

**RESOLUTION NO. 2020-099**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO  
STATE CEQA GUIDELINES SECTIONS 15183 AND APPROVING A TENTATIVE  
PARCEL MAP AND A TREE REMOVAL PERMIT FOR THE 10049 BOND ROAD  
PROJECT (PLNG19-032)  
ASSESSOR PARCEL NO. 127-0070-035 AND 127-0070-036**

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on June 25, 2019, from JTS Engineering Consultants, Inc. (Applicant) requesting a Rezone, Tentative Parcel Map, and Tree Removal Permit for the 10049 Bond Road Project PLNG19-032 (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN’s 127-0070-035 and 127-0070-036; and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on April 16, 2020, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-1 to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on May 13, 2020, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove finds that no further environmental review is required for the Project under CEQA Guidelines pursuant to State CEQA Guidelines Sections 15183 based upon the following finding:

**California Environmental Quality Act (CEQA)**

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

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

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR as the Tentative Parcel Map (TPM) will result in four new parcels and a remainder lot, each totaling two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. While there is no physical construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of four, new single-family residential units on the Project site. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and possible mitigation (Chapter 16.130), and pre-construction surveys as defined by the General Plan EIR. Additionally, any new home construction resulting from the Project will be required to comply with the City’s Climate Action Plan (CAP) measures for new single-family construction including: BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction, BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction, TACM-8. Tier 4 Final Construction Equipment TACM-9. EV Charging Requirements. Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Pursuant the General Plan’s Transportation Analysis Guidelines, projects such resulting in less than 10 dwelling units are exempt. As the Project is proposing a four-lot TPM with a remainder parcel, the maximum number of dwelling units the subdivision could result in would be five, therefore the Project proposal is below the threshold for requiring further VMT analysis.

No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed TPM and Rezone are consistent with the General Plan and zoning designations. Future construction of the new residential lot would be subject to development measures under the EGMC and existing General Plan’s Mitigation, Monitoring and Reporting Program (MMRP).

**AND BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves a Tentative Parcel Map and Tree Removal Permit for the Project as described in Exhibit A, illustrated in Exhibit B and Exhibit C, and subject to the conditions of approval in Exhibit D (all incorporated herein by this reference), based upon the following findings:

## **Tentative Parcel Map**

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

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

Evidence: For items (a) through (g) above, the proposed Project is consistent with the General Plan Rural Residential (RR) designation as the Rezone from AR-5 to AR-2 will maintain minimum two-acre parcel sizes as required by the General Plan. The proposed subdivision design, lot sizes, and lot configurations are consistent with the EGMC development standards for rural residential lot configuration. Access to the new parcels is currently available through the existing roadways and necessary services and facilities can be provided. An existing access easement on the eastern portion of the property will allow for access to the remainder lot, while a new 25-foot easement is proposed for the western portion of the property servicing Parcels 1 through 4. Additionally, the design of the subdivision and its proposed improvements are not likely to cause substantial environmental damage, substantially injure fish, wildlife or their habitat, and will not cause serious public health problems. The impacts to the existing street system by the proposed additional residential lots will be negligible and not cause significant impacts to levels of services; further, the Project is exempt from additional traffic analysis per the General Plan's Transportation Analysis Guidelines. Therefore, the site is physically suitable for the development as the Project is consistent with the rural residential requirements and has been conditioned to comply with all applicable development standards.

## **Tree Permit**

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

Evidence 1: Every effort has been made to integrate the existing trees into the Project design. Staff has worked extensively with the Applicant to ensure that as many trees of local importance are preserved as possible through the meandering of the western

driveway. While six Valley Oaks (Trees 813, 815, 816, 821, 822, and 823) originally proposed for removal will be preserved by the revised driveway design, two Valley Oaks (Trees 817 and 818) will be unable to be preserved in order to provide for access to Parcels 3 and 4.

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

Evidence 2: The removal of the two Valley Oaks will not be detrimental to the prosperity of surrounding trees of local importance as they are not within the critical root zone of any other protected trees. Additionally, there are nine other Valley Oaks on site which will ensure continued cross pollination. The trees proposed for removal are setback approximately 600 feet from the public right-of-way and located behind other Valley Oaks proposed for preservation; therefore, the removal of the trees will not impact the aesthetics or general welfare of the area.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 13<sup>th</sup> day of May 2020



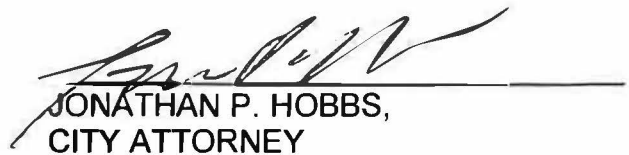
\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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

APPROVED AS TO FORM:



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

**Exhibit A**  
**10049 Bond Road Project (PLNG19-032)**  
**Project Description**

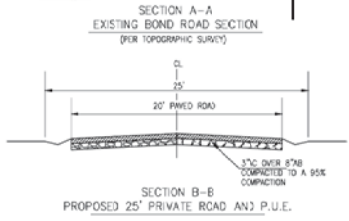
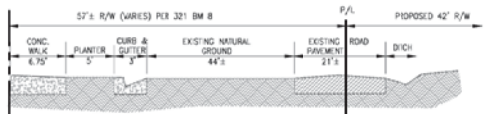
**PROJECT DESCRIPTION**

The Project consists of a Rezone to amend the zoning designation of ±10 gross acres from the AR-5 (Agricultural Residential-Minimum 5-acre lot) designation to the AR-2 (Agricultural Residential-Minimum 2-acre lot) designation; a Tentative Parcel Map to divide two existing parcels into four parcels and a remainder Parcel, each approximately ±2 acres in size; and a Tree Removal Permit to allow removal of two trees of local importance. Any new home construction resulting from the Project will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction including: BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction, BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction, TACM-8. Tier 4 Final Construction Equipment, and TACM-9. EV Charging Requirements.

# EXHIBIT B

## SURVEY NOTES:

- 1) PRELIMINARY TITLE REPORT WAS PREPARED FOR THE PREPARATION OF THIS SURVEY BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 111702K322-35 DATED JANUARY 17, 2020
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) APPURTENANT EASEMENT FOR 4032-OR-768 HAS BEEN OUTLINED IN 1998 BY 980605-DR-1011 AND HAS NOT BEING DEPICTED HEREON.



## EXISTING LEGAL DESCRIPTION:

APN: 127-0070-035  
 THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.S.B.M., AS SHOWN ON THE 10' LINE ADJUSTMENT AS PARCEL ONE, RECORD 3 JANUARY 15, 1988 IN BOOK 080145, PAGE 1371.

APN: 127-0070-038  
 THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.S.B.M., AS SHOWN ON THE 10' LINE ADJUSTMENT AS PARCEL TWO, RECORD 3 JANUARY 15, 1988 IN BOOK 080145, PAGE 1371.

## OWNER / DEVELOPER:

APN: 127-0070-035  
 ISAL CHIHAN/MANJIT CHIHAN  
 10049 BOND ROAD  
 ELK GROVE, CA 95624  
 PH: (916) 690-8072  
 FX: (916) 690-8092

## APPLICANT/ENGINEER:

APN: 127-0070-038  
 JTS ENGINEERING CONSULTANTS, INC.  
 1808 J STREET  
 SACRAMENTO, CA 95814-3010  
 TEL: (916) 441-6708 FAX: (916) 441-5336  
 EMAIL: JAVED.SODQUA@JTSENGINEERING.COM

ASSESSOR'S PARCEL NO. 127-0070-035 AND 038

PROJECT ADDRESS: 10049 BOND ROAD, ELK GROVE, CA 95624

ZONING: EXISTING: AR-5 PROPOSED: AR-2

GENERAL PLAN LAND USE DESIGNATION: RURAL RESIDENTIAL (R01 TO 0.5 P/A/ACRIS)

LAND USE: VACANT/SINGLE FAMILY RESIDENTIAL 4 INDIVIDUAL PARCEL + 1 REMAINDER PARCEL

## NO. OF PARCELS:

2 (TWO) 4 (FOUR) + 1 (ONE) REMAINDER  
 AREA: (GROSS) APN:127-0070-035: 4.88± AC PARCEL "1" 2.0± AC  
 APN:127-0070-038: 5.02± AC PARCEL "2" 2.0± AC  
 TOTAL: 10.8± AC PARCEL "3" 2.0± AC  
 PARCEL "4" 2.0± AC  
 REMAINDER 2.0± AC  
 TOTAL PARCELS: 10.0± AC

## SC-HOO, DISTRICT:

ELK GROVE UNIFIED

## REQUEST:

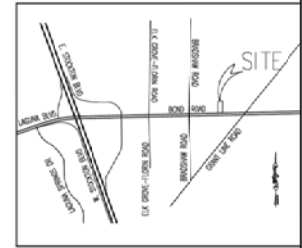
- 1) REZONE THE PROPERTY FROM AR-5 TO AR-2.
- 2) SUBDIVIDE TWO EXISTING PARCELS INTO FOUR PARCELS + ONE REMAINDER PARCEL. REMAINDER PARCEL WILL BE CREATED TO SEPARATE EXISTING RESIDENCE.
- 3) EXCEPTIONS:  
 A) EXCEPTION TO CREATE 4 LOTS FRONTING A PRIVATE STREET. REMAINDER PARCEL IS CURRENTLY SERVED BY AN EXISTING EASEMENT ON EASTERLY PORTION OF PROPERTY. NEW PRIVATE ROAD AND UTILITY EASEMENT WILL BE GRANTED TO SERVE ALL 4 PARCELS.  
 B) EXCEPTION TO CREATE 4 LOTS TO BE SERVED WITH SEPTIC TANK/LEACH LINE. (PUBLIC SEWER IS NOT AVAILABLE)

## EASEMENT NOTE:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FACILITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT 111702K322-35 DATED JANUARY 17, 2020 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN THIS PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUELAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

JAVED T. SODQUA, RCE 13924 DATE

EXPIRES: 12-31-2021



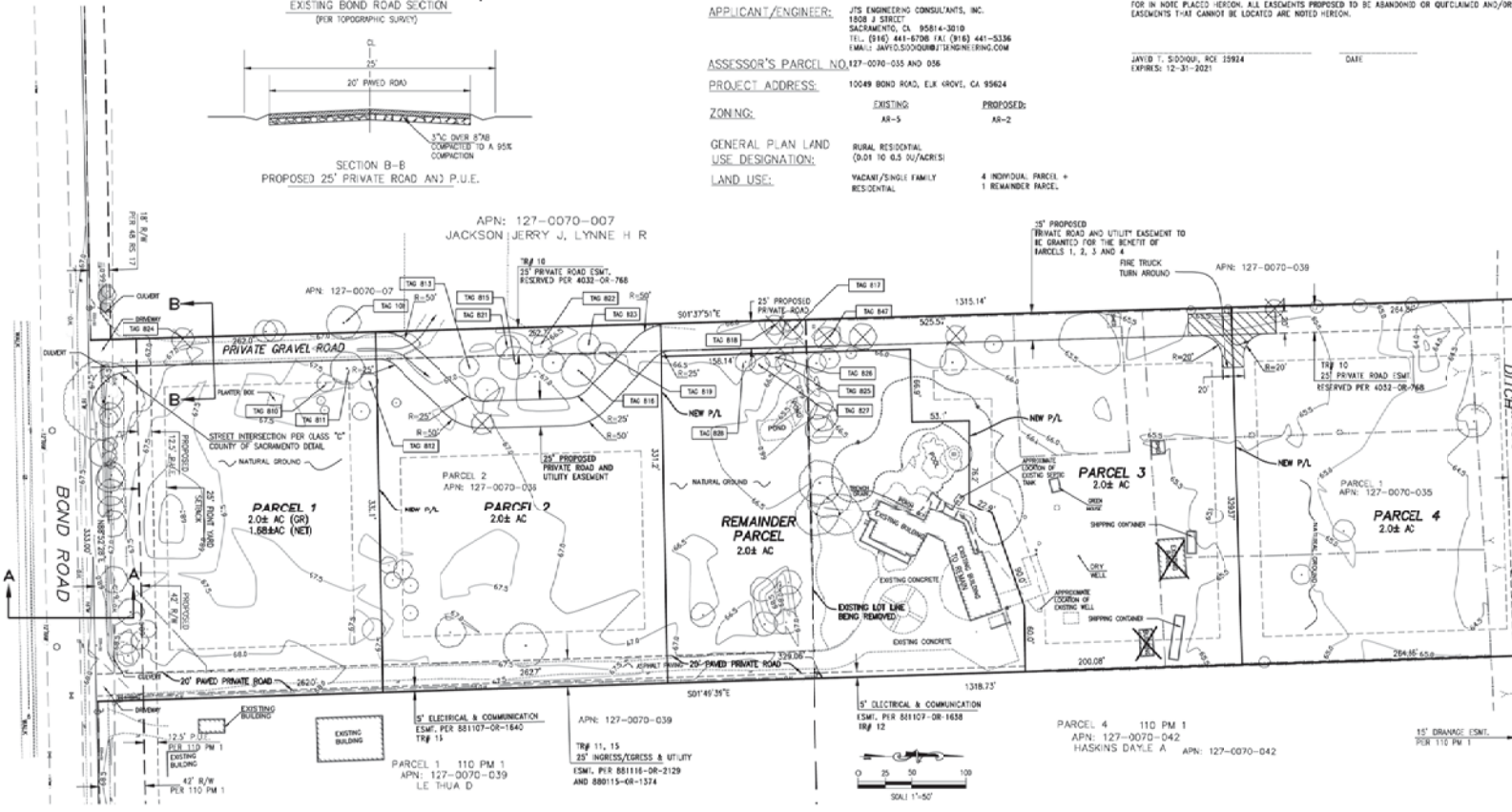
VICINITY MAP NO SCALE

## LEGEND

MANHOLE	--- 11" ---
BRAIN SILET	--- 11" ---
WATER LINE	--- 8" ---
BRAIN LINE	--- 12" ---
SEWER LINE	--- 8" ---
GAS LINE	--- 4" ---
FIRE HYDRANT	--- 4" ---
WATER VALVE	--- 4" ---
SEWER CLEAN OUT	--- 4" ---
WATER METER	--- 4" ---
FIRE CRYPT CONNECTION	--- 4" ---
EDGE OF PAVEMENT	--- 4" ---
BACK FLOW PREVENTER	--- 4" ---
SPOT ELEVATION	--- 4" ---
TRAFFIC SIGNAL	--- 4" ---
TRAFFIC SIGNAL WITH LIGHT	--- 4" ---
PARKING LOT	--- 4" ---
FULL BOX	--- 4" ---
GAS VALVE	--- 4" ---
UTILITY POLE	--- 4" ---
GAS METER	--- 4" ---
OVER HEAD WIRE	--- 4" ---
JULY PULL W/KEY	--- 4" ---
PUBLIC STREET LOT	--- 4" ---
SEA	--- 4" ---
FENCE	--- 4" ---
WELL	--- 4" ---
GUARD POST	--- 4" ---
TREE	--- 4" ---
WELL TRANSFORMER	--- 4" ---
STRUCTURES TO BE DEMOLISHED	--- 4" ---
TITLE REPORT EXCEPTION NO.	--- 4" ---
PROPERTY LINE	--- 4" ---

BASED ON FIELD SURVEY 2004

UTILITY BLOCK		
TELEPHONE	AT&T	DEPT. (EXCISE-WELLS)
SWR	PG&E	697-743-7380
TELEVISION	S&B&S	916-230-8221
WATER	PRIVATE	916-230-8221
SEWER	CITY OF ELK GROVE	916-687-3005
GAS	CONOCO	916-680-4707
POWER	PRIVATE (STATE OWNED)	916-409-1700
	CONSUMER'S CHOICE	916-409-1700
	U.S.A. UNDERGROUND ALERT	(800) 277-2600



BENCHMARK ELEV. 65.69'  
 STO. 2" BRASS DISC SET IN THE NORTHWEST CORNER OF THE CONCRETE BASE OF AN STREET LIGHT ON THE SOUTH EAST CORNER OF SHELDON RD & WILTON GAMES ST (E.O. SHARD RD. MAP# 929)  
 FIELD BOOK NO. PG.

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

DESIGNED:	N/A	SCALE:	1"=50'
DRAWN:	MMJ/MAS		
CHECKED:	JTS		
SUBMITTED:	JAVED T. SODQUA	RCE:	25924



NO DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP  
**10049 BOND ROAD**  
 CITY OF ELK GROVE APN: 127-0070-035 AND 038

DATE: 3/3/2020  
 SHEET: 1/1  
 CALIFORNIA  
 JOB NO: 2018-145



**Exhibit D**  
**10049 Bond Road Project (PLNG19-032)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>On-Going</b>				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all applicable federal, state and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning	
4.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	



<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>Elk Grove Rural Roads Standards</li> <li>The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>EGMC Title 16 (Building and Construction)</li> <li>EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	
6.	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.	On-Going	Planning Engineering SCWA SMUD PG&E	
7.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD) or other agencies or services providers as established by law.	On-Going	Planning Engineering CCSD SCWA EGWD SASD	
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>Grading Permit and Improvement Plans</li> <li>Building Permit and Certificate of Occupancy</li> <li>Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>Fire Department Review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA EGWD SASD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	The Tentative Parcel Map approval is valid for three (3) years from the date of Planning Commission approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of approval	Planning Engineering	
10	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.  A note stating the above shall be placed on the Improvement Plans.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going	Planning	
11	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.  A note stating the above shall be placed on the Improvement Plans.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going	Planning	
12	Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with Elk Grove Municipal Code requirements for Land Grading and Erosion Control (Chapter 16.44) and Tree Preservation and Protection (Chapter 19.12). The removal of any trees of local importance shall be mitigated with the planting of new trees on the site in accordance with Elk Grove Municipal Code Section 19.12.160.A.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13	Prior to any site disturbance, such as clearing, grubbing, disking or similar, the Applicant shall mitigate for the loss of Swainson's hawk foraging habitat at a 1:1 ratio consistent with EGMC Chapter 16.130, Swainson's Hawk Impact Mitigation Fees.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
14	Construction requiring new septic and well systems must be reviewed and approved by the Sacramento County Environmental Management Department (SCEMD) prior to issuance of improvement plans or building permit, whichever comes first.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	SCEMD	
15	New construction for utilities must be reviewed and approved by the Sacramento Municipal Utility District (SMUD) prior to issuance of improvement plans or building permit, whichever comes first.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	SMUD	
16	SMUD has existing overhead 12kV facilities along Bond Road and on the project site (eastern boundary) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
17	In the event the Applicant requires the relocation or removal of SMUD facilities, the Applicant shall be responsible for coordinating with SMUD and the cost of relocation or removal.	On-Going	SMUD	

<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>
18	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.).	On-Going	SMUD	
19	The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.	On-Going	SCWA	
20	Any new homes constructed on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9, or equivalent or other applicable measures as provided in the CAP in effect at the time of construction. Prior to Final Map approval, the Applicant shall (1) enter into a Climate Action Plan Agreement with the City to ensure compliance with this condition to the satisfaction of the City; and (2) record the Climate Action Plan Agreement against the Project site and provide proof to the City of such recordation.	On-Going; Final Map	Planning	
<b>Prior To Final Map Approval</b>				
21	This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH# 201706205). This includes all pre-construction measures prior to grading. The Applicant shall submit proof that the General Plan MMRP has been recorded on the proposed Project parcels prior to Final Map approval.	Final Map	Planning	
22	The Applicant shall dedicate a 25-foot Private Access and Emergency Vehicle Access Easement along the western portion of the property as shown on the Tentative Parcel Map to access Parcels 1-4 from Bond Road. Improvements shall be in accordance with the City's Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire Department. Dedication of the EVA shall be in the form of an easement to the City.	Final Map	Engineering	
23	The Applicant shall dedicate a 15-foot wide Drainage Easement to the City along the northern boundary of Parcel 4 as shown on the Tentative Parcel Map.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
24	If necessary, the Applicant shall dedicate the northerly half-section of Bond Road based on Figure 13 of the Triangle SPA document. All dedications shall be in accordance with the City's Rural Road Standards and to the satisfaction of the City.	Final Map	Engineering	
25	<p>If necessary and if warranted by the City's Rural Road Policy, the Applicant shall design and construct the northerly half-section of Bond Road based on Figure 13 of the Triangle SPA document. All improvements shall be in accordance with the City's Rural Road Standards and to the satisfaction of the City.</p> <p>If the improvements above are determined necessary in the future but are not warranted at the time of Final Map approval, the Applicant shall enter into a Deferred Improvement Agreement or pay the cost of their obligation in-lieu of installing improvements, all at the discretion of the Public Works Director in accordance with EGMC Chapter 12.03. Either requirement shall occur prior to Final Map approval.</p>	Final Map	Engineering Public Works	
26	The Applicant shall design and construct a 25-foot Private Access and Emergency Vehicle Access to access Parcels 1-4 from Bond Road as shown on the Tentative Parcel Map. Improvements shall be in accordance with the Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire Department. The Applicant may enter into a Deferred Improvement Agreement prior to Final Map approval in order to defer the design and construction of the Private Access and Emergency Vehicle Access to the first building permit issuance.	Final Map or 1st Building Permit with Deferred Improvement Agreement	Engineering	
27	The Applicant shall improve the existing driveways to meet the current City of Elk Grove Standards, including the dedication of a deceleration taper at the common driveway with the property to the west (APN 127-0070-007) to accommodate longer agricultural vehicles. The Applicant may enter into a Deferred Improvement Agreement prior to Final Map approval in order to defer the design and improvement of the existing driveways to the first building permit issuance.	Final Map or 1 <sup>st</sup> Building Permit with Deferred Improvement Agreement.	Engineering	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28	Prior to the approval of Final Map , the property owner(s) shall; (1) approve (a) the formation of a new or annexation to an existing community facilities district ("CFD"), and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no approval of the Improvement Plan shall be provided.	Final Map	CCSD-Fire	
<b>Prior To Issuance OF BUILDING Permit</b>				
29	Prior to the issuance of building permits, the Applicant shall pay the Surface Water Component Fee for Private wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code. All proposed water connections will be approved by the Sacramento County Water Zone 40 prior to issuance of Building Permits.	Building Permit	SCWA	
30	The Applicant shall design future electrical improvements to the satisfaction of SMUD prior to issuance of a building permit for new residential structures.	Building Permit	SMUD	
31	The Applicant shall provide separate SMUD service points to each parcel to the Satisfaction of SMUD.	Building Permit	SMUD	
32	The Applicant shall dedicate the easterly 10' of Parcels 1, 2, 3, and 4 as a Public Utility Easement (PUE) for overhead and/or underground facilities and appurtenances.	Building Permit	SMUD	
33	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet both City and SMUD requirements for access roads.	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34	The Applicant shall dedicate and provide all-weather vehicular access to all parcels for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Building Permit	SMUD	
35	The Final Parcel Map shall be completed, approved, and recorded prior to issuance of the 1st building permit on the Project site.	Building Permit	Planning	
36	The Applicant shall test all water wells for arsenic at the time of any new construction.	Building Permit	SCWA	
37	Prior to the issuance of any building permits for the Project site, the Applicant shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	
38	Destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division prior to the issuance of building permits. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction	Building Permit	SCWA	
39	All new and existing residences shall meet fire department fire apparatus, fire lane, and fire sprinkler requirements.	Building Permit	Cosumnes CSD Fire	
40	Fire access lanes serving two or fewer residences shall be minimum 16-foot wide and capable of supporting 78,000 pounds in all weather conditions.	Building Permit	Cosumnes CSD Fire	
41	Fire access lanes serving more than two residences shall be minimum 20-foot wide, capable of supporting 78,000 pounds in all weather conditions, and asphalt or concrete.	Building Permit	Cosumnes CSD Fire	
42	All exterior walls of structures shall be within 150 feet of a fire access lane.	Building Permit	Cosumnes CSD Fire	
43	All new residential (R-3) occupancies shall be provided with automatic fire sprinklers. All guest houses, pool houses, cabanas, grannie flats, etc. are classified as accessory to R-3 and require automatic fire sprinklers.	Building Permit	Cosumnes CSD Fire	
44	Reflective address numbers for all four parcels shall be posted at the entrance to the private road.	Building Permit	Cosumnes CSD Fire	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
45 All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.	Building Permit	Cosumnes CSD Fire	
46 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>	Final Map	Finance	
47 Prior to issuance of a building permit, the project area shall annex into the Police Services 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 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> .	Final Map	Finance	



<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48 Prior to issuance of a building permit, the project area shall annex into the Street Maintenance Assessment District No. 1, Zone 3, to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_ro_os_cfds/assessment_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_ro_os_cfds/assessment_other_district_information/</a>	Final Map	Finance	
49 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> .	Final Map	Finance	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-099**

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


***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 13, 2020 by the following vote:***

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

**NOES:          COUNCILMEMBERS:     *None***

**ABSTAIN:      COUNCILMEMBERS:     *None***

**ABSENT:       COUNCILMEMBERS:     *None***

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