

RESOLUTION NO. 2025-143

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE
ELLIOTT SPRINGS TENTATIVE SUBDIVISION MAP FOR VILLAGES 1 AND 2 AND
APPROVING A TENTATIVE SUBDIVISION MAP FOR
ELLIOTT SPRINGS VILLAGE 3 (PLNG24-051)
APNs: ALL PARCELS WITHIN THE ELLIOTT SPRINGS SPA**

WHEREAS, the Community Development Department of the City of Elk Grove (the “City”) received an application on November 27, 2024, from Sunset Tartesso, Inc. (the “Applicant”) for the Elliott Springs Village 3 Amendment Project requesting approval of a Special Planning Area (SPA) Amendment, Development Agreement (DA) Amendment, an amendment to the Conditions of Approval for the previously approved Tentative Subdivision Map (TSM), and a new Village 3 TSM; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove within the Elliott Springs SPA; and

WHEREAS the Community Development Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elliott Springs SPA, and all other applicable state and local regulations; and

WHEREAS the Planning Commission held a duly-noticed public hearing on June 19, 2025 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 5-0 to recommend approval of the Project to the City Council; and

WHEREAS the City Council held a duly-noticed public hearing on July 23, 2025, 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 approves the amendment to the Conditions of Approval for the Elliott Springs Tentative Subdivision Map for Villages 1 and 2 as described in Exhibit A and shown in Exhibit B, both attached and incorporated herein by reference; and approves a Tentative Subdivision Map for Elliott Springs Village 3 as illustrated in Exhibit C pursuant to the Conditions of Approval provided in Exhibit D, both attached and incorporated herein by reference, based upon the following findings:

Amendment to Conditions of Approval for the Tentative Subdivision Map for Elliott Springs Villages 1 and 2 (Exhibit B)

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:

- (a) As described in the Project staff report, amendments to the TSM conditions of approval remove conditions of approval related to a drainage project that has been deemed to be no longer necessary and has been removed from the City Capital Improvement Program (CIP). Furthermore, these amendments to the TSM conditions of approval modify the fence material adjacent to the Lot W paseo. The removal and modification of these conditions does not change the underlying land uses and the proposed TSM will result in an overall development intensity consistent with the land uses currently designated in the Community Plan.
- (b) The proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements within Villages 1 and 2 of the Elliott Springs TSM are consistent with the development standards and land use designations for the proposed site. Updated modeling demonstrated that the City's performance criteria for both 10-year and 100-year rainfall events can be met by the existing stormwater system and the construction of certain drainage improvements is no longer necessary. Furthermore, the amendments to the TSM conditions of approval modify the fence material adjacent to the Lot W paseo but does not affect the location of any approved residential lot or associated infrastructure. The original fence material was not required for noise attenuation but only as a means for physical separation of the pathway. Therefore, the removal of Conditions of Approvals 13 and 40 and modification of Condition of Approval 20 of the TSM is appropriate.
- (c) The site is physically suitable for the proposed development. Access to the site is available along both Bond and Waterman Roads and all necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) The site is physically suitable for the proposed density of development. The Low Density Residential General Plan Designation is implemented by the SPAs residential villages (Villages 1-3) which allow for typical single-unit

detached homes and compact-lot age-restricted homes in Village 3. A total of 675 single-unit homes are proposed within the area designated as Low Density Residential resulting in a density of 4.6 dwelling units per acre, consistent with the residential density allowed by the General Plan.

- (e) Development of Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. An addendum to the Project EIR was prepared which conclude that the Project will not result in new significant impacts that have not already been considered and mitigated in the previous EIR. The TSM, with conditions as amended, will remain subject to the MMRP adopted with the Project
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Project's EIR, and addendum thereto, all subject to its adopted MMRP.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project.

Elliott Springs Village 3 Tentative Subdivision Map (Exhibit C)

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:

- (a) As described in the Project Staff Report the proposed TSM will result in an overall development intensity consistent with the land uses currently designated by the General Plan and Elliott Springs SPA.

- (b) As described in the staff report, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the Elliott Springs Special Planning Area (as requested for amendment) development standards and land use designations for the proposed site.
- (c) The site is physically suitable for the proposed development. The Elliott Springs SPA land use map has anticipated the Project site for development. Access to the site will be provided or is available and necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) The site is physically suitable for the proposed density of development. The proposed TSM is consistent with the Elliott Springs SPA and its development standards and will not result in any impacts not already analyzed or mitigated for in the MMRP.
- (e) Development of Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site was analyzed for residential development in the EIR and remains subject to its adopted MMRP including all mitigation measures related to biological resources.
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Silverado Village EIR and subsequent Addendum and subject to its adopted MMRP.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project.

Elliott Springs Village 3 Tentative Subdivision Map – Subdivision Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence #1: The site layout has been reviewed against the Elliott Springs SPA and the Elk Grove Design Guidelines for residential subdivisions and meets all applicable design requirements. Approval of the Tentative Subdivision map will result in total of 671 single-unit homes within the SPA area designated as Low Density Residential resulting in a density of 4.6 dwelling units per acre, consistent with the residential density allowed by the General Plan. Additionally, the proposed TSM and related plans provide all the design elements required by EGMC Titles 22 and 23. The Conditions of Approval provided in Exhibit D will ensure consistency with all standard requirements including the City's CAP.

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

Evidence #2: The proposed TSM and related plans provide all the design elements required by the Elliott Springs SPA and EGMC Titles 22 and 23. Future development 3 must comply with the development standards provided in the Elliott Springs SPA, specifically those standards as they relate to Village 3 of the SPA.

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

Evidence #3: Future development of the site with single-family houses and/or community buildings must be consistent with the Elliott Springs SPA. Consistency with the development standards contained therein will ensure that future construction will establish a clear design concept that is compatible with the character of buildings on adjoining and nearby properties.

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

Evidence #4: The proposed subdivision is designed as a private, gated subdivision. As described Project's Staff Report, the TSM implements the SPA's "pedestrian paseos" to provide pedestrian connectivity within the subdivision and to adjacent neighborhoods. The proposed subdivision will not inhibit vehicular, bicycle, or pedestrian circulation as the Elliott Springs TSM layout for the adjacent residential villages provide connectivity to and around the proposed Village 3 TSM.

Finding #5: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence #5: Access to and circulation throughout Village 3 of Elliott Springs will be similar to that as approved with the initial Silverado Village SPA. Vehicular access to Village 3 will be via a single driveway on the west side of the community. As Village 3 will be an age-restricted community, all streets internal to the village will be private streets with a single gated entry on the west side of the subdivision at Elliott Springs Drive. Landscape and pedestrian easements are provided throughout Village 3 to facilitate pedestrian access to the community facilities that will be located at the Village Core. Pedestrian connections will also be provided at the perimeter of Village 3 providing access to surrounding streets and the surrounding trails system

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of July, 2025



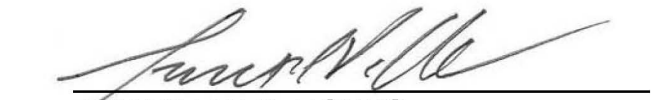
BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS, CITY ATTORNEY

Exhibit A
Elliott Springs Village 3 Project (PLNG24-051)
Project Description

PROJECT DESCRIPTION

The Elliott Springs Village 3 Project consists of:

- Adoption of an **Addendum** to the previously certified Silverado Village (now Elliott Springs) Environmental Impact Report (EIR)
- A **Special Planning Area Amendment** to modify the Special Planning Area (SPA) to update land use acreage totals for the overall SPA and to accommodate changes within Elliott Springs Village 3, the age-restricted portion of the SPA Area. These amendments propose to modify; a) the number and location of senior patio homes; b) the number and location of senior assisted living units; and c) the development standards applicable to these units.
- A **Development Agreement Amendment** to modify the terms and conditions of the Elliott Springs Development Agreement (DA) for the parcels owned by Sunet Tartesso.
- Approval of a **Tentative Subdivision Map for Elliott Springs Village 3**, including **Subdivision Design Review**. All development in Village 3 shall comply with the City's Climate Action Plan.

Exhibit B
Conditions of Approval
Silverado Village (now Elliott Springs) Tentative Subdivision Map (EG-11-046)

Showing track changes with deletions in ~~strikeout~~ and additions with underline – see changes to Conditions #13, #20, and #40.

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
On-Going				
1.	<p>The development approved by this action is for a Tentative Subdivision Map to create the following, as illustrated in the attached Exhibit A (hereinafter the “Project”) and as modified or conditioned by these conditions of approval:</p> <ul style="list-style-type: none"> • 390 lots for standard single family in Villages 1 and 2, collectively • 261 lots for age restricted cottages in Village 3 • 2 lots for the age restricted lodge/clubhouse • 9 lots for open space/trail corridor • 2 lots for parks • 1 lot for detention area/basin • 14 lots for landscape lots and paseos • 1 lot for private drive • Dedications for public rights-of-way internal to the project and along Bond Road, Waterman Road, <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant/Owner, or Successors in Interest (hereinafter referred to as the Applicant), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Application or any environmental or other documentation related to approval of this Application. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
4.	<p>Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements provided in the City of Elk Grove Municipal Code (EGMC), specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elliott Springs Special Planning Area (ESSPA) • 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) • Citywide Design Guidelines 	On Going	Planning Engineering	
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Engineering EGWS SASD SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water Service (EGWS), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD EGWS Sewer	
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> • Master home plan design review • Commercial design review • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Engineering Building CCSD EGWS Sewer	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
Prior To or In Conjunction With Improvement and/or Grading Plan Approval				
8.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project. A deposit of \$5,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project is constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Planning Director.	Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning	
9.	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.	Improvement Plan	Planning	
10.	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 CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
11.	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 specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	
12.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	
13.	The portion of development that is proposed to drain into the Bond Road system shall not be improved or mapped with the exception of the temporary fire access road and any other necessary facilities for public health and safety purposes until the downstream Bond Road Pipe Upsizing project is completed and fully operational.	Improvement Plans	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
14.	Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.	Acceptance of Public Improvements	Engineering	
14A.	Prior to issuance of Improvement Plans, the Applicant shall conduct a Phase II Site Assessment (prepared by a qualified environmental consultant), specifically including conducting soil samples within the area adjacent to Bond Road specifically including the former corporate yard, staging, and structure areas, the wine evaporation ponds, and up to ten additional sites identified by the City in consultation with area residents. The qualified environmental consultant shall recommend any further testing regarding potential soils contaminants on the site in question. Any further testing shall be conducted and the findings and results reported prior to the City's approval of the subdivision's improvement plans. Should the findings include any further remediation measures, said remediation shall have been completed prior to the issuance of the first building permit.	Prior to issuance of Improvement Plans	Engineering	
15.	The trail portion of Sections B and B-1 shall be concrete without decomposed granite shoulders.	Improvement Plans	CSD Parks	
16.	The Applicant shall submit landscape and civil improvement plans and specifications for trails and paseos to the CSD for review and approval.	Improvement Plans	CCSD Parks	
17.	The Applicant shall submit civil improvement plans and specifications for park sites to CCSD Parks for review and approval.	Improvement Plans	CCSD Parks	
18.	Applicant shall construct & install landscaped trail according to plans and specifications approved by the CSD in Lot AA, Lot D, Lot G (Park site), Lot H (extends south of park site), Lot K, Lot N, Lot O, and Lot W.	Improvement Plans	CCSD Parks	
19.	Consistent with the Elliott Springs SPA, open view fencing consisting of low block wall with tubular steel upper portion shall be installed on all homeowner lots directly abutting Lot J. Wall shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the wall shall be assigned to the homeowner and shall be recorded on the subject lots in a format satisfactory to the City.	Improvement Plans	Planning CCSD Parks	
20.	Fencing along Lots W and DD (paseos) and Lot K (park) shall be block wall. <u>Fencing along Lot W (paseo) shall be a minimum 6' tall wood fence. Such walls or fences</u> shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the <u>such walls and fences</u> shall be assigned to the homeowner and recorded on the subject lots in a format satisfactory to the City.	Improvement Plans	Planning CCSD Parks	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
21.	<p>The Applicant shall construct a solid masonry wall a minimum of six (6') feet in height at the westerly property line abutting Quail Ranch Estates. Final design of the wall shall substantially comply with the CMU Sound Wall exhibits dated July 6, 2021 and attached to these conditions of approval, and shall be subject to the approval by the Development Services Director after consultation with the City Arborist, where such consultation is deemed necessary by the Development Services Director. The final design of the wall shall minimize, to the extent reasonably feasible, potential impacts to off-site trees and/or landscaping through the use of pier foundations. The Applicant shall coordinate the design of the wall, including any accompanying retaining wall and drainage, with the adjoining property owners and address their concerns to the extent feasible, all as determined by the Development Services Director. To the extent the construction of the wall damages or destroys trees or landscaping of adjoining property owners, the Applicant shall replant an equal number of tree(s) damaged or destroyed and shall repair or replace damaged or destroyed landscaping to a condition equal to or better than the condition of the tree(s) and/or landscaping immediately prior to the construction of the wall. Any disputes between the applicant and the adjoining property owner regarding the replacement or repair of tree(s) and/or landscaping pursuant to this condition shall be resolved by the Development Services Director, in his/her discretion, granting deference to the desires of the adjoining property owner to the extent reasonably feasible.</p>	Improvement Plans For Village 1	Planning City Arborist	
22.	<p>The Applicant shall comply with all recommendations of the City Arborist and documented in the November 6, 2019 and March 26, 2021 Tree Surveys, as well as the Development Control Measures in EGMC Section 19.12.200.</p>	Improvement Plans	Planning City Arborist	
23.	<p>The following trees are approved for removal:</p> <p>2019 Tree Survey: tagged trees 101-124 2021 Tree Survey: tagged trees 8, 30, 32</p> <p>The remaining tagged trees included in the 2019 and 2021 Tree Surveys will be removed or preserved based on consultation with the City Arborist and the affected neighbors in Quail Ranch Estates.</p> <p>All trees approved for removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12.</p>	Improvement Plans	Planning City Arborist	
24.	<p>Applicant shall provide meandering trail and irrigated landscape between the trail and the wall and the trail and the street according to plans and specifications approved by the CCSD for Lot F.</p>	Improvement Plans	CCSD Parks	
25.	<p>Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CSD.</p>	Improvement Plans	CCSD Parks	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
26.	Applicant shall pay a proportionate share of the cost to install a trail crossing/crosswalk at Waterman Road and Elliott Springs Drive.	Improvement Plans	CCSD Parks Engineering	
27.	Applicant shall rough grade park sites pursuant to plans approved by the CCSD.	Improvement Plans	CCSD Parks	
28.	All development shall be serviced by public sewer to the satisfaction of Sacramento Area Sewer District. Each lot with a sewage source shall have a separate connection to the public system. If there is more than one building on any lot and the lot is not proposed for split, then each building on that lot shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
29.	The Applicant shall prepare a Subdivision Level (Level 3) sewer study prior to the approval of the improvement plans. The study shall be subject to review and approval of SASD prior to approval of improvement plans. The study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASD's most recent "Minimum Sewer Study Requirements." The study shall be done on a no "shed-shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards. Dependent upon the outcome of the sewer study, off-site sewer lines may be required at the discretion and approval of SASD.	Improvement Plans	SASD	
30.	All abandoned wells on the proposed Project site shall be destroyed 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.	Improvement Plans	SCWA	
31.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	SCWA	
31A.	All Transmission mains shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval	Improvement Plans	SCWA	
32.	No connections to urban services (e.g. public water, public sewer) shall be provided within the area designed on the General Plan Land Use Map as Rural Residential. This does not limit the use of urban services in the Rural Residential area when the point of connection and meters are made by and for a governmental agency outside of the Rural Residential area to provide service to a public park.	Improvement Plans	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
Prior To or In Conjunction With Final Map Recordation				
33.	The Applicant shall design and construct a westbound right-turn pocket for Elliott Springs Drive on Bond Road to the satisfaction of the City. The turn lane shall include a minimum 100' pocket with a 90' bay taper.	Final Map	Engineering	
34.	The Applicant shall dedicate, design and improve an expanded intersection at Elliott Springs Drive and Bond Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City. The southbound approach shall accommodate a right-turn lane and a shared through/left-turn lane.	Final Map	Engineering	
35.	The Applicant shall design and construct a northbound left-turn pocket for Elliott Springs Drive on Waterman Road to the satisfaction of the City. The left-turn lane shall include a minimum 120' pocket with a 120' bay taper. Appropriate transitions, including all necessary signage and striping north and south of Elliott Springs Drive. The transition shall be in accordance with the latest version of California MUTCD and to the satisfaction of the City.	Final Map	Engineering	
36.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of the City.	Final Map	Engineering	
37.	The Applicant shall install ladder crosswalk striping at the following locations to the satisfaction of the City. <ul style="list-style-type: none"> o Intersection of "A" Street and "M" Street o Intersection of "B" Street and "C" Ct Additional location(s) may be required and will be determined at Improvement Plan.	Final Map	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
38.	<p>Consistent with the SVSPA, the Applicant shall install enhanced pedestrian cross-walks at the following intersections where trails cross roads or other enhanced pedestrian connections are provided. "Enhanced pedestrian cross-walks" shall consist of colored pavers (type and color to be approved by the Planning Director) with pedestrian crosswalk striping pursuant to City standards."</p> <ul style="list-style-type: none"> o M Street west of Lot W (paseo) o A Street north of Lot D (trail corridor) o G Street at I street, north side o I Street at H Street, north side o J Street at B Street, west side o Elliott Springs Drive at B Street/Village Center Lane, all four sides o Elliott Springs Drive at A Street, all four sides o Elliott Springs Drive at U Street/Lot W (paseo), north side o Lot F trail at Elliott Springs Drive, west side o Elliott Springs Drive at Waterman Road, north side (connecting to trail head at Sheldon and Waterman project) 	Final Map	Engineering Planning	
39.	<p>The Applicant shall design and construct the following traffic calming devices in accordance with the City's Improvement Standards and to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Speed table, hump, or lumps <ul style="list-style-type: none"> o Elliott Springs Drive <p>Construction of the traffic calming devices shall be completed prior to Final Map acceptance. Additional location(s) may be required and will be determined at Improvement Plan.</p>	Final Map	Engineering	
40.	The Applicant shall pay their fair share cost towards the design and construction of the Bond Road Pipe Upsizing project as determined by the City.	Final Map	Engineering	
41.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot J, detention area as shown on the Tentative Subdivision Map.	Final Map	Engineering	
42.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot O and Lot N for landscaping purposes as shown on the Tentative Subdivision Map.	Final Map	Engineering	
42A.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lots C and E as shown on the Tentative Subdivision Map	Final Map	Engineering	
43.	The Applicant shall dedicate a pedestrian easement over all public sidewalks that are located outside of the public right-of-way.	Final Map	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
44.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets where such easements do not already exist.	Final Map	Engineering	
45.	The Applicant shall submit legal descriptions and plats to the City to set aside the proposed right-of-way for "G" Street within the existing City property along Bond Road. The Applicant shall be responsible for all costs incurred to process these documents through City Council approval.	Final Map	Engineering	
46.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Engineering	
47.	All eligible park lands, parkland, paseos, trail corridors, and other open space areas shall be dedicated in fee title to the City of Elk Grove and/or Cosumnes Community Services District (CCSD). Park improvements shall be bonded for prior to approval of final map or as otherwise specified in a Development Agreement approved by the City Council.	Final Map	Engineering CCSD	
48.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Engineering	
49.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Engineering	
49A.	The Applicant shall dedicate Lots C and E to the City as a single lot. The lot shall be encumbered with a preservation easement and secured with an endowment (in an amount satisfactory to the U.S. Army Corp of Engineers and conservator) for the future monitoring and maintenance of on-site wetland areas.	Final Map	Engineering	
50.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless specifically directed by these Conditions of Approval. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Engineering	
51.	The Applicant shall abandon a portion of right-of-way easements pursuant to 940224 O.R. 2032 as shown on the Tentative Subdivision Map to the satisfaction of the City.	Final Map	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
52.	Prior to recordation of the Final Map, the Applicant shall design and improve the multi-purpose trail segments, (including but not limited to, Lots D, H, AA, BB, CC) as identified on the tentative subdivision map, in accordance with adopted trail standards and as shown on the tentative subdivision map and the SVSPA. The Applicant shall be responsible for maintaining the trail segment until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Engineering	
53.	Prior to recordation of the Final Map, the Applicant shall design and improve open space Lot F and Lot I as identified on the tentative subdivision map. The Applicant shall be responsible for maintaining the open space until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Engineering	
54.	The Applicant shall dedicate, design and improve an expanded intersection at Elliott Springs Drive and Waterman Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
55.	The Applicant shall dedicate right-of-way for a future roundabout at the intersection of Silverado Drive and Waterman Road to the satisfaction of the City.	Final Map	Engineering	
56.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
56A.	Lots abutting the westerly boundary adjacent to Quail Ranch Estates shall have lot widths matching the adjacent off-site lots to the extent possible.	Final Map	Engineering	
56B.	The Applicant shall, as part of the Final Map, record the following restrictions in a form satisfactory to the City: <ol style="list-style-type: none"> 1. Minimum rear yard setback for the primary dwelling for lots adjacent to Quail Ranch Estates shall be twenty (20') feet. 2. Lots abutting Quail Ranch Estates shall be limited to single story homes. 	Final Map	Engineering Planning	
57.	The Applicant shall design all phases of this Project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage, and the installation of "No Parking" signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite, out of view of the general public.	Final Map	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
58.	The Applicant shall modify the existing traffic signal at the intersection of Bond Road/Crowell Drive/Elliott Springs Drive to accommodate the fourth leg in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
59.	The Applicant shall design and improve the westerly half-section of Waterman Road, south of Elliott Springs Drive, measured 36' from the approved centerline. Improvements will be based on 72' arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
60.	The Applicant shall pay all drainage fees for parks and trails lots. Documentation to the CCSD verifying payment of drainage fees shall be required.	Final Map	CCSD Parks	
61.	Provide the CSD with verification that the LOT G, LOT GG, and LOT K park sites are free of wetlands. Alternatively, provide documentation verifying all wetland fill requirements have been addressed.	Final Map	CCSD Parks	
62.	Prior to the recordation of the final map, the Applicant shall either (1) approve an annual Community Facilities District ("CFD") special tax or (2) deposit a sum of money, as determined by the CCSD, sufficient for the CCSD to fund the cost of both (a) routine and deferred maintenance and replacement of park facilities, trails, and corridors attributable to the property; and (b) replacement of district-wide facilities attributable to the property. In the event that the Applicant fails to approve an annual CFD special tax or deposit a sufficient sum of money as provided here for such purpose for the CCSD, no Final Map shall be recorded.	Final Map	CCSD Parks	
63.	Prior to the recordation of the Final Map, the Applicant(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual Prior to building special taxes of the Community Facilities District or the sum of money Permit issuance deposited with the Cosumnes Community Services District. In the event that the Applicant fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District no Final Map shall be recorded.	Final Map	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
64.	Prior to final map, 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 Applicant(s) should plan accordingly. The application fee 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 https://elkgrove.gov/special-tax-districts/mello-roos-community-facilities-districts-cfds .	Final Map	Finance	
65.	Prior to final map, the Project area shall annex into the Police Services Mello-Roos 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 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 https://elkgrove.gov/special-tax-districts/mello-roos-community-facilities-districts-cfdsinformation.asp .	Final Map	Finance	
66.	Prior to the final map, 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 for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see https://elkgrove.gov/special-tax-districts/assessmentother-districts .	Final Map	Finance	
67.	Prior to the final map, 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 application fee 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 https://elkgrove.gov/special-tax-districts/assessmentother-districts .	Final Map	Finance	
68.	All street names shall be approved by the City of Elk Grove, in consultation with the Cosumnes CSD Fire Department, as part of the recordation of the Final Map.	Final Map	Engineering CCSD Fire Department	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
69.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Final Map	Engineering	
Prior To or In Conjunction With Building Permit				
70.	All building, apartment, and suite numbers addressing shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department CCSD Fire Department	
71.	Applicant shall undertake a good faith effort to amend the Preserve Operations and Management Plan to address the following: <ul style="list-style-type: none"> • Allow the use of all available mosquito control products, including adulticides, to be used within the entire project area to adequately protect the nearby residents from vector borne diseases, as provided in the Sacramento-Yolo Mosquito and Vector Control's Integrated Pest Management Plan (IPM) • Include routine maintenance activities to reduce mosquito breeding sources and subsequent chemical applications. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72.	Applicant shall provide the Sacramento-Yolo Mosquito and Vector Control District with a copy of the following: <ul style="list-style-type: none"> • An updated copy of the Conceptual Storm Drainage Plan and Storm Drain Master Plan as mentioned in the approved 404 permit. • Construction details, long term maintenance mandates, and schedules for the detention basin, storm filter devices located near Bond Road, and curbside catch basins. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72A.	Applicant shall design and improve, to the satisfaction of CCSD, the park at Lot GG.	Prior to Issuance of 1 st Building Permit in Phase 2A	CCSD Planning	
73.	Final Map(s) shall be completed, approved, and recorded prior to issuance of the 1 st Building Permit. Model home permits may be issued prior to the recording of the Final Map upon approval of the City.	Building Permit	Engineering Planning	
74.	The Applicant shall submit a Flood Elevation Certification for Lots/Parcels that are located within the 100-year flood plain limit. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by the City.	Building Permit	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
75.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of the City.	Building Permit	Engineering	
76.	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 damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
77.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Building Permit	Engineering	
78.	The Applicant shall provide with each residential lot in Villages 1 & 2 a paved space that is screened from public view for the storage of trash, recycling and green waste carts to the satisfaction of the Planning Director. The Application shall also provide a paved pathway from space to the public Right-of-Way or other approved collection area.	Building Permit	Planning	

Exhibit C Tentative Subdivision Map Elliott Springs Village 3 Tentative Subdivision Map Project (PLNG24-051)

SMALL LOT TENTATIVE MAP ELLIOTT SPRINGS - VILLAGE 3 CITY OF ELK GROVE, CALIFORNIA

MARCH 14, 2025



PROJECT NOTES

APPLICANT
SUNSET TARTESO LLC
340 PALMADO DRIVE, SUITE 521
FOLSOM, CA 95630
CONTACT: MARTINE COEPT
PHONE: 916-484-3300

OWNER
M/N 127-0110-002
SUNSET TARTESO LLC
340 PALMADO DRIVE, SUITE 521
FOLSOM, CA 95630

PLANNER/ENGINEER
WOOD ROGERS INC.
3301 'C' STREET BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: VANCE JONES
MATT SPOKELBY PEAS747
PHONE: 916-444-7670

ASSESSOR'S PARCEL NO.
127-0110-002

AREA
39.3 AC.

NUMBER OF LOTS
282 SINGLE FAMILY RESIDENTIAL LOTS
COTTAGE/USE LOT
21 LANDSCAPE LOTS
4 RECREATION (PRIVATE) LOTS
3 DRIVE AISLE (PRIVATE) LOTS
316 TOTAL LOTS

EXISTING USE
VACANT, PLANNED RESIDENTIAL SUBDIVISION

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN
LOW DENSITY RESIDENTIAL (LD)

PROPOSED GENERAL PLAN
LOW DENSITY RESIDENTIAL (LD)

EXISTING ZONING
SP28 - SPECIAL PLANNING AREA/
SPECIFIC PLAN (S/VERADO VILLAGE SPA)

PROPOSED ZONING
SP28 - SPECIAL PLANNING AREA/
SPECIFIC PLAN (S/VERADO VILLAGE SPA)

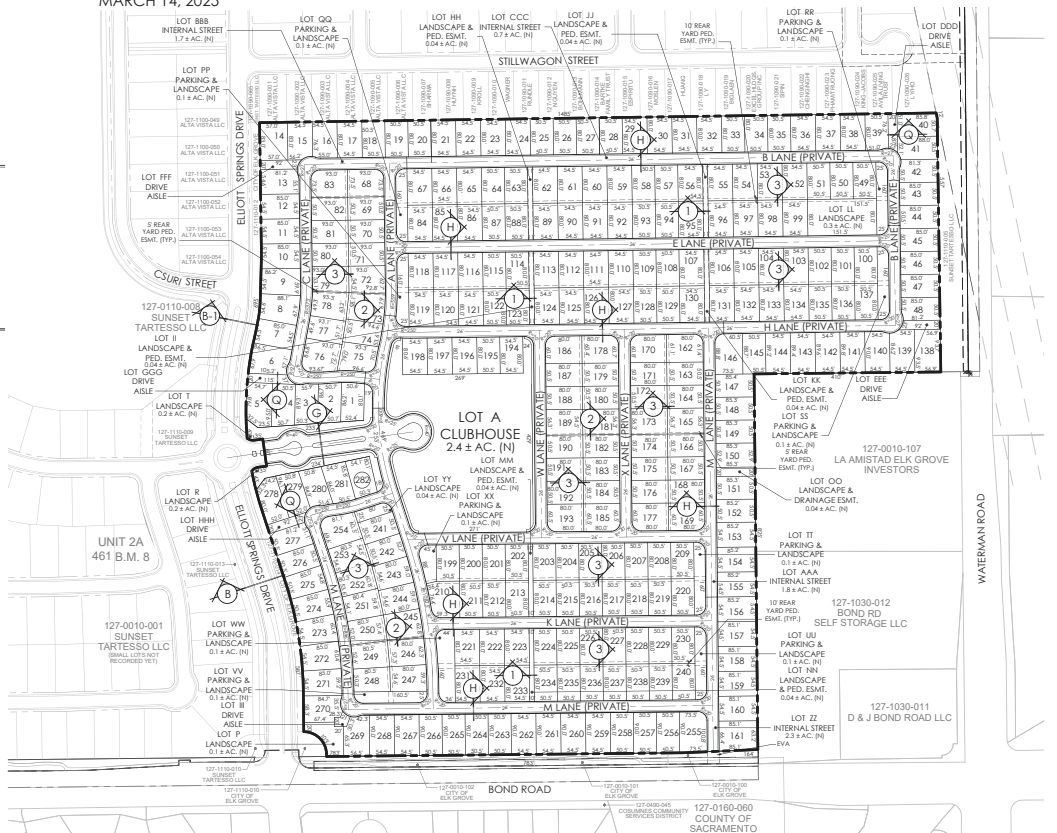
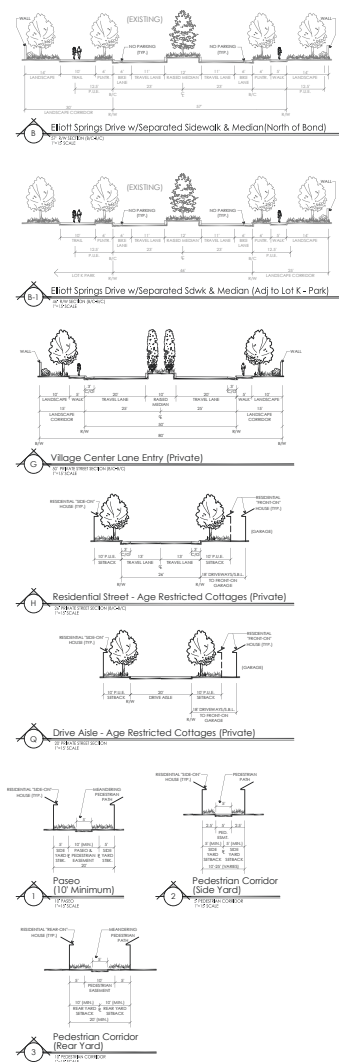
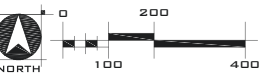
NOTES:

1. SHOWN HEREIN RECEIVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66551.6 OF THE SUBDIVISION MAP ACT.
2. OWNER SHALL OBTAIN ALL CEASEMENTS AND L.O.S.'S NECESSARY TO PROVIDE ALL UTILITIES.
3. THE E.A.N. APPLICATION FOR A DEVELOPMENT PERMIT.
4. THE OWNER IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS TO BE VERIFIED PRIOR TO FINAL MAP.
5. LOT LINES MAY BE ADJUSTED AT THE TIME OF FINAL MAP PROVIDED THAT NO ADDITIONAL LOTS ARE CREATED AND RESULTING LOTS BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE SUBDIVISION MAP. ADDITIONAL LETTERED LOTS ARE NOT TO BE COUNTED AS LOTS TOWARD ANY FUTURE BOUNDARY LINE ADJUSTMENT.
6. THE AERIAL TOPOGRAPHY SHOWN HEREIN WAS FLOWN BY OTHERS.
7. THE INFORMATION SHOWN FOR PRELIMINARY TITLE REPORT DATED NOVEMBER 18, 2024.
8. NO TREES FOR REMOVAL ON SITE. PROJECT SITE WAS ORIGINALLY GRADED FOR PREVIOUSLY APPROVED INDEPENDENT PLANS.
9. NO EXISTING STRUCTURES ON SITE. PROJECT SITE WAS ORIGINALLY GRADED FOR PREVIOUSLY APPROVED INDEPENDENT PLANS.
10. PEDESTRIAN BASEMENTS TO BE PROVIDED IN PARKS AND PEDESTRIAN CORRIDORS AS SHOWN ON SECTIONS 1, 2, AND 3 HEREON.

LAND USE SUMMARY

VILLAGE/LOT NO.	LAND USE	ACRES	UNITS	DENSITY
VILLAGE 3	AGE-RESTRICTED COTTAGES	28.2	282	7.2
SUBTOTAL		28.2	282	7.2
A	CLUBHOUSE	2.4		
P, R, T, HH-OO	LANDSCAPE LOTS/ENTRIES/PASEOS	1.1		
PP-VV	PARKING & LANDSCAPE	0.9		
ZZ, AA, A-C-C	INTERNAL STREETS (PRIVATE)	4.5		
DD-HH	DRIVE AISLE (PRIVATE)	0.2		
SUBTOTAL		11.1		
TOTAL		39.3 AC.	282 DU	7.2 DU/AC

NOTE:
1. LOT LABELS UTILIZE LETTERING FROM PREVIOUSLY APPROVED TENTATIVE MAP FOR S/VERADO VILLAGE INCLUDING LOTS A, P, & T AS A RESULT, ONLY EXISTING AND NEW LETTERS APPLICABLE TO VILLAGE 3 ARE USED.
2. DENSITY IS BASED ON TOTAL AREA IN VILLAGE 3.



LEGAL DESCRIPTION & SURVEYOR'S STATEMENT

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED FOR THE PRELIMINARY TITLE REPORT BY STEWART TITLE COMPANY, TITLE ORDER NUMBER 248702 DATED NOVEMBER 18, 2024. ALL THAT REAL PROPERTY SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 251 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "ELLIOTT SPRINGS UNIT I" FILED FOR RECORD ON AUGUST 30, 2022, IN BOOK 48 OF MAPS AT PAGE 4, SACRAMENTO COUNTY RECORDS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION PURSUANT TO SECTION 67291(d) (2) OF THE PROFESSIONAL LAND SURVEYORS ACT.

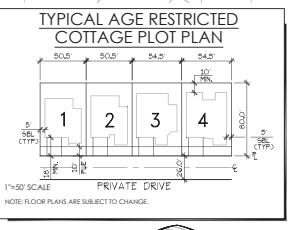
Only E. Spores, PLS 7944
12/31/2025
License Expiration Date: 12/31/2025
Date: 10/31/2024

COTTAGE LOT SIZE SUMMARY

LOT TYPE	LOT COUNT	% OF TOTAL
50' - WIDE LOTS	160	57%
54'+ - WIDE LOTS	122	43%
TOTAL LOTS	282 LOTS	100%

NOTES:

- TYPICAL MINIMUM LOT SIZES CONSIST OF THE FOLLOWING:
 - 50'-WIDE LOTS: 50.5' MIN. WIDTH AND 80' MIN. DEPTH.
 - 54'-WIDE LOTS: 54.5' MIN. WIDTH AND 80' MIN. DEPTH.
 - CORNER LOT WIDTH IS MEASURED FROM SIDE STREET BACK-OF-CURB (B.O.C.) TO SIDE INTERIOR PROPERTY LINE.
 - LOT DEPTH IS MEASURED FROM FRONT STREET B.O.C. TO REAR PROPERTY LINE.



WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St. Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7780
Fax 916.341.7767
SHEET 1 OF 3

PRELIMINARY SEWER & WATER EXHIBIT ELLIOTT SPRINGS - VILLAGE 3

CITY OF ELK GROVE, CALIFORNIA

MARCH 14, 2025



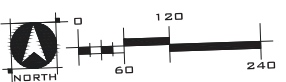
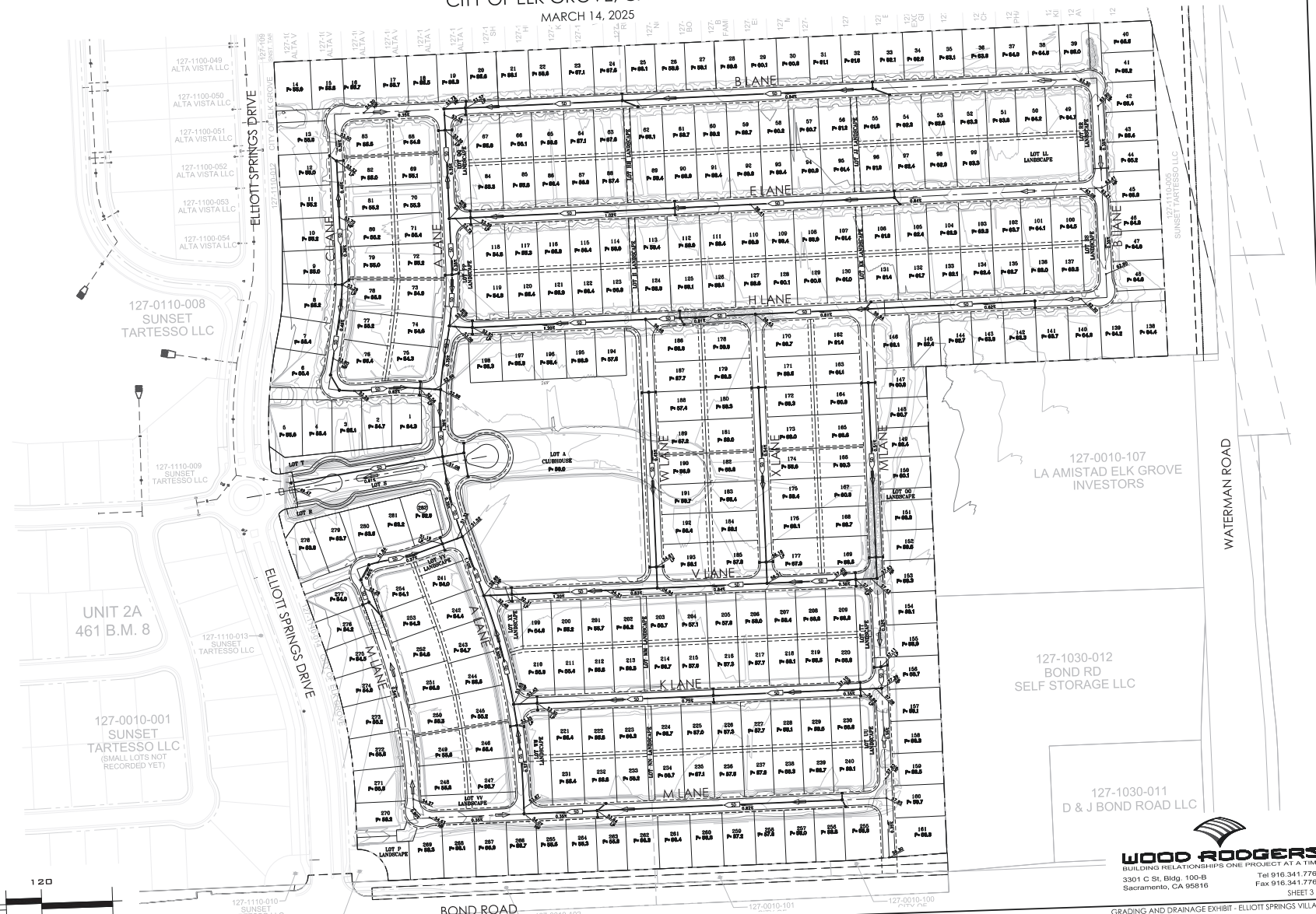
WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C St, Bldg. 100-B
 Sacramento, CA 95816
 Tel 916.341.7760
 Fax 916.341.7769
 SHEET 2 OF 3

SEWER AND WATER EXHIBIT - ELLIOTT SPRINGS VILLAGE 3

PRELIMINARY GRADING & DRAINAGE EXHIBIT ELLIOTT SPRINGS - VILLAGE 3

CITY OF ELK GROVE, CALIFORNIA

MARCH 14, 2025



WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7769
SHEET 3 OF 3

GRADING AND DRAINAGE EXHIBIT - ELLIOTT SPRINGS VILLAGE 3

Exhibit D
Elliott Springs Village 3 Project (PLNG24-051)
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 F, 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.	Pursuant to the Second Amended and Restated Development Agreement, the Tentative Subdivision Map approval is valid until 11:59 p.m. on August 31, 2035.	Valid until 11:59 p.m. on August 31, 2035 upon execution of the Second Amended and Restated Development Agreement	Planning	
3.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	

<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, the approved Elliott Springs Special Planning Area (SPA) 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:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering EGWS SASD SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SacSewer), Elk Grove Water Service (EGWS), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD EGWS SacSewer	
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 Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD EGWS SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	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	
10.	Wholesale Water supply shall be provided by the Sacramento County Water Agency (SCWA).	On-Going	SCWA	
11.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
12.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. The Map shall locate and plot all SMUD easements.	On-Going	SMUD	
13.	All alleyways shall be privately owned and maintained by a Homeowners Association (HOA). The Applicant shall dedicate an ingress/access easement over the alleyways to the City of Elk Grove. The alleyways shall be designed and constructed in accordance with the City of Elk Grove Improvement Standards and Construction Specifications. All utilities, including but not limited to sewer, water, storm drain, etc., located within the alleyways shall be privately owned and maintained by an HOA unless otherwise required by any agency as a public facility. If necessary, the Applicant shall dedicate the required easement(s) for those public facilities.	On-Going	Engineering	
14.	The installation of traffic calming devices such as but not limited to speed bumps, humps or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
15.	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).	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
Prior To or In Conjunction with Improvement and/or Grading Plan Submittal or Approval				
16.	The Applicant shall comply with, record, and pay the initial deposit of \$5,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the General Plan EIR. Until the MMRP deposit has been paid and all MMRP has been recorded with the County Recorder against the subject property, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to issuance of any plans or permits associated with the Project	Planning	
17.	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 specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	<p>Prior to the approval of the improvement plan, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment, and, in areas not located within the Laguna Ridge Specific Plan (LRSP) or the South East Policy Area (SEPA), to fund a portion CCSD's costs of providing routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and replacement of district wide facilities attributable to the property. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, and maintenance of park facilities, trails, and landscape corridors, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. If the property owner(s) fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued nor approval of the improvement plan shall be provided. It is the responsibility of the Applicant or their representative to contact the Finance Division at the CCSD at 916 405 5600 to initiate the Community Facilities District process.</p>	Improvement Plans	CCSD Fire/Parks	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
19.	<p>“NO PARKING FIRE LANE” signs and/or red painted curbs shall be installed for the private access roads in accordance with the California Fire Code and to the satisfaction of the fire department. Width is measured from flow line to flow line or to edge of pavement if no curb provided.</p> <p><u>ACCESS ROADWAY WIDTH*:</u> <u>PARKING RESTRICTIONS ON ROADSIDE:</u></p> <p>Less Than 26 No parking either side 26' to 32' Parallel parking one side only Over 32' Parking allowed both sides</p>	Improvement Plans	CCSD Fire	
20.	Lot A shall provide a minimum 10-inch onsite fire water main which may be required to be looped with two points of connection and remotely located.	Improvement Plans	CCSD Fire	
21.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SacSewer	
22.	SacSewer requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
23.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Improvement Plans	SacSewer	
24.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Improvement Plans	SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
25.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Improvement Plans	SacSewer	
26.	The Project has an approved Level 3 sewer study dated June 3, 2021. If any changes are proposed from the previously approved Level 3 sewer study, SacSewer requires an amendment to the Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer.	Improvement Plans	SacSewer	
27.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Improvement Plans	SMUD	
28.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Improvement Plans	SMUD	
Prior to or In Conjunction with Final Map				
29.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of the City.	Final Map	Engineering	
30.	The Applicant shall dedicate, design, and improve all internal private streets as shown on the Tentative Map and as required for each phased final map in accordance with the City's Improvement Standards to the satisfaction of the City and as further conditioned herein.	Final Map	Engineering	
31.	The Applicant shall acquire, dedicate, design, and construct any sewer, water, recycled water, and dry utilities facilities necessary to serve the Project as determined by the City and other applicable agencies. Utilities required to serve the adjacent projects shall be installed under road infrastructure required with this Project.	Final Map	Engineering	
32.	The Applicant shall dedicate a 10-foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets where such easements do not already exist.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Engineering	
34.	Lots QQ, HH, JJ, RR, PP, II, KK, SS, R, WW, VV, PNN, UU, TT, OO, MM, XX, T, II and YY shall be dedicated as Private Lots to be owned and maintained by the HOA.	Final Map	Engineering	
35.	The Applicant shall complete a lot line adjustment along the eastern boundary that would shift the Approved Project's boundary with Assessor's Parcel Number (APN) 127-1030-012 by approximately 1 foot.	Final Map	Engineering	
36.	Prior to any Final Map approval, the Applicant can satisfy their improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Engineering	
37.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
38.	The Applicant shall design all phases of this Project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage, and the installation of "No Parking" signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite, out of view of the general public.	Final Map	Engineering	
39.	All street names shall be approved by the City of Elk Grove, in consultation with the Cosumnes CSD Fire Department, as part of the recordation of the Final Map.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
40.	The Applicant shall establish a Homeowners Association (HOA) prior to the recordation of the final map. The association shall be responsible for the maintenance and use of common areas, including but not limited to private landscape lots, park, and roadway, all utilities, including but not limited to sewer, water, storm drain, etc. unless otherwise required by any agency as a public facility.	Final Map	Engineering	
41.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Final Map	Engineering	
42.	Final Map(s) shall be completed, approved, and recorded prior to issuance of the 1st Building Permit. Model home permits may be issued prior to the recording of the Final Map upon approval of the City.	Final Map	Engineering	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
43.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of the City.	Building Permit	Engineering Planning	
44.	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 damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
45.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Building Permit	Engineering	
46.	Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.	Building Permit	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
47.	The Applicant must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Building Permit	SacSewer	
48.	Roadways and street signs shall be installed and meet the minimum fire access requirements prior to vertical construction or on-site storage of combustible materials.	Building Permit	CCSD Fire	
49.	Water mains and fire hydrants designated for the Project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to construction.	Prior to Issuance of 1 st Building Permit	CCSD Fire	
50.	A fire inspection by the Cosumnes Fire Department is required to verify fire hydrants and fire lanes meet standard prior to permit issuance and vertical construction.	Prior to Issuance of 1 st Building Permit	CCSD Fire	
51.	Addresses for all lots shall be provided to the Fire Department and approved by the City prior to permit issuance.	Prior to Issuance of 1 st Building Permit	CCSD Fire	

##

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-143**

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 July 23, 2025 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Robles*


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