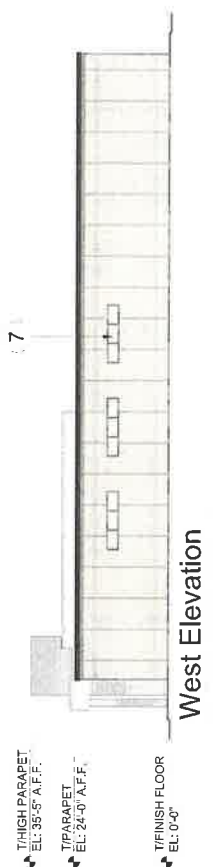
Symbol	Light Source	Beam Angle	Height	Description



KEY PLAN

MATERIAL LEGEND:

- 1. Masonry - Argus, 2EP  
Face: Dark Block - Glider  
Wall: 5/8" Panel
- 2. Masonry - Argus, Smooth  
Face: Dark Block - Glider  
Wall: Argus
- 3. Precast Concrete Panel -  
Match IPG Panels - Gray Ry  
#110054
- 4. Polished Metal Slab -  
Landscape Light National  
Panel
- 5. ZES Concrete - Match IPG  
Finish, Minimum 1/2" thick,  
2279 By Me #110054  
(Bottom Band)
- 6. Painting Metal Canopy -  
Match IPG Panels  
Concrete: #110054
- 7. Cast-in-Place and Entry Floors -  
Clear Anodized Finish w/  
Clear Anodized Glass Ink  
Others
- 8. Polished Aluminum  
Anod - Brush, A.F. Loop  
Color: Yellow PWB #1210
- 9. Painted EPF Canopy -  
Match IPG Panels, 7/8" x 7/8"  
Panel - Dark Bronze
- 10. Precast Uncoated Aluminum  
Panel - Dark Bronze



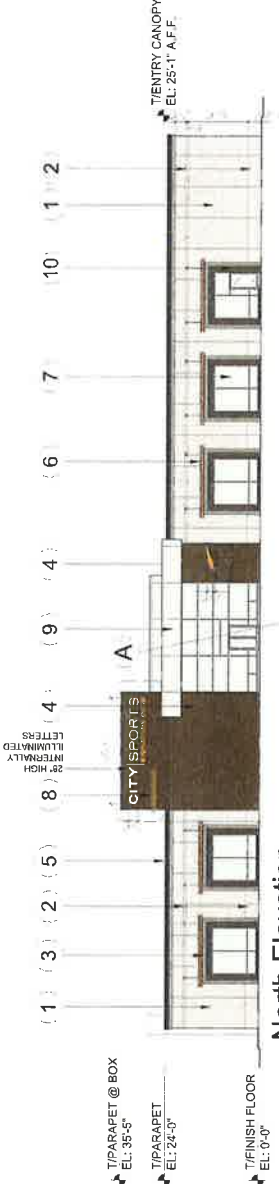
West Elevation



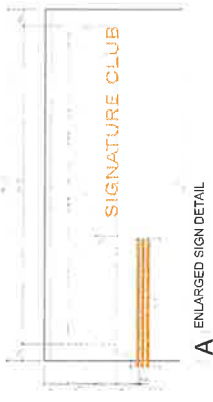
South Elevation



East Elevation



North Elevation

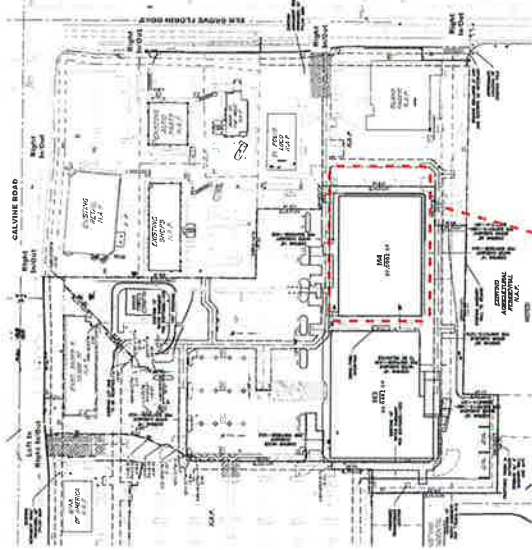


A ENLARGED SIGN DETAIL

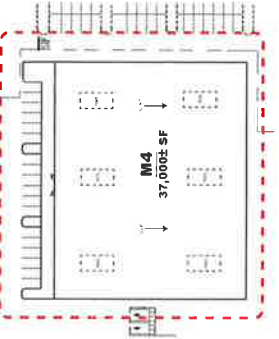


B ENLARGED SIGN DETAIL

M4 SITE PLAN



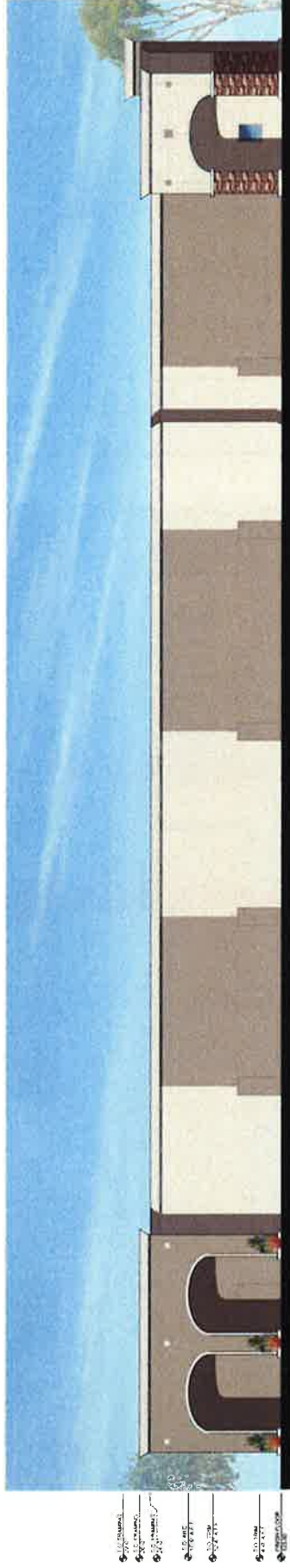
ROOF/HVAC PLAN







SOUTH



NORTH



EAST

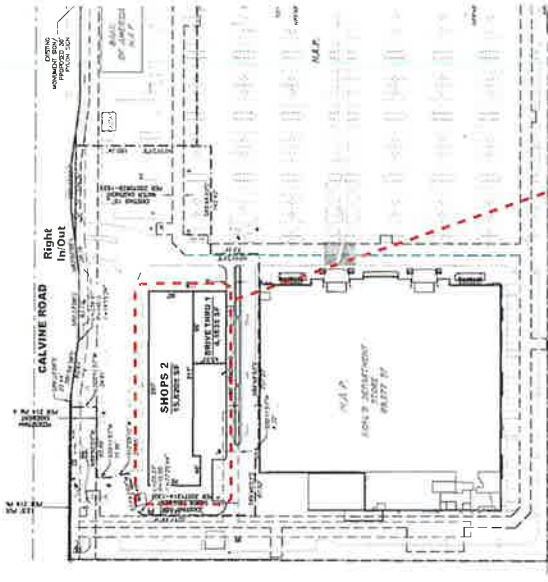


WEST

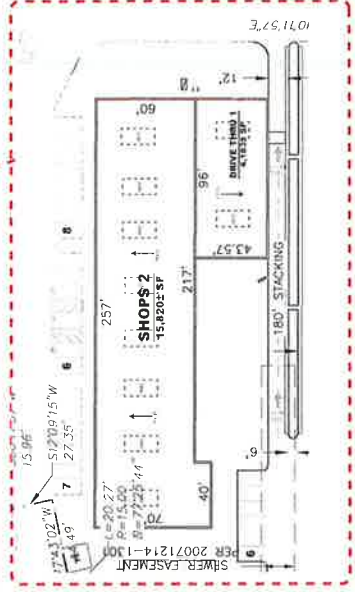
MATERIAL LEGEND:

- 1 Painted Stucco  
March PPG Paints "Focus"  
#1008-1
- 2 Painted Stucco  
March PPG Paints "Gray By  
Me" #1006-4
- 3 Bronze Metal
- 4 Weathers Edge  
El Dorado Stone

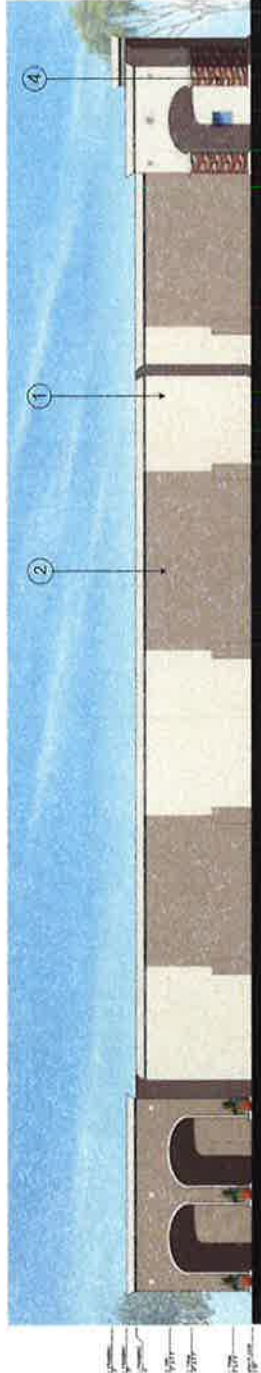
SHOPS 2 / DRIVE THRU 1



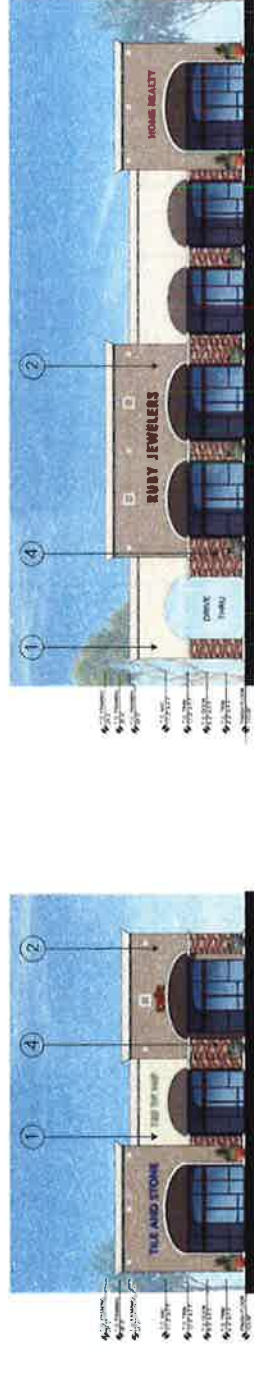
ROOF/HVAC PLAN



SOUTH



NORTH



EAST

WEST

SHOPS 2/DRIVE THRU 1





NORTH

- 10.0 FINISH
- 10.1 EXTERIOR
- 10.2 EXTERIOR
- 10.3 EXTERIOR
- 10.4 ROOF
- 10.5 SIGN
- 10.6 SIGN
- 10.7 SIGN
- 10.8 SIGN
- 10.9 SIGN
- 10.10 SIGN



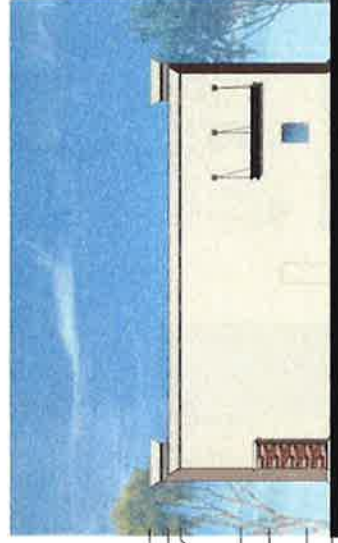
SOUTH

- 10.0 FINISH
- 10.1 EXTERIOR
- 10.2 EXTERIOR
- 10.3 EXTERIOR
- 10.4 ROOF
- 10.5 SIGN
- 10.6 SIGN
- 10.7 SIGN
- 10.8 SIGN
- 10.9 SIGN
- 10.10 SIGN



EAST

- 10.0 FINISH
- 10.1 EXTERIOR
- 10.2 EXTERIOR
- 10.3 EXTERIOR
- 10.4 ROOF
- 10.5 SIGN
- 10.6 SIGN
- 10.7 SIGN
- 10.8 SIGN
- 10.9 SIGN
- 10.10 SIGN



WEST

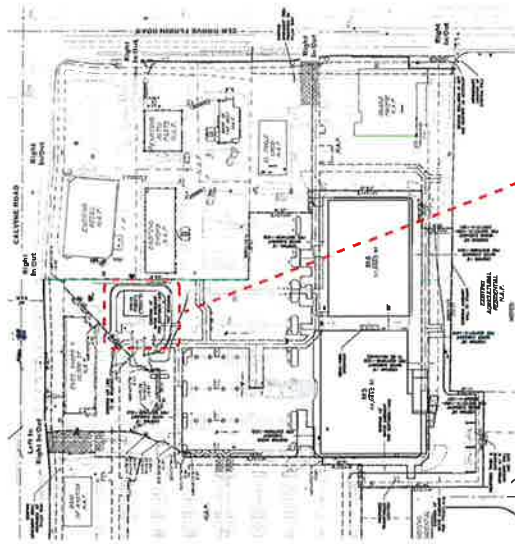
- 10.0 FINISH
- 10.1 EXTERIOR
- 10.2 EXTERIOR
- 10.3 EXTERIOR
- 10.4 ROOF
- 10.5 SIGN
- 10.6 SIGN
- 10.7 SIGN
- 10.8 SIGN
- 10.9 SIGN
- 10.10 SIGN

DRIVE THRU 2

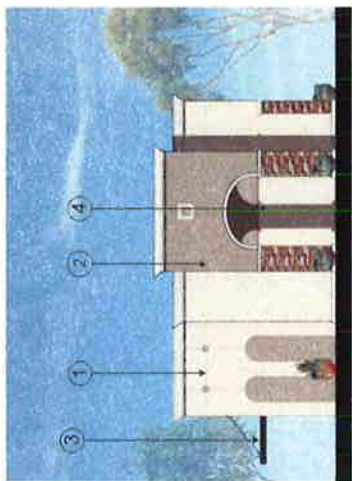
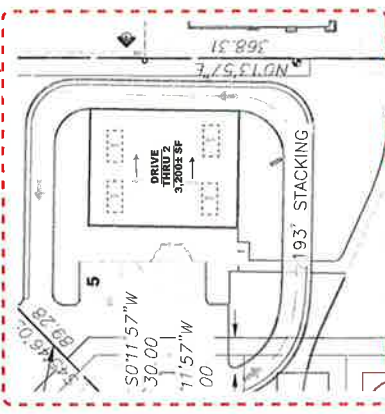
MATERIAL LEGEND:

- 1 Painted Stucco  
Match PPG Paints 'Focus'  
#1008-1
- 2 Painted Stucco  
Match PPG Paints 'Gray By  
Me' #1008-4
- 3 Metal Canopy  
Bronze
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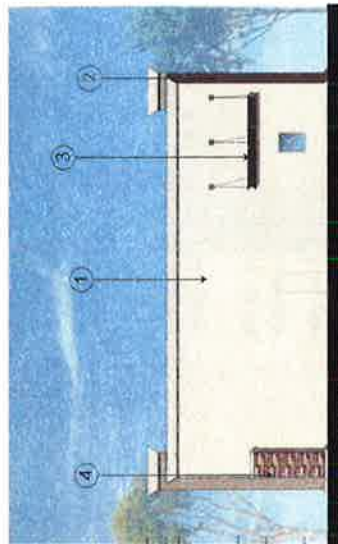
DRIVE THRU 2 SITE PLAN



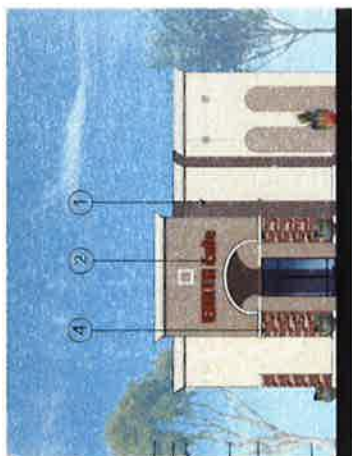
ROOF/HVAC PLAN



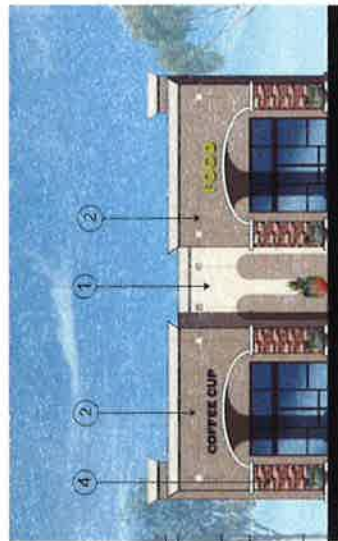
SOUTH



WEST



NORTH



EAST

DRIVE THRU 2



**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<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, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <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>• EGMC Title 16 (Buildings and Construction)</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	

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD 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 (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
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 as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SASD	

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

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

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

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

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

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

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

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

**EXHIBIT C  
CALVINE POINTE AMENDMENT  
PLNG18-081**

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

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-133**

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

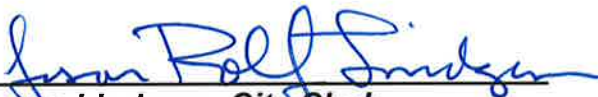
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 26, 2019 by the following vote:***

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

**NOES:           COUNCILMEMBERS:       None**

**ABSTAIN:       COUNCILMEMBERS:       None**

**ABSENT:        COUNCILMEMBERS:       Ly**

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