

RESOLUTION NO. 2016-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A CONDITIONAL USE PERMIT AND ZONING AMENDMENT FOR THE SHELDON FARMS BBQ PROJECT (EG-15-020); ASSESSOR PARCEL NUMBER 127-0090-079

WHEREAS, the Development Services Department of the City of Elk Grove received an application on May 26, 2015 from Jeffrey Adkins (the Applicant), requesting a Conditional Use Permit (the Project) and Zoning Amendment to modify previously-approved Conditions of Approval for EG-05-963; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number (APN): 127-0090-079; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §21000-§21189.3, but is exempt; and

WHEREAS, Section 15301 (Existing Facilities) of the California Code of Regulations, (State CEQA Guidelines) provides an exemption from CEQA for projects characterized as existing facilities and meeting all conditions described; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Conditional Use Permit and Zoning Amendment to modify conditions of approval for this project will have a significant effect on the environment; 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), and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on February 4, 2016, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony at the meeting and voted 4-0 (Commissioner Maita recused) to recommend approval of the Project to the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds the proposed Sheldon Farms BBQ Project (EG-15-020) exempt from the provisions of CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15183 of the California Code of Regulations.

Evidence: CEQA Guidelines Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures facilities, mechanical equipment, or topographical features, involving negligible or no expansion or use beyond that existing at the time of

the lead agencies determination. The Project is exempt from CEQA pursuant to CEQA Guideline Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures facilities, mechanical equipment, or topographical features, involving negligible or no expansion or use beyond that existing at the time of the lead agencies determination. The Project is a CUP and modifications to previous conditions of approval to allow for a restaurant use within an existing 1,650 square foot commercial building. The Project also includes associated site improvements including parking and lighting on a previously-developed 1.51-acre parcel within the City of Elk Grove. No special circumstances exist that granting a Conditional Use Permit and/or modifying the requested conditions would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Sections 15301 and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit and Zoning Amendment for the Sheldon Farms BBQ Project (EG-15-020) as described in Exhibit A and 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:

Conditional Use Permit


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

Evidence: The General Plan land use designation for the subject property is Commercial and the zone district is LC – Limited Commercial. The proposed restaurant is a conditionally-allowed use within the LC zone, based on conditions of approval which were included as part of the previous Sheldon Farms Rezone Project (EG-05-963). Thus, the issuance of a Conditional Use Permit for the Sheldon Farms BBQ Project would maintain consistency with the General Plan and Zoning Code.

Finding #2: The establishment, maintenance or 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 the general welfare of the City.


Evidence: The proposed restaurant will be open on a daily basis from 6:00 AM to 10:00 PM, although hours of operation have the potential to fluctuate as necessary. The use will be entirely contained within an existing structure on the 1.51-acre property. The use will be required to comply with conditions of approval which will reduce noise and lighting impact to the surrounding residential properties. As such, the proposed assembly use would not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of February 2016.



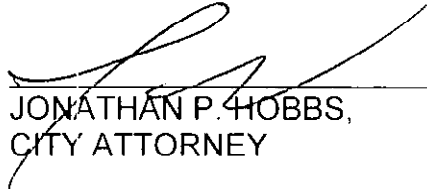
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Sheldon Farms BBQ Project (EG-15-020)
Project Description

PROJECT DESCRIPTION

The Applicant is requesting approval of a Conditional Use Permit (CUP) to operate the Sheldon Farm Barbeque restaurant within an existing 1,650 square foot building in the LC – Limited Commercial Zoning District. The Applicant is also requesting a Zoning Amendment to modify three (3) conditions of approval which were placed on the Project when it was originally approved (EG-05-963). Specifically, these conditions deal with alcohol sales as part of the restaurant use and hours of operation.

The Project also includes associated site improvements including parking and lighting on the approximately 1.51-acre parcel. No exterior changes to the existing buildings have been proposed, with the exception of future signage and a new trash enclosure, to be located north of the proposed restaurant.

The proposed restaurant use requires approval of a CUP within the LC zoning district, pursuant to Condition #6 of the previously-approved rezone project for the site (EG-05-963).

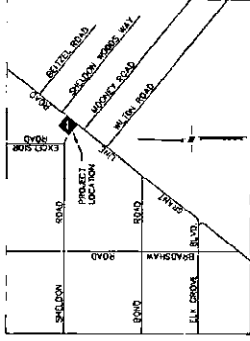
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PROPOSED SITE PLAN

FOR

SHELDON FARM BARBEQUE

APN: 127-0090-079
 CITY OF ELK GROVE, STATE OF CALIFORNIA
 REVISED JANUARY 4, 2016 SHEET 1 OF 1
 CLAYBAR ENGINEERING, INC.
 515 ELK GROVE AVENUE - FLOREN ROAD
 ELK GROVE, CA 95754
 PH: 916-884-7301
 FB: 916-884-8877



VICINITY MAP
N.T.S.

PROPERTY OWNER:
 JEFFREY AND JONA ADKINS
 P.O. BOX 87
 WILTON, CA 95693

ENGINEER:
 CLAYBAR ENGINEERING, INC.
 515 ELK GROVE AVENUE - FLOREN ROAD
 ELK GROVE, CA 95754
 PH: 916-884-7301

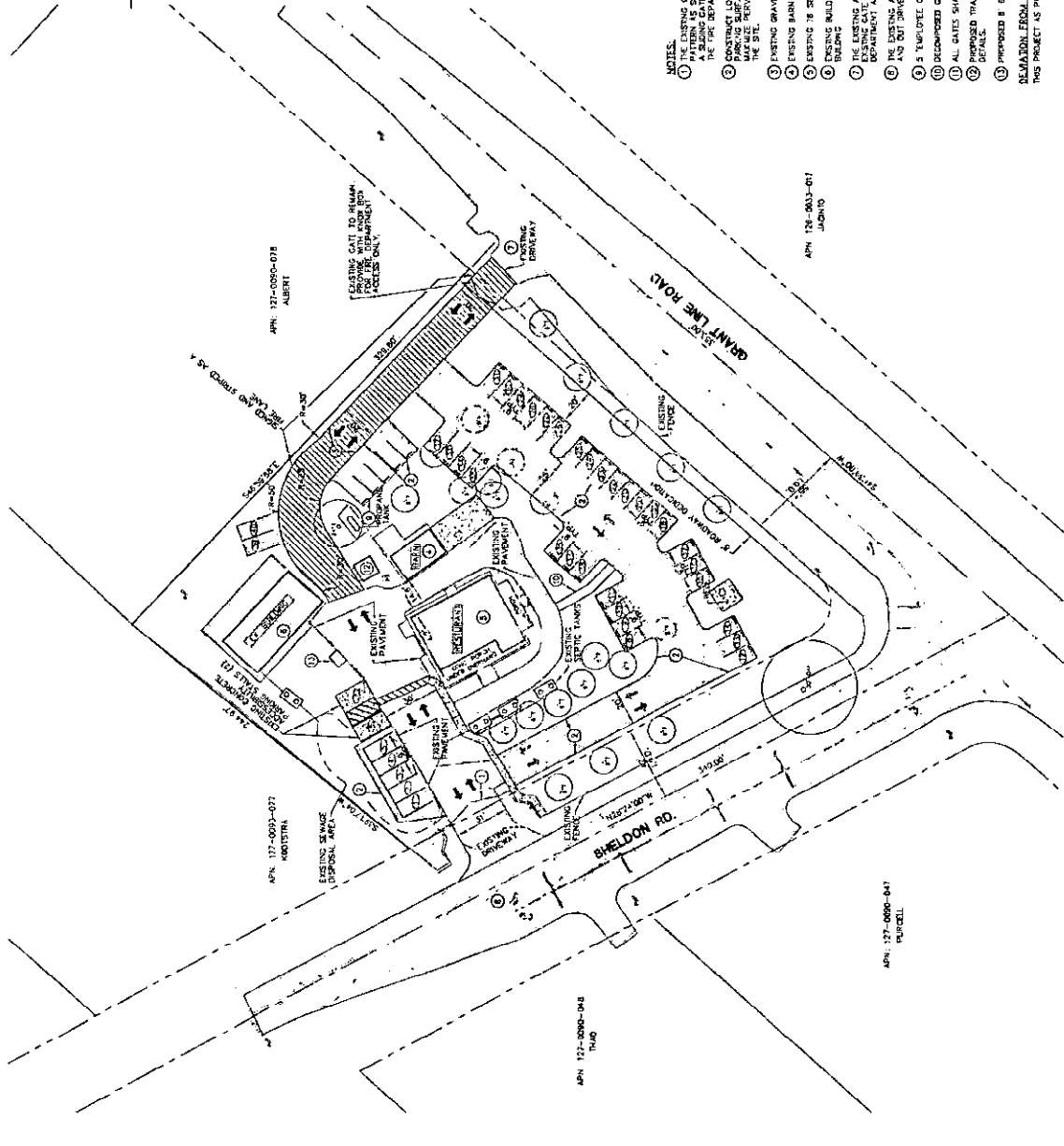
PROPERTY APN.S:
 127-0090-079

APPLICANT:
 JEFFREY AND JONA ADKINS
 P.O. BOX 87
 WILTON, CA 95693

PROPERTY ADDRESS:
 10527 SHELDON ROAD
 ELK GROVE, CA 95754

PROPERTY ZONING INFORMATION:
 LC-UNITED COMMERCIAL

SCALE: 1" = 30'



- NOTES:**
- 1) THE EXISTING DRIVEWAY SHALL BE MODIFIED TO ALLOW FOR THE INSTALLED DRIVEWAY. A SIGNAGE AND KNOX BOY WILL BE PROVIDED AS APPROVED BY THE FIRE DEPARTMENT.
 - 2) EXISTING LOW VOLTAGE OVERHEAD UTILITIES SHALL BE REMOVED AND REINSTALLED UNDERGROUND. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON THE SITE PLAN.
 - 3) EXISTING GRAVEL DRIVEWAY IS TO REMAIN FOR EMERGENCY ACCESS ONLY.
 - 4) EXISTING 18' X 24' RESTAURANT.
 - 5) EXISTING 18' X 24' RESTAURANT.
 - 6) EXISTING BUILDING TO BE MAINTAINED AS CATERER'S FACILITY BUILDING.
 - 7) THE EXISTING ASPHALT DRIVEWAY WILL REMAIN AND THE EXISTING DRIVEWAY SHALL BE PAVED WITH A KNOX BOY FOR FIRE DEPARTMENT ACCESS ONLY.
 - 8) ALL DRIVEWAYS SHALL BE PAVED WITH ASPHALT.
 - 9) 3 TYPE 10 ONLY PARKING STALLS.
 - 10) DECOMPOSED GRANITE PEDESTRIAN PATH.
 - 11) ALL GATES SHALL BE FITTED WITH KNOX BOY EXCESSIBILITY.
 - 12) PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 13) PROPOSED 8' BY 6' CONCRETE PAD AND 3 RECYCLE PARKING STALLS SEPARATION FROM CITY STANDARDS. NOTE: THIS PROJECT AS PROPOSED DOES NOT REQUIRE A SEPARATION FROM CITY STANDARDS.

EXISTING BUILDING INFORMATION

EXISTING BUILDING AREA	1,471 SF
EXISTING DRIVEWAY AREA	1,478 SF
EXISTING DRIVEWAY AREA	1,478 SF
EXISTING DRIVEWAY AREA	1,478 SF
EXISTING DRIVEWAY AREA	1,478 SF
EXISTING DRIVEWAY AREA	1,478 SF
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PROPOSED PARKING INFORMATION

TOTAL PARKING STALLS	40 STALLS
TOTAL PARKING STALLS	2 STALLS
TOTAL PARKING STALLS	38 STALLS
TOTAL PARKING STALLS	38 STALLS
TOTAL PARKING STALLS	38 STALLS
TOTAL PARKING STALLS	38 STALLS
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5. VARIOUS COMMUNITY DEVELOPMENT, ENVIRONMENTAL, AND OTHER REGULATIONS.

PROPOSED SITE PLAN

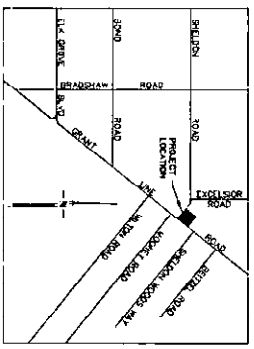
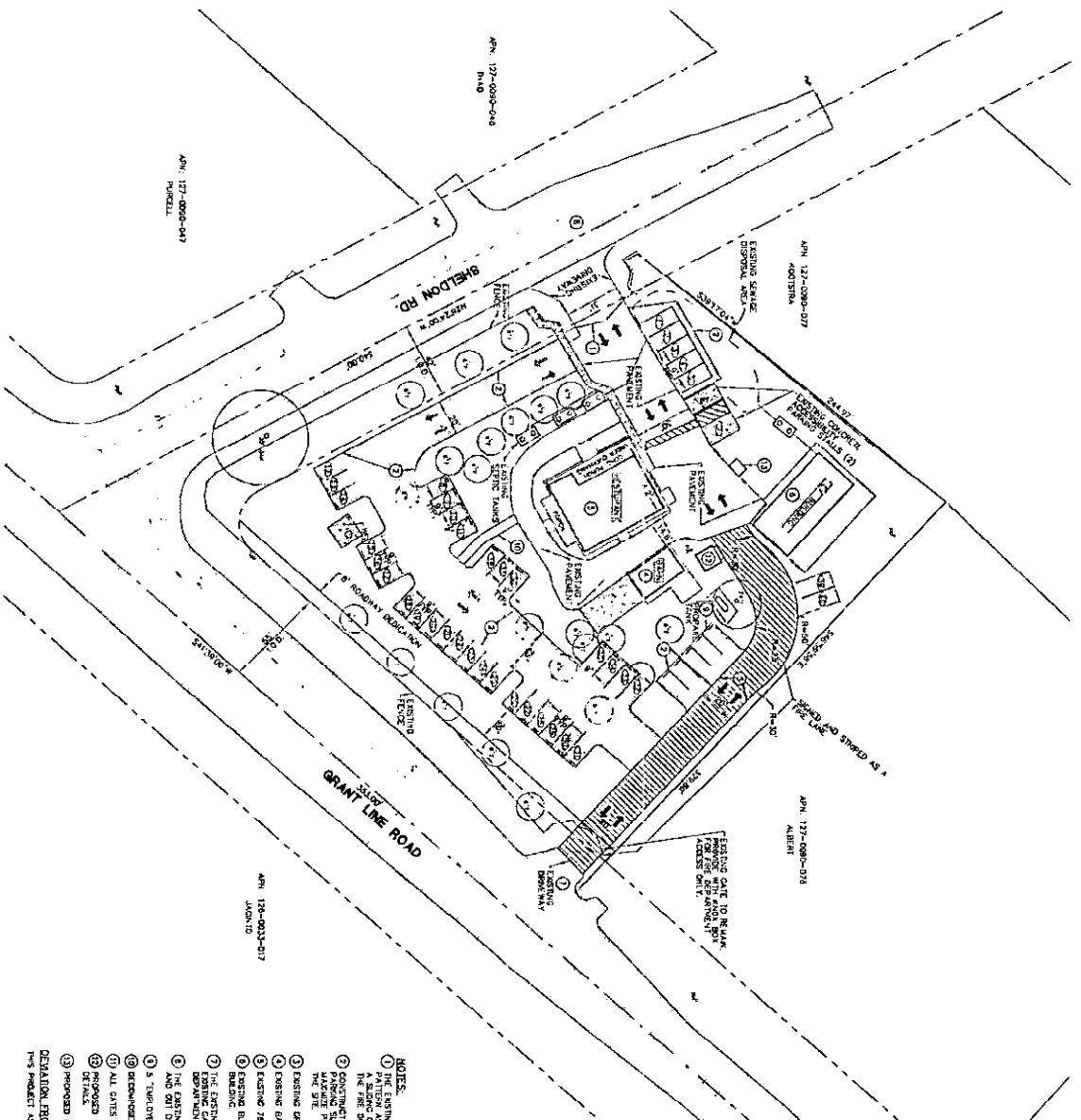
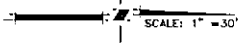
FOR

SHELDON FARM BARBEQUE

APN: 127-0090-079

CITY OF ELK GROVE, STATE OF CALIFORNIA
 REVISED JANUARY 4, 2016 SHEET 1 OF 1

BY: CLAYBAR ENGINEERING, INC.
 9254 ELK GROVE-ROBIN ROAD
 ELK GROVE, CA 95624
 PH: 916-484-2627
 FAX: 916-484-2627



PROPERTY OWNERS:
 JEFFREY AND JONA ADAMS
 P.O. BOX 87
 WILTON, CA 95693

APPLICANT:
 JEFFREY AND JONA ADAMS
 P.O. BOX 87
 WILTON, CA 95693

ENGINEERS:
 CLAYBAR ENGINEERING, INC.
 9254 ELK GROVE-ROBIN ROAD
 ELK GROVE, CA 95624
 PH: 916-484-2627

PROPERTY ADDRESS:
 15927 SHELDON ROAD
 ELK GROVE, CA 95624

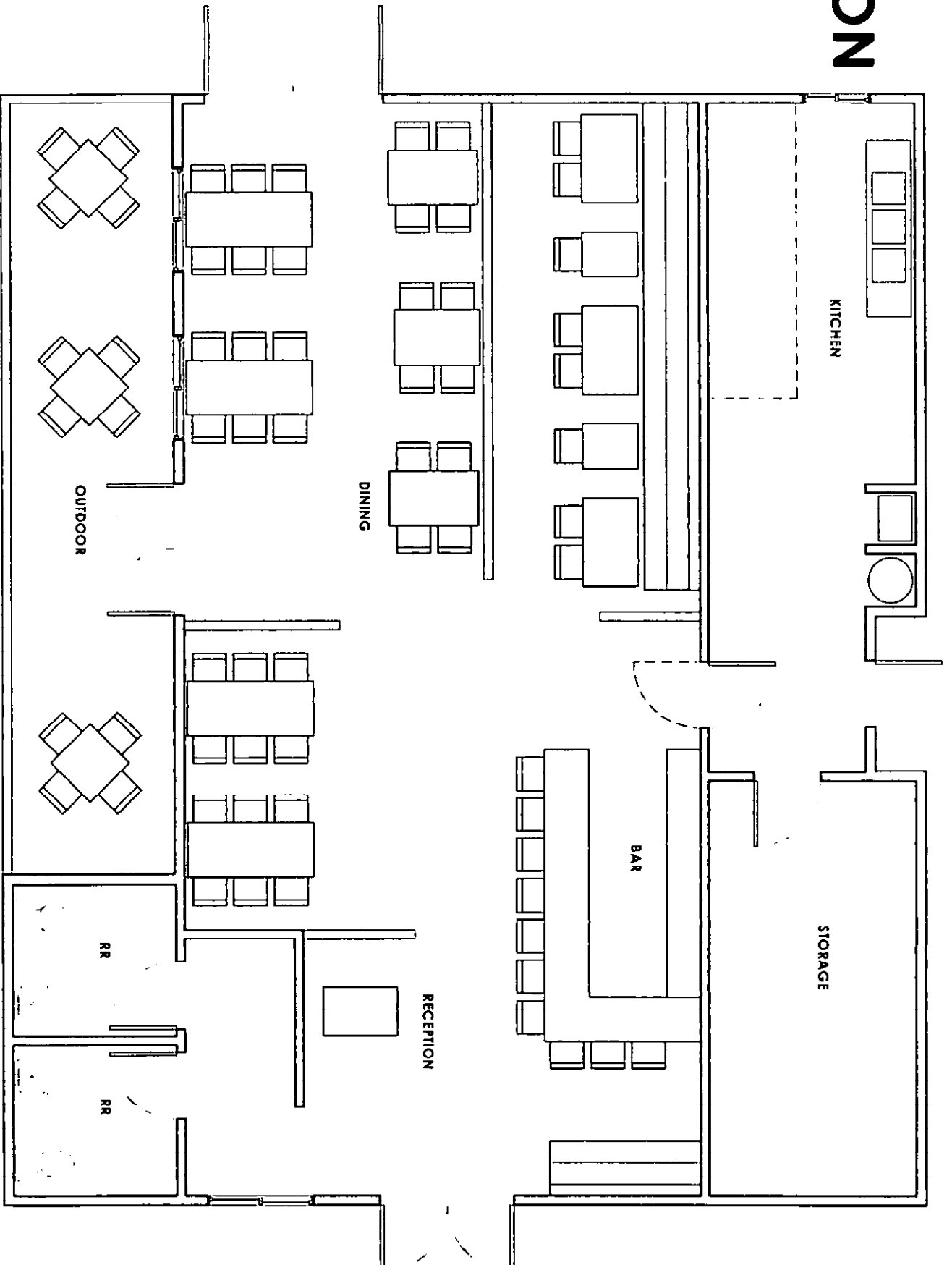
PROPERTY ZONING INFORMATION:
 LC-LIMITED COMMERCIAL

- NOTES:**
- THE EXISTING GATE WILL BE REMOVED TO ALLOW FOR THE TRAFFIC PATTERNS AS SHOWN ON THIS PROJECT. THE GATE WILL BE CLOSED TO THE FIRE DEPARTMENT. THIS SHALL BE PROVIDED AS SPECIFIED BY THE CITY.
 - CONSTRUCT LOW ANCHORED DEPENDENT DISTRESS CLASS II A/B PAVING SURFACE THE PAVING OF THE LOW PAVING SURFACE IS TO BE PROVIDED BY THE PROPERTY OWNER. THE CITY SHALL PROVIDE THE DRIVE AISLES TO REMAIN FOR EMERGENCY ACCESS ONLY.
 - EXISTING DRIVE DRIVEWAY TO REMAIN FOR EMERGENCY ACCESS ONLY.
 - EXISTING DRIVE TO REMAIN FOR STORAGE PURPOSES.
 - EXISTING 78 SEAT RESTAURANT.
 - EXISTING BUILDING TO BE MAINTAINED AS CHEF/OWNER'S FACILITY.
 - EXISTING 21 SEAT RESTAURANT.
 - EXISTING DRIVE DRIVEWAY TO REMAIN FOR EMERGENCY ACCESS ONLY.
 - THE EXISTING ASPHALT DRIVEWAY WILL BE USED AS A IN AND OUT DRIVEWAY ON TO SHELDON ROAD.
 - 3 TWO-COPE ONLY PARKING STALLS.
 - DECKING DRINK PERISTYLE PARKING.
 - ALL GATES SHALL BE FITTED WITH RICKS BOX EXCESSIBILITY.
 - PROPOSED TRASH ENCLOSURE—SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED BY 6' CONCRETE PAD AND 3 BICYCLE PARKING STALLS. DETAIL FROM CITY STANDARDS NOTE.
- THIS PROJECT AS PROPOSED DOES NOT REQUIRE A DEVIATION FROM CITY STANDARDS.**

5. WIND UPLIFTS AND WINDS WINDS SHALL BE CONSIDERED

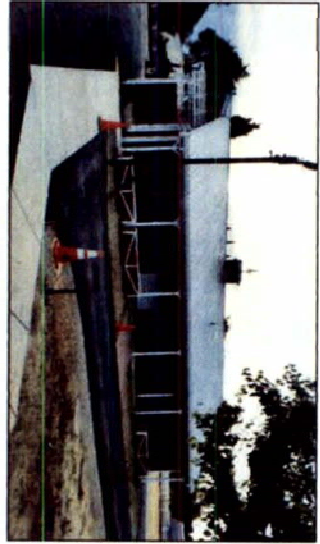
SHELDON FARMS BBQ

FLOOR PLAN
SCALE: 1/4"=1'-0"



2277 Folsom Blvd., #220
Sacramento, CA 95825
Office: (916) 993-4800
www.frgarchitects.com





SOUTHERLY VIEW FROM SHELDON ROAD
OF THE EXISTING RESTAURANT BUILDING



EASTERLY VIEW FROM GRANT LINE ROAD
OF THE EXISTING RESTAURANT BUILDING
AND PROPOSED COFFEE KIOSK BUILDING



WESTERLY VIEW
OF THE EXISTING RESTAURANT BUILDING
AND PROPOSED COFFEE KIOSK BUILDING



SOUTHERLY VIEW FROM SHELDON ROAD
OF THE EXISTING RESIDENTIAL BUILDING



EASTERLY VIEW FROM GRANT LINE ROAD
OF THE EXISTING RESIDENTIAL BUILDING
AND PROPOSED COFFEE KIOSK BUILDING

PROJECT NO.
201036

SHT **1** OF **1**

PICTURES OF THE
**THE SHELDON BARBEQUE
EXISTING BUILDINGS**

CITY OF ELK GROVE

CALIFORNIA



CLAYBAR ENGINEERING INC.
9354 ELK GROVE-FLOIRN ROAD
ELK GROVE, CA 95624
Ph.: 916-684-7301
Fax: 916-684-2627

DATE: _____
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

Project No.	100-100
Sheet No.	100-100
Date	10/10/10
Scale	1/8" = 1'-0"
Author	J. Smith
Checker	M. Jones
Project Name	Sheldon Farms BBQ Restaurant

Room	Area (sq. ft.)	Volume (cu. ft.)	Notes
100-100	1000	10000	...
100-101	1000	10000	...
100-102	1000	10000	...
100-103	1000	10000	...
100-104	1000	10000	...
100-105	1000	10000	...
100-106	1000	10000	...
100-107	1000	10000	...
100-108	1000	10000	...
100-109	1000	10000	...
100-110	1000	10000	...



McGraw-Hill Construction Information Group

McGraw-Hill Construction Information Group

McGraw-Hill Construction Information Group

McGraw-Hill Construction Information Group

McGraw-Hill Construction Information Group

McGraw-Hill Construction Information Group

HRGA
ARCHITECTURE

The HRG Group Architects

SCHEMATIC DESIGN

SHELDON FARMS BBQ RESTAURANT

10527 Sheldon Road
Elk Grove, CA

DATE: 10/10/10

PROJECT: 100-100

SHEET: 100-100

NOT FOR CONSTRUCTION

1.00

NORBERG
ARCHITECTS

1000

**Exhibit C
Sheldon Farms BBQ Project (EG-15-020)
Conditions of Approval**

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
On-Going				
1.	The Project approved by this action is for a Conditional Use Permit and Zoning Amendment to modify previously-approved Conditions of Approval for EG-05-963, as specifically described in Exhibit A and as illustrated in the Project plans in Exhibit B. Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant or the Property Owner of the obligation to comply with all codes, laws, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Property Owner and any Successors in Interest (hereby 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 approval 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"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On-Going	Planning Engineering	
5.	The Applicant/property owner shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of the City. Public sewer, water, and other utilities (e.g. gas, electricity, etc.) infrastructure shall be designed and constructed with the standards of the appropriate governing agency or utility provider.	On-Going	Engineering EGWD, SASD, SMUD PG&E Frontier	

Exhibit C
Sheldon Farms BBQ Project (EG-15-020)
Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
6.	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), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.	On-Going	Planning, Engineering, Building, Finance, CCSD, EGWD, SASD	
7.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following: <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • SASD Design Standards for on-site and off-site sewer construction. 	On-Going	Planning, Engineering, Building, CCSD, EGWD, SASD, EGWD SMAQMD	
8.	All parking lot lighting shall be designed and/or shielded to reduce the potential for off-site glare to neighboring residential properties and to be in compliance with levels allowed by the Municipal Code.	On-Going	Planning	
9.	No live music shall be allowed to be played on the Project site. No amplified music shall be allowed on the outdoor dining patio.	On-Going	Planning	
10.	The approved use is for an approximately 74-seat family friendly sit down restaurant located within an existing 1,650 square foot building. Any modifications to the Project described in the staff report and Project plans included as Exhibit B would be subject to review for substantial compliance by the Development Services Director. If the proposed modifications are determined to be inconsistent with the approved plans or conditions, the Project would require approval of a new or amended CUP by the Planning Commission.	On-Going	Planning	
11.	The following uses are prohibited on the Project site: automobile sales, repairs, and services; bars and nightclubs; business and support services; golf courses/country clubs; grocery stores and retail accessory to primary use. This condition supersedes Condition #5 of EG-05-963.	On-Going	Planning	

Exhibit C
Sheldon Farms BBQ Project (EG-15-020)
Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
12.	Alcohol beverage sales shall only be allowed for on-site consumption as part of an approved restaurant use, pending approval of all applicable licenses from the <u>California Department of Alcoholic Beverage Control (ABC)</u> . This condition supersedes Condition #7 of EG-05-963.	On-Going	Planning	
13.	The Project shall adhere to limited hours of operation, from 6 AM to 10 PM. This condition supersedes Condition #8 of EG-05-963.	On-Going	Planning	
14.	The Project shall not allow for large spotlighting or glaring lights to advertise the business.	On-Going	Planning	
15.	The Applicant shall maintain the water system as required by EMD and state law.	On-Going	Environmental Management	
16.	The Applicant shall obtain a Food Facility permit from EMD's Environmental Health Division. Please contact EH staff at (916) 875-8440 for additional information.	On-Going	Environmental Management	
17.	Any new well or septic system must be installed under permit from EMD.	On-Going	Environmental Management	
Prior To or In Conjunction With Improvement Plans and/or Grading Plan Approval				
18.	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 Plan or Grading Permit(s) Whichever Occurs First	Engineering	
19.	The Applicant shall design and construct a gated emergency vehicle access (EVA) on Grant Line Road, at the location shown on the site plan. The ultimate design of the EVA shall be to the satisfaction of Engineering and CCSD Fire Department.	Improvement Plans	Engineering /CCSD Fire	
20.	Tree removal must comply with Municipal Code Chapter 19.12 - Tree Preservation and Protection. Prior to the removal of any protected trees detailed in Chapter 19.12.040, the Applicant shall obtain a tree permit from the Development Services Department.	Improvement Plans	Planning	
Prior To or In Conjunction With Building Permit				
21.	The Applicant shall install additional landscaping for screening purposes along the northeastern property line to the satisfaction of the Development Services Director.	Building Permit	Planning	

Exhibit C
Sheldon Farms BBQ Project (EG-15-020)
Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
22.	<p>The Applicant shall replace Light #9 on the photometric plan with motion-activated lighting instead of traditional parking lot lighting to the satisfaction of the Development Services Director. The photometric plan shall be modified prior to installation to ensure the new lighting complies with standards of the Municipal Code.</p>	Building Permit	Planning	
23.	<p>The Applicant/Owner shall dedicate to the City an additional 8' right-of-way along Grant Line Road adjacent to the project. Dedication shall be in the form of Irrevocable Offers of Dedication (IOD) to the satisfaction of the City. The City shall consent to the offer of dedication by separate document and may accept the offer at any time. Until formally accepted by the City, the responsibility for all taxes, maintenance and upkeep on the above area shall be the sole responsibility of the Applicant and any subsequent owners.</p>	Building Permit	Engineering	
24.	<p>The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement 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 Engineering. 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.</p>	Building Permit	Engineering	
25.	<p>The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.</p>	Building Permit	Engineering	
26.	<p>No future driveways will be permitted along Grant Line Road. The Applicant shall dedicate access rights (direct vehicular ingress and egress to Grant Line Road) to the City, except for the existing driveway to be used as an emergency access only as shown on the site plan.</p>	Building Permit	Engineering	
27.	<p>The Applicant shall contact EMD to obtain the permitting requirements for the small public water system. The water well and water system must be evaluated to ensure compliance with public health requirements. Please call Ms. Megan Floyd at (916) 875-8400 for additional information.</p>	Building Permit	Environmental Management	

**Exhibit C
 Sheldon Farms BBQ Project (EG-15-020)
 Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	The Applicant shall obtain a domestic water supply permit issued by EMD. Please contact Ms. Megan Floyd at (916) 875-8400 for additional information.	Building Permit	Environmental Management	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-030**

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 February 24, 2016 by the following vote:

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

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

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

ABSENT: **COUNCILMEMBERS:** ***Davis***



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