

RESOLUTION NO. 2021-030

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 FOR THE 10069 AND 10087 BOND ROAD PROJECT (PLNG19-032) ASSESSOR PARCEL NUMBERS 127-0070-041 AND 127-0070-042

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on March 16, 2020, from JTS Engineering Consultants, Inc. (Applicant) requesting a Rezone and Tentative Parcel Map for the 10069 and 10087 Bond Road Project PLNG20-009 (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 127-0070-041 and 127-0070-042; 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 December 17, 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 4-0-1 (Vice Chair Murphey absent) to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on January 27, 2021, 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 because the parcel split will result in new parcels over two acres in size at a density consistent with the Rural Residential range of 0.1 to 0.5 units per acre. While there is no physical construction proposed with this Project, the rezone would likely result in the development of three new single-family residential units. New construction will comply with EGMC Section 23.29.020, General zoning district development standards and Chapter 16.44, Land Grading and Erosion Control. In addition, as indicated in the project description, construction of the proposed Project will conform to the City’s adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring.

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 resulting in less than 10 dwelling units are exempt. As the Project will result in three new dwelling units, 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 Rezone and Tentative Parcel Map are consistent with the General Plan and Elk Grove Municipal Code.

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

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.

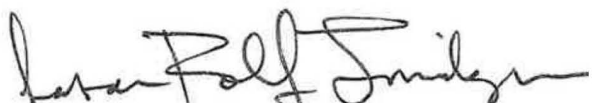
Evidence: For items a-g above, the proposed Project is consistent with the General Plan Rural Residential (RR) designation as the rezone from AR-5 to AR-2 will maintain a minimum two-acre parcel sizes as required by the General Plan. The proposed design, lot sizes, and lot configurations are consistent with the EGMC Section 23.29.020 development standards for rural residential parcels. Parcels A and B will continue to have access from an existing private driveway that has direct access from Bond Road, while Parcel C and D will have access via private access easement driveway along the easement property line of Parcel B. The new access easement will connect to the existing private driveway. The TPM will provide all lots access to Bond Road and will accommodate all necessary utilities as designed and conditioned. Additionally, the design of the four parcels and the 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 additional residential parcels will not impact the existing street system or cause significant impacts to levels of services and is exempt from additional traffic analysis. Therefore, the site is physically suitable for the development as the Project is consistent with the rural residential standards and has been conditioned to comply with all applicable development standards and requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of January 2021



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

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
10069 and 10087 Bond Road (PLNG20-009)
Project Description

PROJECT DESCRIPTION

The Project consists of a Rezone to amend the zoning designation of ±10 gross acres from the Agricultural Residential-Minimum 5-acre lot (AR-5) designation to the Agricultural Residential-Minimum 2-acre lot (AR-2) designation; and a Tentative Parcel Map to divide two existing parcels into four parcels ranging in size from 2.15 to 2.85 acres. Any new residential 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. Energy Efficiency; BE-6. Building Electrification; TACM-8. Tier 4 Final Construction Equipment; and TACM-9. EV ready.

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SURVEY NOTES:

- PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY CORNERSTONE TITLE COMPANY, ORDER NO. 3655120-00964 DATED FEBRUARY 7, 2020 FOR APN:127-0070-042 AND ORDER NO. 3655120-00965 DATED FEBRUARY 7, 2020 FOR APN:127-0070-041.
- 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.
- THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 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.
- NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- PERMISSION IS REQUIRED FROM THE GREAT WESTERN POWER COMPANY OF CALIFORNIA FOR THE CONSTRUCTION OF ANY STRUCTURE WITHIN THE 75' ELECTRICAL TRANSMISSION EASEMENT

LEGEND

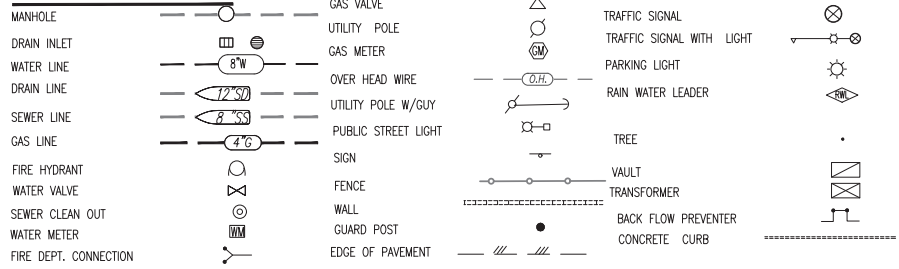
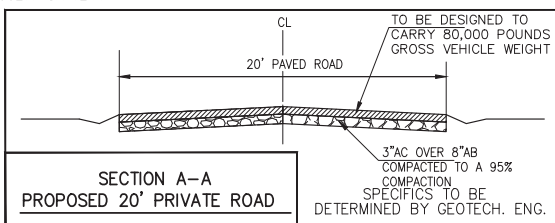
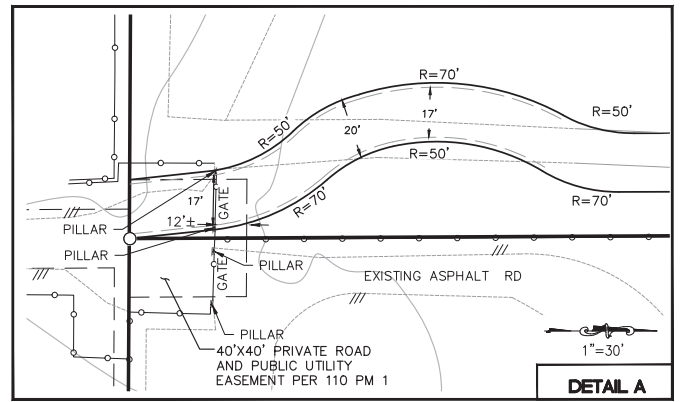
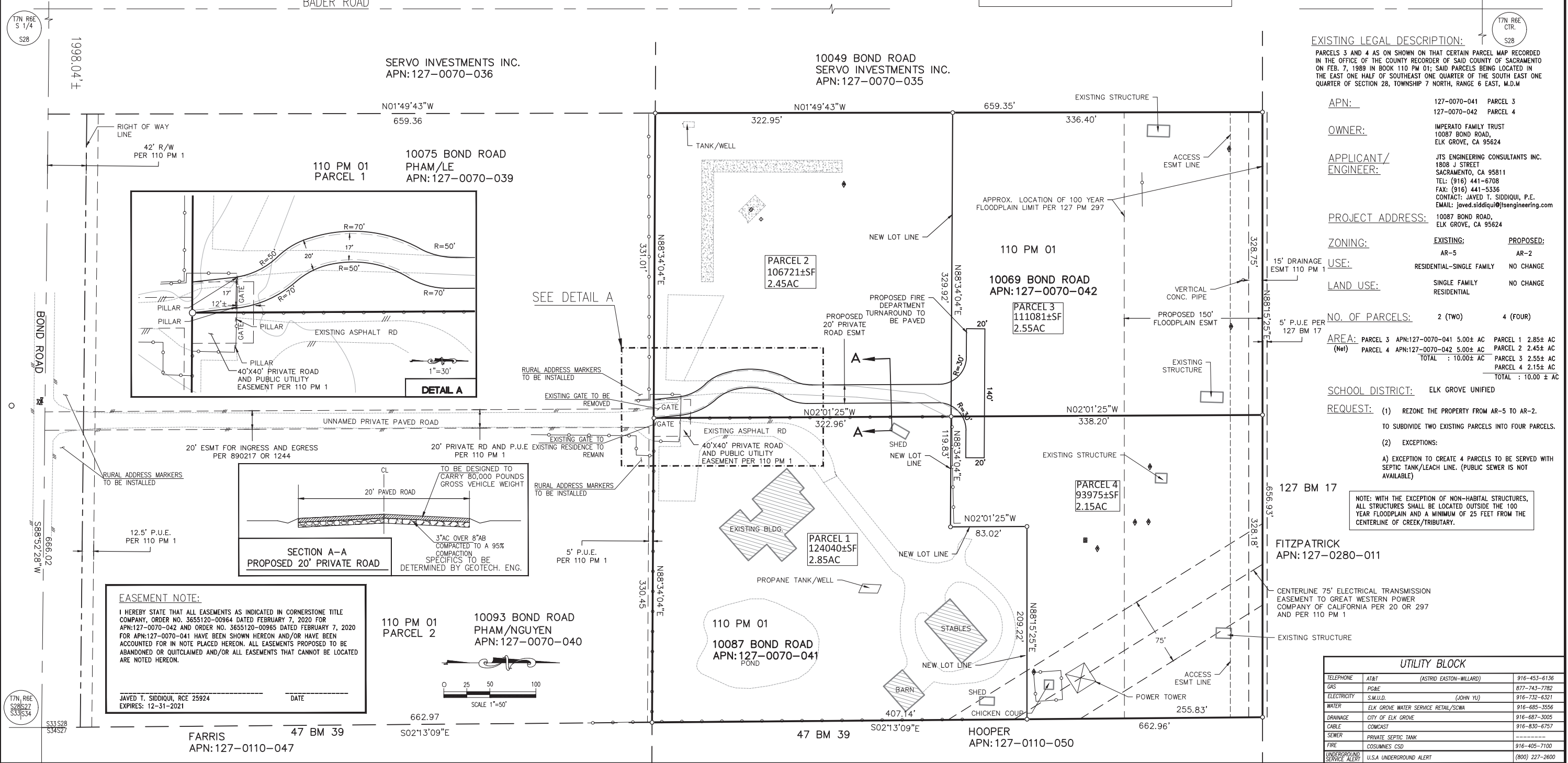
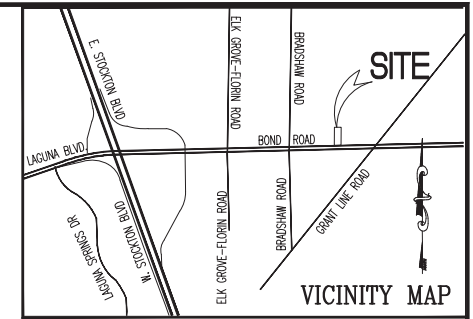


EXHIBIT B

NOTE: PLEASE SEE ARBORIST REPORT FOR TREE LIST



EASEMENT NOTE:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CORNERSTONE TITLE COMPANY, ORDER NO. 3655120-00964 DATED FEBRUARY 7, 2020 FOR APN:127-0070-042 AND ORDER NO. 3655120-00965 DATED FEBRUARY 7, 2020 FOR APN:127-0070-041 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

JAVED T. SIDDIQUI, RCE 25924
EXPIRES: 12-31-2021

10093 BOND ROAD
PHAM/NGUYEN
APN: 127-0070-040

110 PM 01
PARCEL 2

10075 BOND ROAD
PHAM/LE
APN: 127-0070-039

110 PM 01
PARCEL 1

10069 BOND ROAD
APN: 127-0070-042

10087 BOND ROAD
APN: 127-0070-041

FARRIS
APN: 127-0110-047

HOOPER
APN: 127-0110-050

EXISTING LEGAL DESCRIPTION:

PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SACRAMENTO ON FEB. 7, 1989 IN BOOK 110 PM 01; SAID PARCELS BEING LOCATED IN THE EAST ONE HALF OF SOUTHEAST ONE QUARTER OF THE SOUTH EAST ONE QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.M

APN: 127-0070-041 PARCEL 3
127-0070-042 PARCEL 4

OWNER: IMPERATO FAMILY TRUST
10087 BOND ROAD,
ELK GROVE, CA 95624

APPLICANT/
ENGINEER: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5356
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS: 10087 BOND ROAD,
ELK GROVE, CA 95624

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

USE: RESIDENTIAL-SINGLE FAMILY NO CHANGE

LAND USE: SINGLE FAMILY NO CHANGE
RESIDENTIAL

NO. OF PARCELS: 2 (TWO) 4 (FOUR)

AREA: PARCEL 3 APN:127-0070-041 5.00± AC PARCEL 1 2.85± AC
PARCEL 4 APN:127-0070-042 5.00± AC PARCEL 2 2.45± AC
TOTAL : 10.00± AC PARCEL 3 2.55± AC
TOTAL : 10.00± AC PARCEL 4 2.15± AC
TOTAL : 10.00± AC

SCHOOL DISTRICT: ELK GROVE UNIFIED

REQUEST: (1) REZONE THE PROPERTY FROM AR-5 TO AR-2.
TO SUBDIVIDE TWO EXISTING PARCELS INTO FOUR PARCELS.

(2) EXCEPTIONS:
A) EXCEPTION TO CREATE 4 PARCELS TO BE SERVED WITH SEPTIC TANK/LEACH LINE. (PUBLIC SEWER IS NOT AVAILABLE)

NOTE: WITH THE EXCEPTION OF NON-HABITAL STRUCTURES, ALL STRUCTURES SHALL BE LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN AND A MINIMUM OF 25 FEET FROM THE CENTERLINE OF CREEK/TRIBUTARY.

FITZPATRICK
APN: 127-0280-011

CENTERLINE 75' ELECTRICAL TRANSMISSION EASEMENT TO GREAT WESTERN POWER COMPANY OF CALIFORNIA PER 20 OR 297 AND PER 110 PM 1

UTILITY BLOCK		
TELEPHONE	AT&T (ASTRID EASTON-WILLARD)	916-453-6136
GAS	PG&E	877-743-7782
ELECTRICITY	S.M.U.D. (JOHN YU)	916-732-6321
WATER	ELK GROVE WATER SERVICE RETAIL/SCWA	916-685-3556
DRAINAGE	CITY OF ELK GROVE	916-687-3005
CABLE	COMCAST	916-830-6757
SEWER	PRIVATE SEPTIC TANK	-----
FIRE	COSUMNES CSD	916-405-7100
UNDERGROUND SERVICE ALERT	U.S.A UNDERGROUND ALERT	(800) 227-2600

BENCHMARK ELEV. 65.68' NGVD29
STD 2" BRASS DISC SET IN THE NORTHWEST CORNER OF THE CONCRETE BASE OF AN STREET LIGHT ON THE SOUTH EAST CORNER OF SHELTON RD & WILSON OAKS CT. E/G
FIELD BOOK NO. 116

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

DESIGNED: N/A
DRAWN: HKS
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI, P.E. RCE: 25924



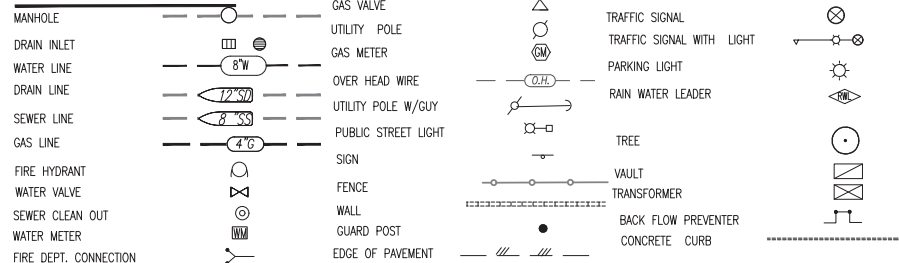
NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP SITE PLAN
10069 AND 10087 BOND ROAD
PARCEL 3 AND 4: 110 PM 1
APN: 127-0070-041 AND 042
CITY OF ELK GROVE
DATE: 10/20/2020
SHEET 1 OF 1
JOB NO: 2019-107

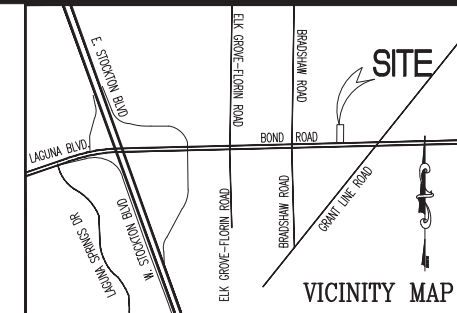
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LEGEND



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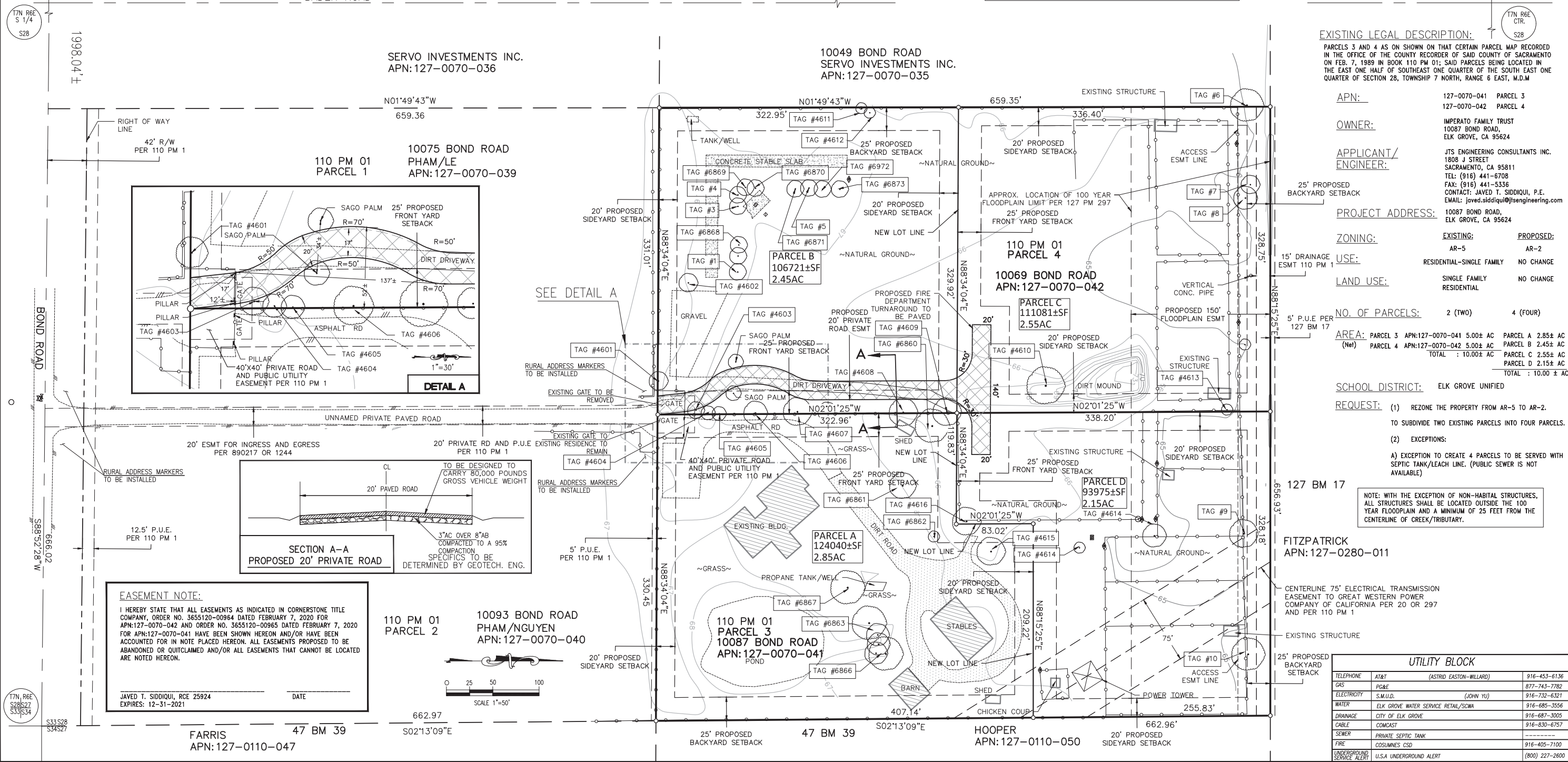
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	127-0070-042	PARCEL 4
OWNER:	IMPERATO FAMILY TRUST 10087 BOND ROAD, ELK GROVE, CA 95624	
APPLICANT/ ENGINEER:	JTS ENGINEERING CONSULTANTS INC. 1808 J STREET SACRAMENTO, CA 95811 TEL: (916) 441-6708 FAX: (916) 441-5356 CONTACT: JAVED T. SIDDIQUI, P.E. EMAIL: javed.siddiqui@jtsengineering.com	
PROJECT ADDRESS:	10087 BOND ROAD, ELK GROVE, CA 95624	
ZONING:	EXISTING: AR-5	PROPOSED: AR-2
USE:	RESIDENTIAL-SINGLE FAMILY	NO CHANGE
LAND USE:	SINGLE FAMILY RESIDENTIAL	NO CHANGE
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SCHOOL DISTRICT:	ELK GROVE UNIFIED	

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JAVED T. SIDDIQUI, RCE 25924
EXPIRES: 12-31-2021

FARRIS APN: 127-0110-047
47 BM 39
S02°13'09"E
662.97'

110 PM 01 PARCEL 2
10093 BOND ROAD
PHAM/NGUYEN
APN: 127-0070-040

110 PM 01 PARCEL 3
10087 BOND ROAD
APN: 127-0070-041

110 PM 01 PARCEL 4
10069 BOND ROAD
APN: 127-0070-042

FITZPATRICK APN: 127-0280-011
127 BM 17

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UTILITY BLOCK

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SEWER	PRIVATE SEPTIC TANK	-----
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FIELD BOOK NO. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CA 95811

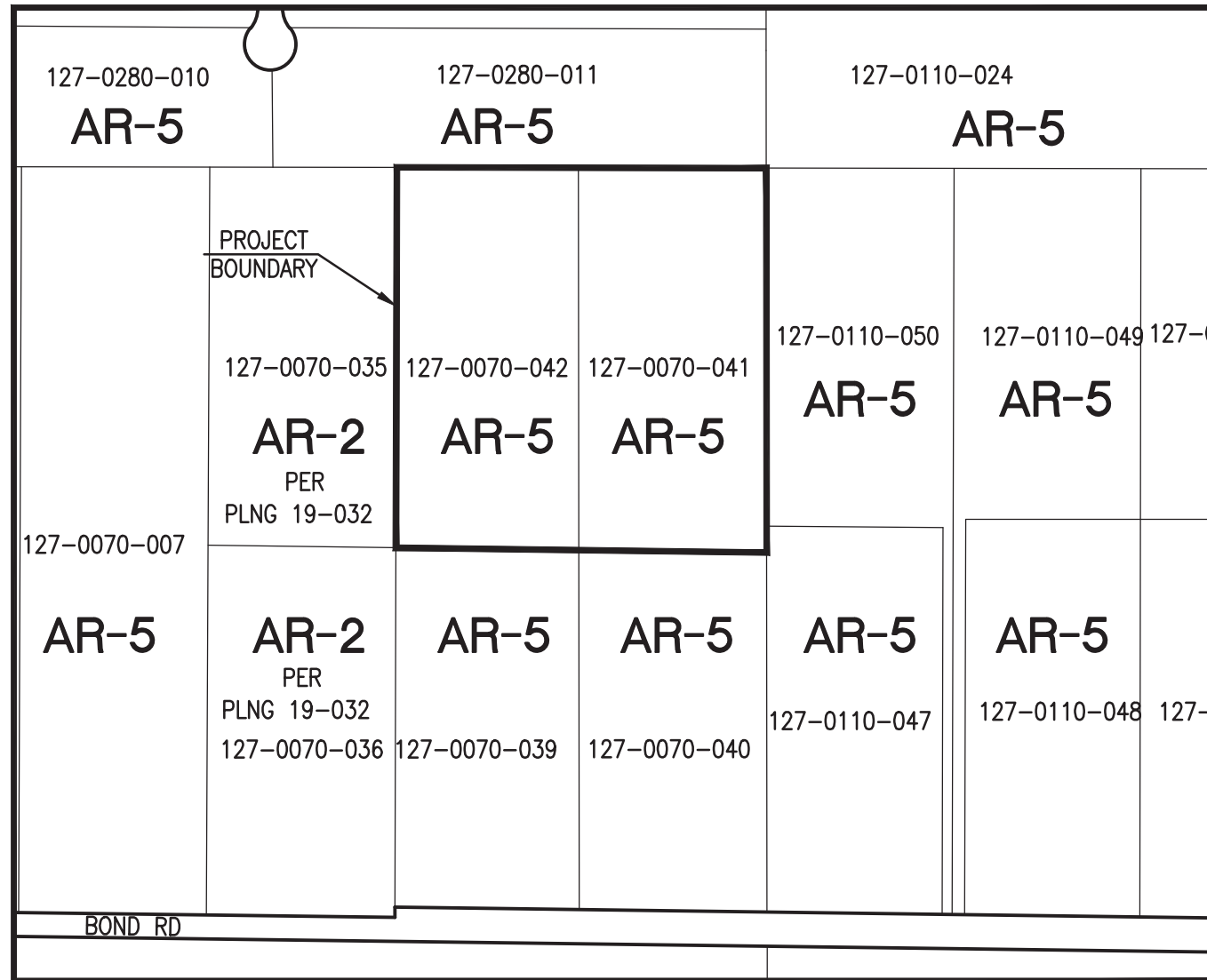
DESIGNED:	N/A
DRAWN:	HKS
CHECKED:	JTS
SUBMITTED:	JAVED T. SIDDIQUI, P.E.
RCE:	25924



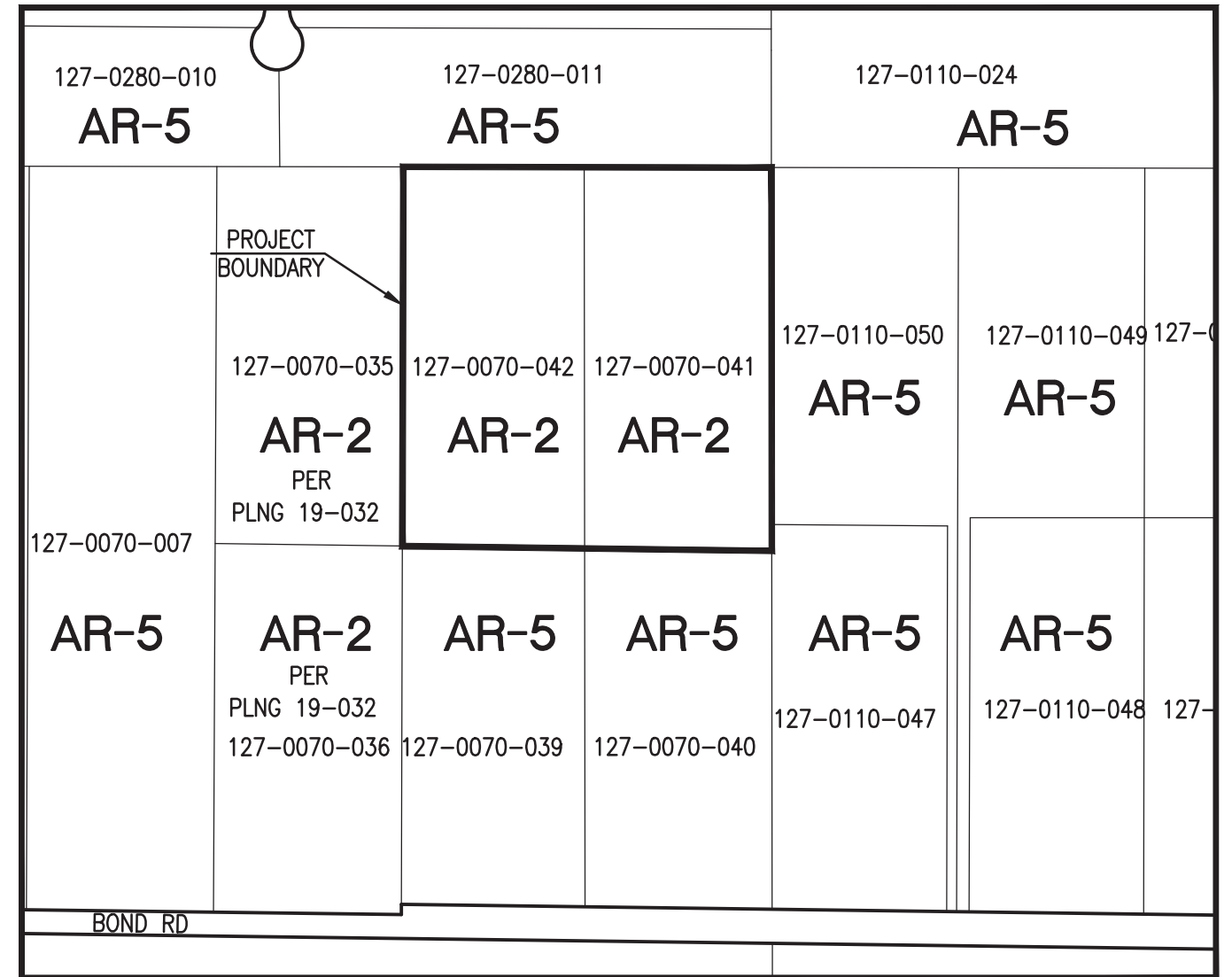
NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP
10069 AND 10087 BOND ROAD
PARCEL 3 AND 4; 110 PM 1
APN: 127-0070-041 AND 042
CITY OF ELK GROVE, CALIFORNIA

DATE: 10/5/2020
SHEET 1 OF 1

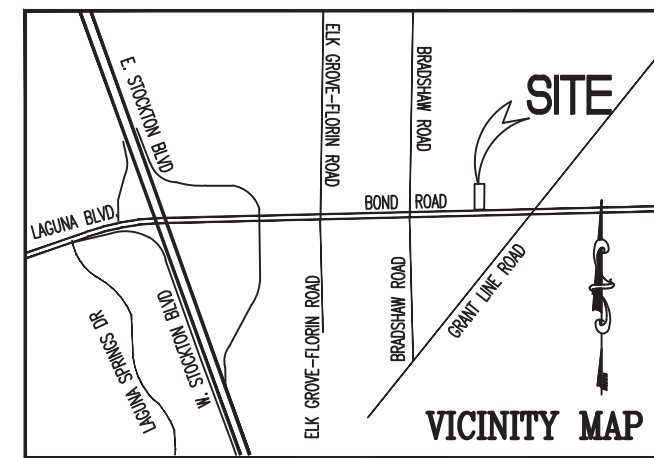
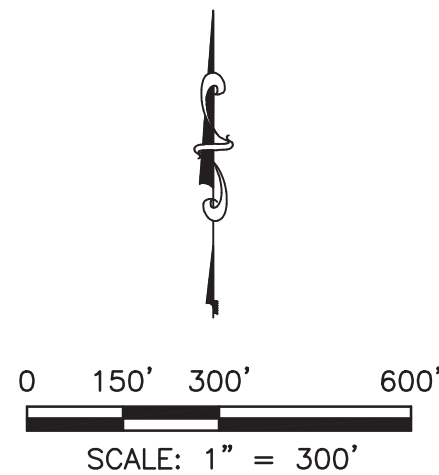


EXISTING ZONING



PROPOSED ZONING

LEGEND		EXISTNG	PROPOSED
AR-5	RURAL RESIDENTIAL	10.00	0.00
AR-2	RURAL RESIDENTIAL	0.00	10.00
TOTAL NET ACRES		10.00	10.00



JTS ENGINEERING CONSULTANTS, INC.

DATE: 5-13-2020
DRAWN: DVN/MAD

EXISTING AND PROPOSED ZONING EXHIBIT

December 17, 2020

10069 AND 10087 BOND ROAD
APN:127-0070-041 AND 042

CALIFORNIA

FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL BOUNDARY LINES, EASEMENTS & RIGHT-OF-WAY LOCATIONS TO BE VERIFIED WITH FINAL DESIGN AND ENGINEERING.

Exhibit C
10069 and 10087 Bond Road (PLNG20-009)
Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
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	
5.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following: <ul style="list-style-type: none"> • Elk Grove Rural Roads Standards • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
6.	The Applicant shall design and construct all improvements in accordance with the City Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Planning Engineering 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), Elk Grove Water District (EGWD) or other agencies or services providers as established by law.	On-Going	Planning Engineering CCSD EGWD	
8.	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: <ul style="list-style-type: none"> • Grading Permit and Improvement Plans • Building Permit and Certificate of Occupancy • Fire Department Review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD-Fire	
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 paleontological 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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	Planning	
12.	<p>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).</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p>	Planning	
13.	<p>Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to tree removal or earth moving activities associated with construction. If any evidence of Swainson's hawk is found as a result of the pre-construction surveys, or if it is found that the subject site is within 10 miles of a Swainson's hawk nest or is suitable foraging habitat, the Applicant shall comply with the mitigation measures set forth in Elk Grove Municipal Code Chapter 16.130.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p>	Planning	
14.	<p>Any necessary future SMUD facilities located on the Project property shall require a dedicated SMUD easement. The Applicant shall contact SMUD prior to performing work on the Project property.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permits, whichever occurs first.</p>	SMUD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
15.	SMUD has existing overhead 12kV facilities along Bond Road and on the project site that shall remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
16.	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	
17.	SMUD reserves the right to use any portion of its easements on the Project property that it reasonably needs and shall not be responsible for any damages of the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
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.	"No Parking Fire Lane" signs or markings shall be installed for the Private access road and turnaround area.	On-Going	CSD-Fire	

PRIOR TO FINAL MAP APPROVAL				
20.	The Applicant shall enter into a Covenant and Agreement with the City for the 20' private access easement benefiting Parcels B, C, and D as shown on the Tentative Parcel Map prior to the final map approval to the satisfaction of the City.	Final Map	Engineering	
21.	The Applicant shall dedicate to the City a public access easement over the 20' wide private road from the existing 20' private road shown on the Tentative Parcel Map for utility and emergency vehicles use.	Final Map	Engineering	
22.	The Applicant shall design and construct a 20' Private Access and EVA to access Parcel B, C, and D from the existing 20' Private Road. Improvements shall be in accordance with City Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire. The Applicant shall submit a report from a licensed geotechnical engineer indicating the required structural section of the fire access lane that can support 80,000 pounds. 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 CCSD-Fire	
23.	The Applicant shall improve the existing 20' Private Road and existing driveway on Bond Road. Improvements shall be in accordance with the City Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire. The Applicant shall submit a report from a licensed geotechnical engineer indicating the required structural section of the fire access lane that can support 80,000 pounds. 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	
24.	The Applicant shall dedicate to the City a Floodplain Easement over the existing 100-year floodplain at the north end of Parcels C and D as shown on the Tentative Parcel Map.	Final Map	Engineering	

25.	<p>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.</p>	Final Map	CCSD-Fire	
26.	<p>Any necessary future Sacramento Municipal Utility District (SMUD) facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property</p>	Final Map	SMUD	
27.	<p>Prior to final map approval, 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</p> <p>to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Final Map	Finance	

28.	<p>Prior to final map approval, 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</p> <p>http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_r_oos_cfds/.</p>	Final Map	Finance	
29.	<p>Prior to Final Map approval, 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</p> <p>http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_r_oos_cfds/assessment_other_district_information/</p>	Final Map	Finance	
30.	<p>Prior to Final Map approval, 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</p> <p>http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10.</p>	Final Map	Finance	
31.	<p>This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH#201706105). This includes all pre-construction measures prior to grading. The Applicant shall submit proof that the General Plan MMRP has been recorded on the proposed parcels prior to Final Map approval.</p>	Final Map	Planning	

PRIOR TO ISSUANCE OF BUILDING PERMIT				
32.	The Final Parcel Map shall be completed, approved, and recorded prior to issuance of the 1st building permit.	Building Permit	Planning	
33.	The existing vehicular gate for Parcel B shall be removed prior to issuance of the first building permit	Building Permit	Planning	
34.	Fire access lanes serving more than two residences shall be minimum 20-foot wide, capable of supporting 80,000 pounds in all weather conditions and asphalt or concrete.	Building Permit	CCSD-Fire	
35.	The Applicant shall submit the Tentative Parcel Map to the CCSD-Fire for review of construction of the private road and driveway.	Building Permit	CCSD-Fire	
36.	The Applicant shall comply with SMUD siting requirements (e.g., panel, size/location, clearances from SMUD equipment, transformer location, service conductors).	Building Permit	SMUD	
37.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
38.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing on-site electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Building Permit	SMUD	
39.	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 minimum SMUD requirements for access roads.	Building Permit	SMUD	
40.	The Applicant shall provide all weather vehicular access for service vehicles that are a 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	
41.	The Applicant shall comply with the City's Climate Action (CAP) as described in the CAP Checklist provided for the Project as follows: <ul style="list-style-type: none"> • BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction • BE-6. Building Electrification • TACM-8. Tier 4 Final Construction Equipment • TACM-9. EV Ready 	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-030

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 January 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California