

RESOLUTION NO. 2024-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY FOR THE 8651 BADER ROAD PROJECT (PLNG21-010) PURSUANT TO STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A TENTATIVE PARCEL MAP FOR THE 8651 BADER ROAD PROJECT (PLNG21-010) ASSESSOR PARCEL NUMBER 122-0240-008

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on February 1, 2021, from CWE, Inc. (the “Applicant”) requesting a Rezone and Tentative Parcel Map for the 8651 Bader Road Map Project PLNG21-010 (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 122-0240-008; 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 7, 2023, 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 (O’con Absent) to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on January 10, 2024, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds that no further environmental review is required for the Project pursuant to State CEQA Guidelines Section 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 Project is subject to the General Plan’s Mitigation Monitoring and Reporting Program (MMRP).

The proposed Project is consistent with the development density established by the General Plan EIR because the parcel map will result in new parcels two acres or more 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 Application, the rezone could result in the development of at least three new single-family residential units. Any new construction will comply with the development standards provided in EGMC Section 23.29.020, and Section 16.44 (land grading and erosion control). In addition, as indicated in the project description, construction of the proposed Project shall conform to the City’s adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring. Compliance with these standards has been included in the conditions of approval for the Project.

A small portion on the northeast corner of Parcel 4 is located in the FEMA 100-year floodplain. Even though there is no physical construction proposed with this Application, any future development of habitable space will need to be elevated at least one foot above the 100-year flood elevation. The flood drainage easement on the map will not have any significant effects on the Project as development is still allowed but will need to follow the FEMA regulations if any habitable space is located in the 100-year floodplain. In addition, this easement will restrict development within the floodplain, which will also provide avoidance measurements to protect the nearby wetlands.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation improvements. Pursuant to the Transportation Analysis Guidelines, projects resulting in less than 10 dwelling units are exempt. As the Project could result in at least three new dwelling units, the Project proposal is below the threshold for requiring further VMT analysis. The Applicant submitted a biological and aquatic resource assessment that included a site visit on May 5, 2021, which determined that the site could potentially provide a nesting habitat for special status birds even though none were observed during the site visit. Therefore, site development will require a pre-construction survey conducted by a qualified biologist no more than 15 days prior to the proposed activities. In addition, the site contains one short reach of wetland swale along the northeast property line (near Parcel 4). The Applicant provided written correspondence from the Sacramento Division of U.S. Army Corps of Engineers that there is no federally listed species on the site and no critical habitats that will be impacted by the Project. In addition, the wetland swale does not pond water and only conveys minor flows during wet periods. The wetland is not a suitable habitat for vernal pool species.

The Applicant provided a Cultural Resources Analysis from Peak and Associates for the site, which was peer reviewed by the City and staff concluded that the Cultural Resources Analysis is consistent with the General Plan goals related to the protection of cultural and tribal resources. The implementation of the applicable conditions of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

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 and illustrated in Exhibit B, and subject to the conditions of approval in Exhibit C (all attached and 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. All four parcels will have access from Mix Lane which has direct access from Bader Road. Even though a small portion of Parcel 4 will be located in the FEMA 100-year floodplain, the proposed driveway to provide access will not be located within the floodplain. The Map will accommodate all necessary utilities as designed and conditioned. Additionally, the design of the four parcels and 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, which was determined by a biological and aquatic resource assessment submitted by the Applicant, which was peer reviewed by the City's environmental consultant.

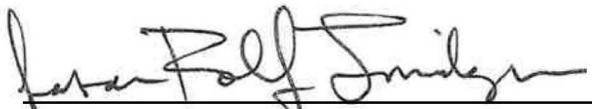
The additional residential parcels will not materially affect the existing street system or cause significant impacts as the Project is less than 10 new dwelling units and exempt from Vehicle Miles Traveled (VMT) analysis pursuant to Figure 1 of the City's Transportation Analysis Guidelines. The design of the parcel map will not cause serious public health problems based upon the Project's consistency with EGMC Title 23, Zoning development standards, Rural Road Improvement Standards, and the General Plan land use designation for the site as well as any FEMA regulations and guidelines. The site will have access to improved roads and will not conflict with any easements acquired by the public at large as demonstrated by staff's review of the Project. In addition, the floodplain drainage easement will restrict development on the northeast portion of the map which will protect the wetlands. In addition, the future property owners for Parcels 1 through 4 will provide a Maintenance Agreement for the maintenance of Mix Lane (east-west segment), including the turnaround at the end of Mix Lane. Therefore, the site is physically suitable for 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 10th day of January 2024



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

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
8651 Bader Road Map Project (PLNG21-010)
Project Description

PROJECT DESCRIPTION

The 8651 Bader Road Map and Rezone Project consists of a Rezone to amend the zoning designation of ±10.47 gross acres from the Agricultural Residential-Minimum 5-acre (AR-5) designation to the Agricultural Residential-Minimum 2-acre (AR-2) designation and a Tentative Parcel Map (TPM) to subdivide one existing parcel into four parcels ranging in size from 2.3 to 3.6 acres. No new construction is proposed with this Project; however, any new home construction will be required to comply with the City's Climate Action Plan ("CAP") measures for new single-family dwelling construction.

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Exhibit C
8651 Bader Road Map Project (PLNG21-010)
Project 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	

<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"> • 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	
6.	The Applicant shall design and construct all improvements in accordance with the Elk Grove Rural Road Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Planning Engineering SMUD SCWA	
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), or other agencies or service providers as established by law.	On-Going	Planning Engineering CCSD	
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"> • Grading Permit and Improvement Plans (Title 16.44 of the EGMC) • Building Permit and Certificate of Occupancy • Fire Department Review for permits and/or occupancy • Well and septic permits from the Sacramento County Environmental Management Division (EMD) 	On-Going	Planning Engineering Building CCSD-Fire EMD	
9.	The Tentative Parcel Map approval is valid for three (3) years from the date of 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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	Planning	
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>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance including EGMC Chapter 16.44 (Land Grading and Erosion Control) and EGMC Chapter 19.12 (Tree Preservation and Protection. This also includes requirements to perform 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 EGMC Chapter 16.130.	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 (EMD) prior to issuance of improvement plans or grading permit, whichever comes first.	On-Going and Prior to Improvement Plan or Grading Permit(s), whichever comes first.	EMD	
15.	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.	On-Going and Prior to Improvement Plans or Grading Permits, whichever occurs first.	SMUD	
16.	SMUD has existing overhead 12kV facilities along eastern parcel boundary and the northwest corner of the parcel of 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	
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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	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	
19.	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	
20.	“No Parking Fire Lane” signs or markings shall be installed for the Private access road and turnaround area to the satisfaction of CCSD.	On-Going	CCSD-Fire	
21.	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	
PRIOR TO FINAL MAP APPROVAL				
22.	The Applicant shall dedicate to the City, a 12.5-foot public utility easement for underground facilities and appurtenances along Mix Lane, adjacent to the Project Site’s frontage.	Final Map	Engineering	
23.	The Applicant shall dedicate to the City, a Floodway Drainage Easement over the FEMA Flood Plain to the satisfaction of the City.	Final Map	Engineering	
24.	The Applicant shall dedicate to the City an additional 10 feet of Right-of-Way along Mix Lane, adjacent to the Project’s frontage to meet the 40’ minimum public right-of-way width to the satisfaction of the City.	Final Map	Engineering	
25.	The Applicant shall design and improve Mix Lane in full width, from the Project’s easterly boundary line of Parcel 3 to Bader Road, with 22 feet of pavement and one foot of unpaved shoulder on each side in accordance with the Rural Road Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire Department.	Final Map	Engineering CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
26.	The Applicant shall provide adequate vehicular turnaround on Mix Lane between Parcel 3 and Parcel 4 to the satisfaction of the City and Cosumnes Community Services District Fire Department. The Applicant shall dedicate to the City a public access easement over the turnaround.	Final Map or Prior to issuance of Building Permit with Deferred Improvement Agreement	Engineering CCSD Fire	
27.	<p>The Applicant shall design and improve Mix Lane in full width, from the Project's easterly boundary line of Parcel 3 to the easterly line of Parcel 4, with 22 feet of pavement and one foot of unpaved shoulder on each side in accordance with the Rural Road Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire District. The Applicant shall also design and install a turnaround at the end of Mix Lane (east-west segment) to the satisfaction of the City and CCSD Fire District.</p> <p>Notwithstanding the foregoing, no Building Permit for Parcel 4 will be issued by the City until: (i) Mix Lane, from easterly boundary line of Parcel 3 to the easterly boundary line of Parcel 4 is improved, and (ii) the FEMA moratorium on fill in the floodplain is lifted.</p> <p>If necessary, the Applicant shall apply for a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) with FEMA for Mix Lane improvements.</p> <p>A note stating the above shall be placed on the Final Map and on the Building Permit.</p>	Final Map or Prior to issuance of Building Permit for Parcel 4 with a Deferred Improvement Agreement	Engineering CCSD Fire	
28.	The Applicant shall enter into a Covenant and Agreement with the City, in a form approved by the City Attorney, providing that a Maintenance Agreement shall be executed and recorded between the future property owners of Parcels 1 through 4 for the maintenance of Mix Lane, including the turnaround at the end of Mix Lane, and the private utilities, adjacent to the Project's frontage, until the improvements are accepted by the City.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	The Applicant shall improve the existing driveway off of Mix Lane and construct new driveways, along the Project's frontage, to meet the current City of Elk Grove Standards and to the satisfaction of the City.	Final Map or 1 st Building Permit with Deferred Improvement Agreement	Engineering	
30.	The Applicant shall destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. 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.	Final Map	SCWA	
31.	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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
32.	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 to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Final Map	Finance	
33.	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 the Applicant 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.	Final Map	Finance	
34.	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 the Applicant 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.	Final Map	Finance	
35.	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 the Applicant 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.	Final Map	Finance	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
36.	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.	Final Map	Planning	
37.	Until the MMRP deposit of \$1,000 has been paid and all MMRPs have been recorded with the County Recorder against the subject property, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Final Map	Planning	
PRIOR TO ISSUANCE OF BUILDING PERMIT				
38.	The Final Parcel Map shall be completed, approved, and recorded prior to issuance of the 1st building permit.	Building Permit	Planning Engineering	
39.	The Applicant shall submit improvement plans for Mix Lane to the CCSD Fire District for review and approval prior to construction of Mix Lane. The improvements shall be improved to meet the minimum Fire Code standards and Rural Road standards.	Building Permit	CCSD-Fire	
40.	The Applicant shall provide rural address markers at the entrances of each driveway indicating the addresses that the driveway serves. Sign shall be visible at night from both approach directions. Numbers shall be minimum six inches tall with a one-inch stroke. Numbers shall be illuminated or reflective at night. The sign shall be constructed of non-combustible material.	Building Permit	CCSD-Fire	
41.	Provide rural address marker at the entrance of Mix Lane at Bader Road indicating the addresses that the private road serves. Sign shall be visible at night from both approach directions. Numbers shall be minimum six inches tall with a one-inch stroke. Numbers shall be illuminated or reflective at night. The sign shall be constructed of non-combustible material.	Building Permit	CCSD-Fire	
42.	The Applicant shall comply with SMUD siting requirements (e.g., panel, size/location, clearances from SMUD equipment, transformer location, service conductors).	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
43.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
44.	The Applicant shall provide all weather vehicular access 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	
45.	The Applicant shall comply with the City's Climate Action (CAP) as described in the CAP Checklist provided for any new construction for single-family housing 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	
46.	Test all water wells for arsenic at the time of construction.	Building Permit	SCWA	
47.	If using private wells, construct water wells in the Mehrten Formation with sanitary seals extended to just above the intake sections of the wells.	Building Permit	SCWA	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-009

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

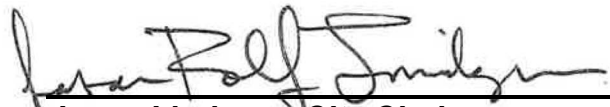
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 10, 2024 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California