

**RESOLUTION NO. 2025-169**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A GENERAL PLAN AMENDMENT/COMMUNITY PLAN AMENDMENT,  
TENTATIVE SUBDIVISION MAP, SUBDIVISION DESIGN REVIEW, AND  
DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR AN  
ABANDONMENT OF EXISTING RIGHT-OF-WAY**

**MILESTONE II GPA, REZONE, AND MAP PROJECT (PLNG24-008)**

**LOCATION: WAYNE HEINTZ STREET AND WYLAND DRIVE**

**APN: 134-0110-177**

**GPA-2025-03**

**WHEREAS**, the Community Development Department of the City of Elk Grove (“City”) received an application on March 28, 2025, from Taylor Morrison of California, LLC, (“Applicant”) requesting a General Plan Amendment/Community Plan Amendment, Rezone, Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency with the General Plan for the Abandonment of Existing Right-of-Way for the Milestone II GPA, Rezone, and Map Project (“Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 134-0110-177; and

**WHEREAS**, on September 10, 2025, the City Council adopted Resolution No. 2025-168 adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Milestone II GPA, Rezone, and Map Project (PLNG24-008); 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 Elk Grove Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on August 21, 2025, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 4-0-1 (Singh absent) to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on September 10, 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 General Plan Amendment/Community Plan Amendment, Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency of the General Plan for the Abandonment of Existing Right-of-Way for the Milestone II GPA, Rezone, and Map Project (PLNG24-008), as described in Exhibit A and illustrated in Exhibits B, and C, and subject to the conditions of approval in Exhibit D (all incorporated herein by this reference), based upon the following findings:

## **General Plan Amendment/Community Plan Amendment (Map)**

Finding #1: There is a substantial benefit to be derived from the amendment.

Evidence: The Project site was originally planned for the development of an elementary school within the Elk Grove Unified School District (EGUSD), in compliance with the existing land use designation. However, EGUSD has since determined that the school site is not needed at this location. The Project includes a request to amend the General Plan and Eastern Elk Grove Community Plan (EEGCP) land use designation for the Project site from Public Services (PS) to Low Density Residential (LDR). The redesignation would add 10.38-acres of LDR while eliminating PS from the Project site. The LDR designation is generally characterized by single-family detached residential development with a density of 4.1 to 7.0 dwelling units per acre. The Project site's proposed RD-6 zoning designation is considered an implementing zoning district of the proposed LDR land use designation (General Plan Consistency Matrix Table 3-1). As the proposed use is an allowed use within the allowed density range, the proposed Project will be consistent with the General Plan.

Furthermore, the proposed Project is consistent with the following General Plan Policies:

**Policy LU-2-3**: Prioritize and incentivize development in infill areas identified in Figure 4-1.

**Policy LU-2-4**: Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

The Project proposes low density residential development within an infill area as identified in the General Plan consistent with General Plan Policy LU-2-3. As described on the Project staff report, the Project is compatible with the surrounding area and increases housing diversity. Additionally, the Project includes pedestrian connectivity throughout the internal site as well as to the adjacent roadway network, which is consistent with General Plan Policy LU-2-4.

### ***Tentative Subdivision 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:

- (a) As described in the Project staff report, the proposed Project is consistent with proposed land use designation and policies in the Elk Grove General Plan for Low Density Residential development. The proposed Tentative Subdivision Map will allow for residential development consistent with the proposed LDR General Plan land use designations for the site as proposed for amendment with this Project.
- (b) As described in the staff report, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the EGMC Title 23 development standards and land use designations for the proposed zoning district for the Project site.
- (c) The site is physically suitable for the proposed development. The General Plan land use map has anticipated the Project site for development as a future school site. The proposed Tentative Subdivision Map will allow for residential development consistent with the proposed LDR General Plan land use designations for the site. 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) As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan for Low Density Residential development. Services and facilities to serve the Project, including water, sewer, electricity, and other utilities, are available or will be provided. Therefore, the site is appropriate for the proposed density of development.
- (e) The Project site is physically suitable for the proposed type of development based upon the analysis presented in the Milestone II GPA, Rezone, and Map IS/MND.
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the IS/MND and subject to the MMRP prepared for the Project.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project.

***Design Review for Subdivision Layout***

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 Elk Grove Design Guidelines for residential subdivisions and meets all applicable design requirements. The Project does not include any buildings at this time. The proposed subdivision map

and related plans provide all the design elements required by EGMC Titles 22 (Land Division and 23 (Zoning)). The conditions of approval and the requirement for subsequent design review entitlements for the future construction of single unit residences will ensure consistency with all standard requirements.

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 Project does not include any buildings at this time. The proposed subdivision map and related plans provide all the design elements required by EGMC Titles 22 (Land Division and 23 (Zoning)). The conditions of approval and the requirement for subsequent design review entitlements for future construction of single unit residences will ensure consistency with all standard requirements.

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 master home plans shall be required to be submitted for design review and approval by the Community Development Director prior to the issuance of building permits for any single unit residential homes and will be subject to the requirements of the Elk Grove Design Guidelines, which will ensure quality home design.

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

Evidence #4: The proposed Project layout and circulation is consistent with the Elk Grove Design Guidelines that require neighborhoods to be designed with an interconnected street system that will blend well into the existing street system. Primary access to the site would be provided by two new roadway connections to Wyland Drive via an internal road, "A" Street. As shown in Figure 5 in the staff report, "A" Street would extend west into the site from both new intersections along the eastern boundary at Wyland Drive and would connect in the western portion of the site, creating a looped roadway system. The northeastern Project road connection would create a four-way intersection with Quintero Avenue and Wyland Drive. All internal roadways would be public and would include a 44-foot right-of-way consisting of two 14-foot travel lanes with three-foot gutters and five-foot sidewalks along both sides of the roadway. The internal roadway network would provide access to all internal single-family residential lots and would include visibility easements at the turning points of the roadway. The Project includes a 0.77-acre low impact development (LID) stormwater facility area located in the southwest corner of the site (Lot A). Lot A includes a pedestrian easement to provide pedestrian access from "A" Street to Wayne Heintz Street. The Project also includes a Condition of Approval requiring the Applicant to install a crosswalk equipped with rectangular rapid-flashing beacons at the northwest corner of Wayne Heintz Street and Milepost Circle, southwest of the site, pursuant to City standards to provide for access to the future park site and trail system to the south. Therefore, the proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

**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:** The proposed Project layout and circulation is consistent with the Elk Grove Design Guidelines that require neighborhoods to be designed with an interconnected street system that will blend well into the existing street system. Primary access to the site would be provided by two new roadway connections to Wyland Drive via an internal road, "A" Street. As shown in Figure 5 in the staff report, "A" Street would extend west into the site from both new intersections along the eastern boundary at Wyland Drive and would connect in the western portion of the site, creating a looped roadway system. The northeastern Project road connection would create a four-way intersection with Quintero Avenue and Wyland Drive. All internal roadways would be public and would include a 44-foot right-of-way consisting of two 14-foot travel lanes with three-foot gutters and five-foot sidewalks along both sides of the roadway. The internal roadway network would provide access to all internal single-family residential lots and would include visibility easements at the turning points of the roadway. The Project includes a 0.77-acre low impact development (LID) stormwater facility area located in the southwest corner of the site (Lot A). Lot A includes a pedestrian easement to provide pedestrian access from "A" Street to Wayne Heintz Street. The Project also includes a Condition of Approval requiring the Applicant to install a crosswalk equipped with rectangular rapid-flashing beacons at the northwest corner of Wayne Heintz Street and Milepost Circle, southwest of the site, pursuant to City standards to provide for access to the future park site and trail system to the south. Therefore, the proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation. Therefore, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, and establishes a pedestrian friendly environment.

### ***Determination of Consistency with the General Plan for the Abandonment of an Existing Right-of-Way***

**Finding #1:** The abandonment of right-of-way is consistent with the City's General Plan.

**Evidence #1:** California Government Code Section 65402(a) and EGMC Section 23.10.030(E) requires that the abandonment of real property be submitted to and reported upon by the Planning Commission or City Council (in its Planning Agency role) as to conformity with the adopted General Plan. As part of this Project, a determination of General Plan consistency is being requested for the proposed abandonment of existing right-of-way.

General Plan Policy MOB-7-3 states as follows:

Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. The City shall require the dedication of major road rights-of-way (generally, arterials and expressways) at the earliest opportunity in the development process.

There is existing public right-of-way that was previously dedicated for both Wayne Heinz Street and Wyland Drive. Because the Project site was previously identified for a school site, the existing right-of-way for both Wyland Drive and Wayne Heinz Street was installed with an attached 8-foot sidewalk, which is currently within the public

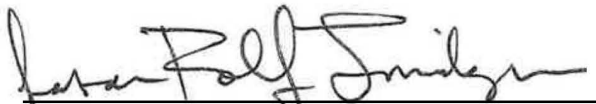
right-of-way. For Wyland Drive, in order to be consistent with the existing street improvements to the north, the Project proposes a detached 5-foot sidewalk. The detached 5-foot sidewalk will not be within the public right-of-way, consistent with other detached sidewalks in the City. Therefore, there is approximately eight feet of existing public right-of-way that is no longer needed on Wyland Drive. For Wayne Heintz Street, the Project proposed to reduce the existing 8-foot attached sidewalk to 5-feet consistent with the adjacent existing improvements. Therefore, there is approximately three feet of existing public right-of-way that is no longer needed on Wayne Heintz Street. The requested abandonment of existing public right-of-way is subject to review for compliance with the General Plan pursuant to section 65402(a) of the Government Code. The proposed abandonment will not affect pedestrian, bicycle, or vehicular circulation. The Project has been reviewed by the City's Public Works Department and it has been determined that the excess public right-of-way can be abandoned. They have found it is not needed now or in the foreseeable future for public traffic, utilities, or other public services. This means the abandonment does not harm the public, and may even benefit the community, by removing unused or burdensome property from public maintenance obligations. Therefore, public convenience and necessity does not require its retention. Adequate alternate sidewalk access is being provided as part of the Project. Therefore, the proposed abandonment is consistent with General Plan Policy MOB-7-3.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 10<sup>th</sup> day of September 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

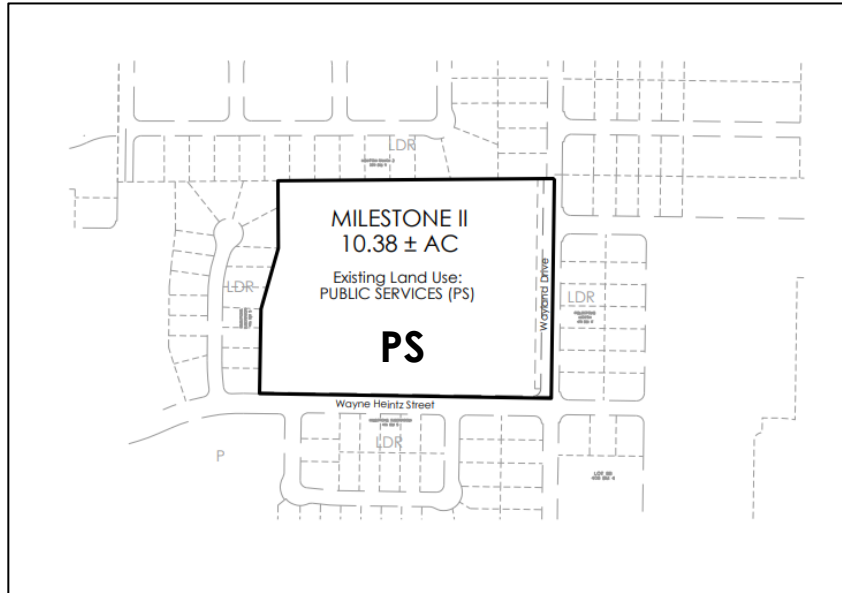
**Exhibit A**  
**Milestone II GPA, Rezone, and Map (PLNG24-008)**  
**Project Description**

**PROJECT DESCRIPTION**

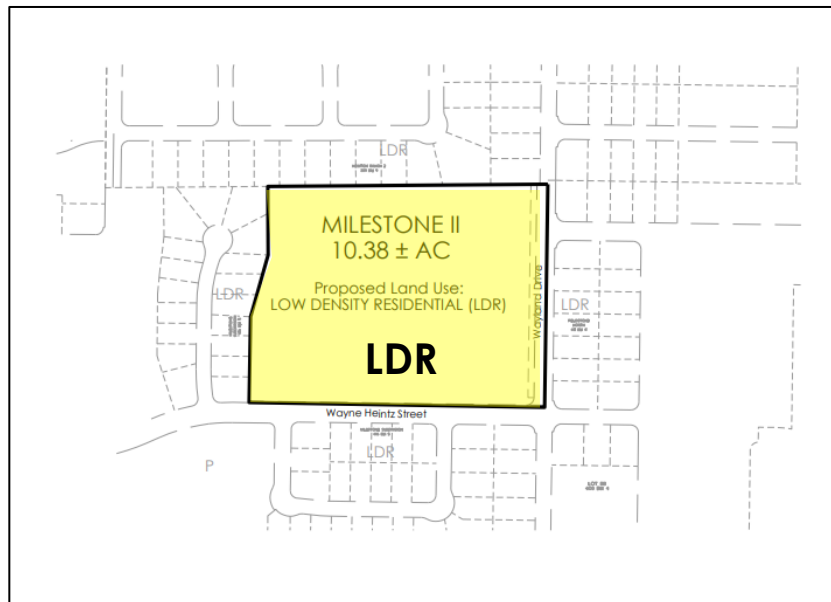
The Milestone II GPA, Rezone, and Map Project consists of a General Plan Amendment/Community Plan Amendment (map) to change the land use designation from Public Services (PS) to Low Density Residential (LDR); a Rezone from RD-5 to RD-6; and a Tentative Subdivision Map and Subdivision Design Review to subdivide the site into 56 single family lots and one lot for stormwater treatment. The Project also includes a Determination of Consistency with the General Plan for the Abandonment of existing right-of-way that is not necessary for present or foreseeable future use.

The Project shall comply with the City's Climate Action Plan (CAP) for new single-family development, as described in detail in the Initial Study/Mitigated Negative Declaration

**Exhibit B**  
**Milestone II GPA, Rezone, and Map (PLNG24-008)**  
**General Plan Amendment/Eastern Elk Grove Community Plan Amendment**

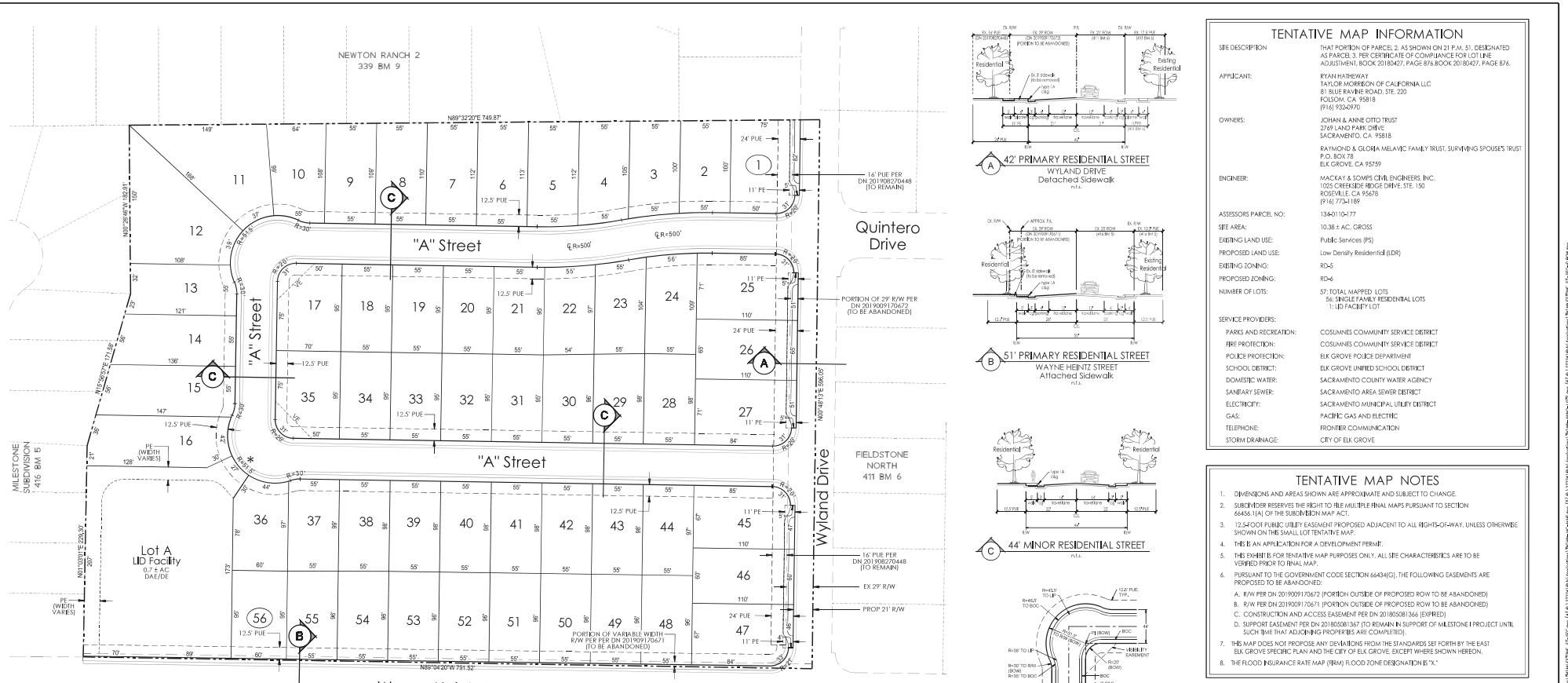


**Existing Land Use Designation**  
**General Plan/**  
**Eastern Elk Grove Community Plan**



**Proposed Land Use Designation**  
**General Plan/**  
**Eastern Elk Grove Community Plan**

# Exhibit C Milestone II GPA, Rezone, and Map Project (PLNG24-008) Small Lot Tentative Subdivision Map



### TENTATIVE MAP INFORMATION

SITE DESCRIPTION:	THAT PORTION OF PARCEL 2, AS SHOWN ON 21 P.M. 51, DESIGNATED AS PARCELS 1, PER CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, BOOK 20180427, PAGE 876, BOOK 20180427, PAGE 876.
APPLICANT:	RYAN HATHWAY TAYLOR MORRISON OF CALIFORNIA, LLC 81 BLUE RAYNE ROAD, STE. 220 FOLSOM, CA 95818 (916) 952-0070
OWNERS:	JOHAN & ANNE OTTO TRUST 2789 LAND PARK DRIVE SACRAMENTO, CA 95818  RAYMOND & GLOBA MELAVIC FAMILY TRUST, SURVIVING SPOUSES TRUST P.O. BOX 78 ELK GROVE, CA 95759
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1025 GREERIDGE HEDGE DRIVE, STE. 150 ROSELIE, CA 95678 (916) 773-1189
ASSESSORS PARCEL NO.:	134-0110-177
SITE AREA:	10.38 ± AC. GROSS
EXISTING LAND USE:	Public Services (PS)
PROPOSED LAND USE:	Low Density Residential (LDR)
EXISTING ZONING:	RD-6
PROPOSED ZONING:	RD-6
NUMBER OF LOTS:	57: TOTAL MAPPED LOTS 56: SINGLE FAMILY RESIDENTIAL LOTS 1: LID FACILITY LOT
SERVICE PROVIDERS:	
PARKS AND RECREATION:	COLOSIMES COMMUNITY SERVICE DISTRICT
FIRE PROTECTION:	COLOSIMES COMMUNITY SERVICE DISTRICT
POLICE PROTECTION:	ELK GROVE POLICE DEPARTMENT
SCHOOL DISTRICT:	ELK GROVE UNIFIED SCHOOL DISTRICT
DOMESTIC WATER:	SACRAMENTO COUNTY WATER AGENCY
SANITARY SEWER:	SACRAMENTO AREA SEWER DISTRICT
ELECTRICITY:	SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	FRONTIER COMMUNICATION
STORM DRAINAGE:	CITY OF ELK GROVE

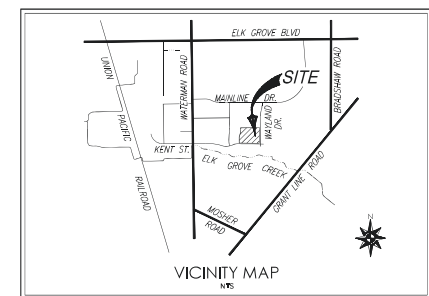
- ### TENTATIVE MAP NOTES
- DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
  - SUBMITTER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
  - 12.5' FOOT PUBLIC UTILITY EASEMENT PROPOSED ADJACENT TO ALL RIGHTS-OF-WAY, UNLESS OTHERWISE SHOWN ON THE SMALL LOT TENTATIVE MAP.
  - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
  - THIS EXHIBIT B FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
  - PURSUANT TO THE GOVERNMENT CODE SECTION 66434(C), THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:  
A. R/W PER DN 201909170672 (PORTION OUTSIDE OF PROPOSED ROW TO BE ABANDONED)  
B. R/W PER DN 201909170671 (PORTION OUTSIDE OF PROPOSED ROW TO BE ABANDONED)  
C. CONSTRUCTION AND ACCESS EASEMENT PER DN 201805081366 (EXPIRED)  
D. SUPPORT EASEMENT PER DN 201805081367 (TO REMAIN IN SUPPORT OF MILESTONE I PROJECT UNTIL SUCH TIME THAT ADJOINING PROPERTIES ARE COMPLETED).
  - THIS MAP DOES NOT PROPOSE ANY DEVIATIONS FROM THE STANDARDS SET FORTH BY THE EAST ELK GROVE SPECIFIC PLAN AND THE CITY OF ELK GROVE, EXCEPT WHERE SHOWN HEREON.
  - THE FLOOD INSURANCE RATE MAP (IRM), FLOOD ZONE DESIGNATION IS "X".

### LAND USE SUMMARY

Lot #	Land Use / Lot Size	Zone	Acres	Dwelling Units	Density
1-56	SINGLE FAMILY RESIDENTIAL / 55' x 95'	RD-6	9.61	56	5.8
A	LID FACILITY	RD-6	0.77	0	
<b>Total</b>			<b>10.38</b>	<b>56</b>	

FUTURE PARK  
416 BM 5

MILESTONE SUBDIVISION  
416 BM 5



### ABBREVIATION KEY

BOC	BACK OF CURB
BM	BOOK OF MAPS
BOW	BACK OF WALK
CC/G&G	CURB AND GUTTER
DAE	DRAINAGE ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DN	DOCUMENT NUMBER
ELEV	RIGHT-OF-WAY
EX	EXISTING
GB	GRADE BREAK
GP	GRADE POINT
HP	HIGH POINT
LID	LOW IMPACT DEVELOPMENT
LP	LOW POINT
P	PAID
PI	POINT OF INTERSECTION
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TRF	TYPICAL
VE	VEHICLE EASEMENT
W	WATER
WALK	WALK

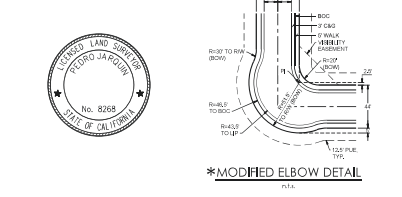
### SURVEYOR'S STATEMENT

HEREBY STATE THAT THIS SMALL LOT TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 013-20240848, DATED JUNE 5, 2024. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED.

*Pedro Jarguin* 12/18/24  
FEDERO JARGUIN DATE

BENCHMARK: SACRAMENTO COUNTY BM, 4-48 ELEV. 56.81 (U.S.G.S.)

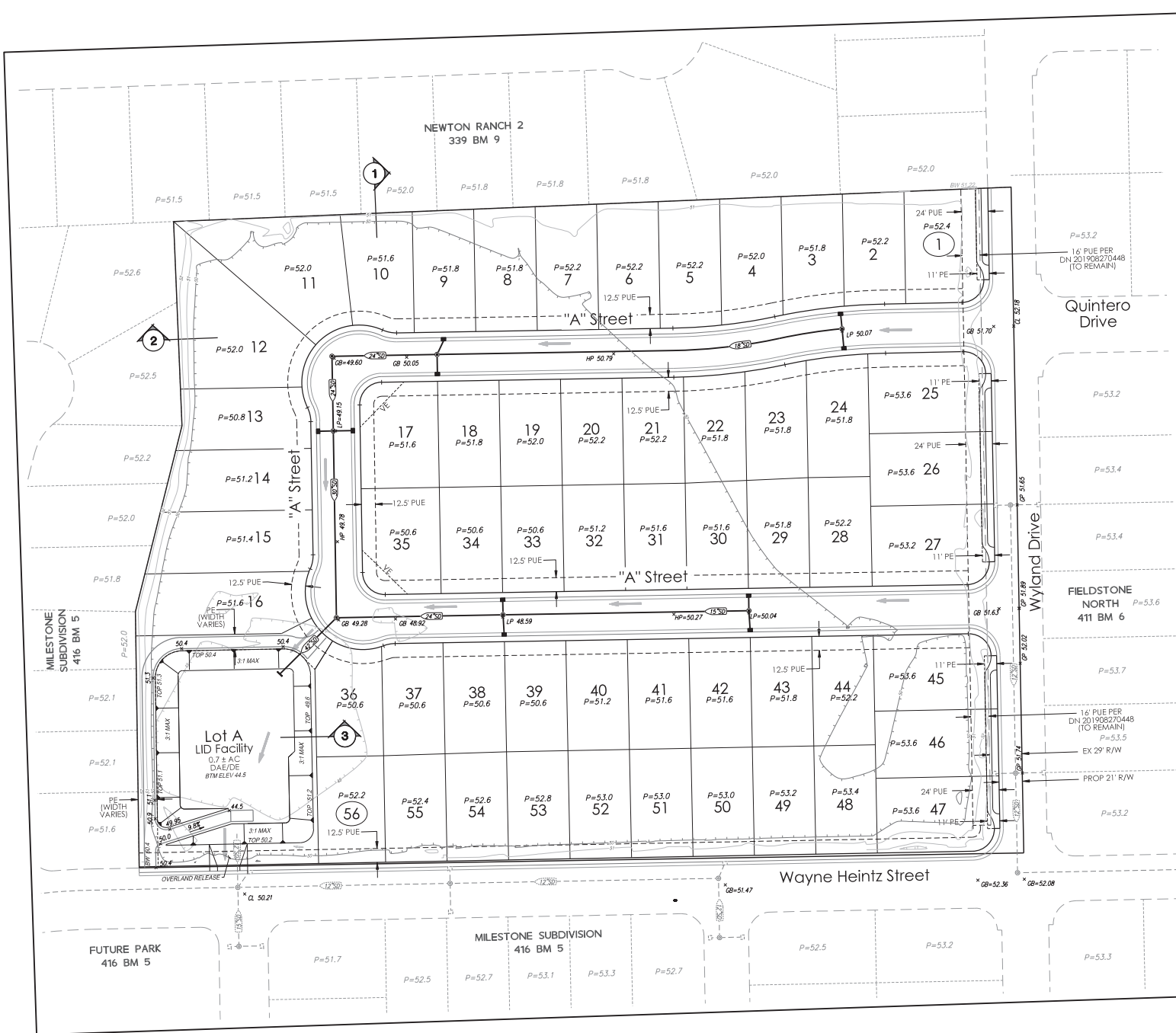
SACRAMENTO COUNTY 8.M. 4-48 ELEV. 56.81 (U.S.G.S.) STANDARD 2" BRASS DISK STAMPED SAC, CO. CORN. OF PUBLIC WORKS "D" 8.M. 4-48 "N" BRIDGE DECK OVER ABUTMENT AT SOUTHEAST CORNER CONCRETE BRIDGE ON BOND RD. OVER LAGUNA CREEK 8.M. E. 337' EAST OF WATERMAN RD. SEE LL 8-30; FROM CO. B.M. 1-42; (AUGUST 20, 1981)



### SHEET INDEX

- COVER SHEET/LOTING PLAN
- PRELIMINARY GRADING AND STORM DRAIN PLAN
- PRELIMINARY SANITARY SEWER, RECYCLED WATER AND DOMESTIC WATER PLAN

## COVER SHEET & LOTING PLAN SMALL LOT TENTATIVE SUBDIVISION MAP MILESTONE II a portion of the East Elk Grove Specific Plan

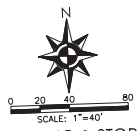
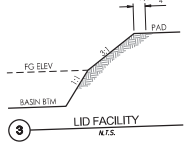
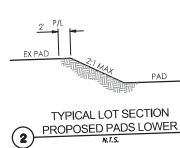
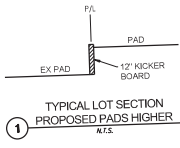


PROPOSED	DESCRIPTION	EXISTING
	STORM DRAIN LINE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	
	TEMPORARY STORM DRAIN RISER	
	DRAINAGE DIRECTION	
	STREET GRADE	
	CENTERLINE ELEVATION	
	OVERLAND RELEASE DIRECTION	
	SLOPE	
	MAJOR CONTOUR (ELEVATION INDICATED)	
	MINOR CONTOUR (ELEVATION INDICATED)	

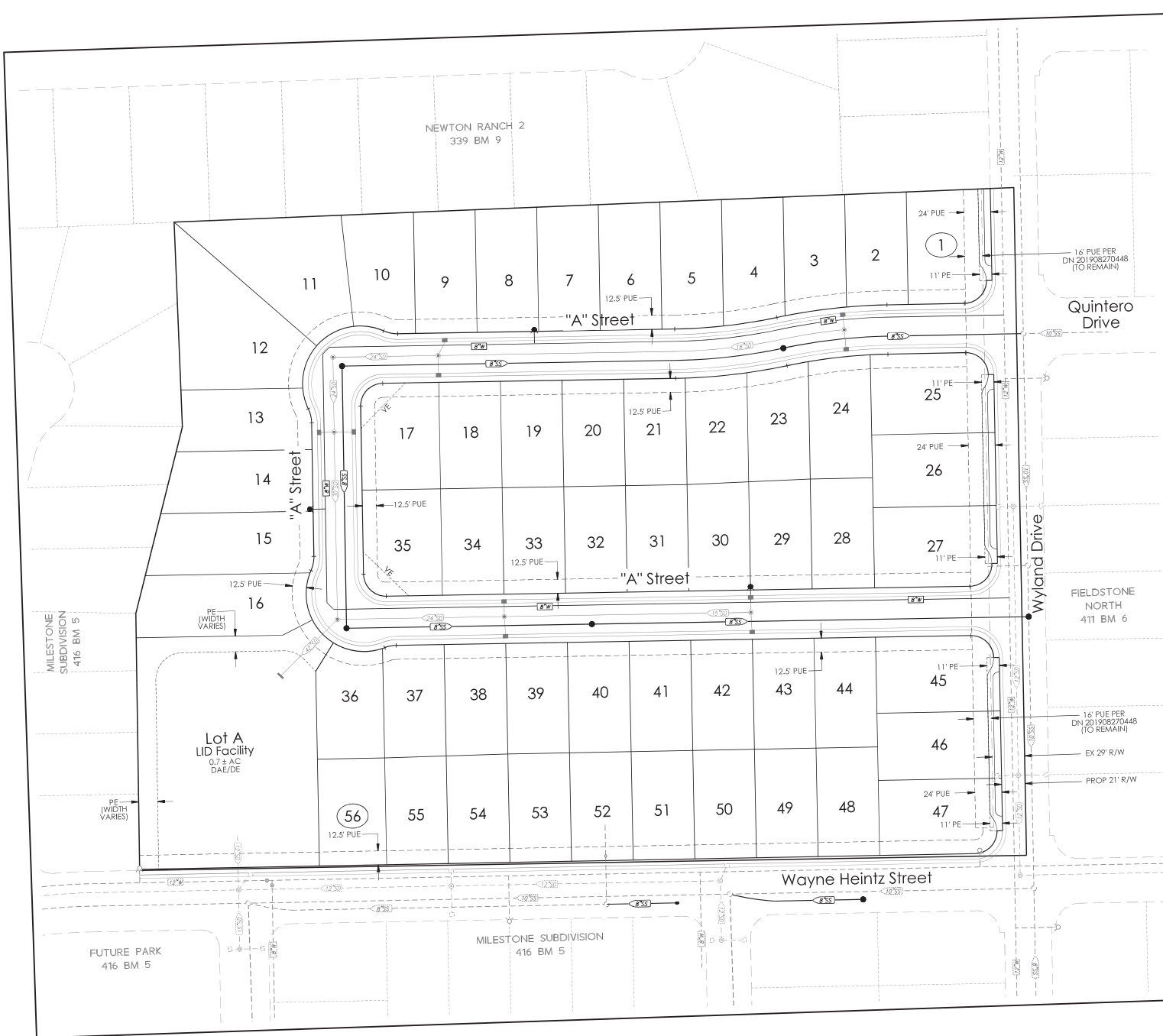
- NOTES:
1. ALL EXISTING STORM DRAIN LOCATIONS SHOWN ARE APPROXIMATE.
  2. THE PROPOSED STORM DRAIN AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
  3. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.

PRELIMINARY EARTHWORK QUANTITIES		
PROJECT	CUT	ADJUSTED FILL
TOTAL	5,800 ± CY	29,100 ± CY
IMPORT TOTAL		23,300 ± CY

NOTES:  
THE ABOVE QUANTITIES ARE PRELIMINARY. ADJUSTED FILL QUANTITIES ARE BASED ON AN ASSUMED COMPACTION FACTOR OF 94%. THESE VOLUMES WILL BE REFINED WITH THE FINAL GRADING PLANS.

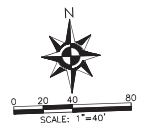


PRELIMINARY GRADING & STORM DRAIN PLAN  
SMALL LOT VESTING TENTATIVE SUBDIVISION MAP  
**MILESTONE II**  
a portion of the East Elk Grove Specific Plan



PROPOSED	DESCRIPTION	EXISTING
	SEWER LINE (PER PROJECT)	
	SEWER MANHOLE	
	WATER LINE (PER PROJECT)	
	BLOW OFF VALVE	
	GATE VALVE	
	FIRE HYDRANT ASSEMBLY	
	STORM DRAIN LINE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	

- NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
  2. THE PROPOSED UTILITY AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
  3. UTILITIES MAY BE PHASSED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE COUNTY OF PLACER.
  4. END RUNS SHALL BE STRAIGHT 4" SEWER PIPE.



PRELIMINARY SANITARY SEWER & DOMESTIC WATER PLAN  
 SMALL LOT TENTATIVE SUBDIVISION MAP  
**MILESTONE II**  
 a portion of the East Elk Grove Specific Plan

City of Elk Grove **MACKAY & SOMPS** ENGINEERS PLANNERS SURVEYORS July 17, 2025

PLN24-008  
 Sheet 3 of 3  
 2/22/16, EL1924008

**Exhibit D**  
**Milestone II GPA, Rezone, and Map Project (PLNG24-008)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	<p>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.</p> <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.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	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	
4.	<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 of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• Swainson's Hawk Mitigation (Title 16.130 of the EGMC)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
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. 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 SCWA SacSewer SMUD PG&E SCWA EGWD	
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), SacSewer, Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law. Notwithstanding anything to the contrary herein, fees subject to Government Code Section 66007 may be deferred consistent with the provisions of Government Code Section 66007 and the City's Guiding Principles for Implementation of SB 937 approved by Resolution No. 2024-227.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer EGWD	
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 as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SacSewer	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
8.	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	
9.	<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 Department 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>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	
10.	Before the start of any earthmoving activities, the Project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The Project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the Applicant before construction activities resume in the area where the paleontological resources were discovered.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>Monitoring shall be On-Going</p>		
<p>11. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5(d) and (e) shall be followed.</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. Monitoring shall be On-Going</p>	<p>Planning</p>	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
12.	<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 Public Works. All street improvements shall include vertical curb and gutter, except along the frontages to residential lots, 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	
13.	Wholesale water supply shall be provided by the Sacramento County Water Agency.	On-Going	SCWA	
14.	SMUD has existing underground 12kV facilities along Wyland Drive that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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	
15.	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.	On-Going	SMUD	
16.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	On-Going	SacSewer	
17.	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>
<b>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</b>			
18. The Applicant shall comply with, record, and pay the initial deposit of \$10,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the Project. Until the MMRP deposit has been paid and the 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.	Improvement Plans or Building Permits, whichever occurs first	Planning	
19. Measures for new construction and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code requirements for Land Grading and Erosion Control (Chapter 16.44).	Prior to Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
20. Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	
21. 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 Stormwater Quality Design Manual 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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
22.	Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit, whichever occurs first	Engineering	
23.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
24.	The Applicant shall abandon the 6-inch sewer lateral located on Wayne Heintz Street per SacSewer Standards Section 302.9. The abandonment must be shown on the plans.	Improvement Plans	SacSewer	
25.	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	
26.	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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
27.	For this Project, SacSewer requires a sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer 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 SacSewers' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards	Improvement Plans	SacSewer	
28.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Improvement Plans	SacSewer	
29.	Structural setbacks less than 14-feet from SMUD facilities shall require the Applicant to conduct a pre-engineering meeting to ensure proper clearances are maintained.	Improvement Plans	SMUD	
30.	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	
31.	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.	Improvement Plans	SMUD	
32.	The Applicant shall dedicate and 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.	Improvement Plan	SMUD	
33.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Improvement Plan	SMUD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
34.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Improvement Plan	SMUD	
35.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plan	SMUD	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>36. Prior to the issuance of building permit(s) or approval of the improvement plan, whichever comes first, 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> <p><a href="https://www.cosumnescsd.gov/DocumentCenter/View/22622/Request-to-Annex-Property-into-CFD-PDF?bidId=">https://www.cosumnescsd.gov/DocumentCenter/View/22622/Request-to-Annex-Property-into-CFD-PDF?bidId=</a></p>	<p>Building permit(s) or Improvement Plan, whichever comes first</p>	<p>CCSD Fire/Parks</p>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	Fire hydrants shall be spaced a maximum of 500 feet apart. Provide additional fire hydrants along Wyland Drive and Wayne Street.	Improvement Plans	CCSD Fire	
38.	Provide non-combustible fencing along all developed areas adjacent to wetlands, riparian corridors, creeks, railways, areas that may develop dry vegetation, or similar open spaces.	Improvement Plans	CCSD Parks	
39.	The Applicant shall provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	SCWA	
<b>FINAL MAP</b>				
40.	Civil and landscape plans for public improvements required of the subdivision shall be approved by the City prior to approval of the corresponding final map.	Final Map	Engineering	
41.	The Applicant shall dedicate to the City of Elk Grove public utility easements for underground facilities and appurtenances as shown on the tentative map adjacent to all public streets to the satisfaction of the City.	Final Map	Engineering	
42.	The Applicant shall dedicate to the City Lot A in Fee.	Final Map	Engineering	
43.	With the exception of the drainage easement 750417 O.R. 704, 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 reconveyance 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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
44.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless otherwise approved by the City. 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	
45.	The Applicant shall construct Wyland Drive, in full-width, from Wayne Heintz Street to the Project's southerly property line in accordance with the City Improvement Standards and to the satisfaction of the City. Improvements shall include 4-foot separate sidewalk and 6-foot landscaping.	Final Map	Engineering	
46.	The Applicant shall dedicate pedestrian easements for sidewalks within landscape areas that are located outside of the right-of-way along all public streets, to the satisfaction of the City.	Final Map	Engineering	
47.	The Applicant shall dedicate, design, and construct Wayne Heintz Street Drive as shown on the tentative map in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
48.	The Applicant shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Engineering	
49.	The Applicant shall install a crosswalk equipped with rectangular rapid flashing beacons at the northwest corner of the intersection of Wayne Haintz Street and Milepost Circle, per City Standards.	Final Map	Engineering	
50.	The Applicant shall design and install a Class I multi-use trail within Lot "A" Open Space, along with the trail connection to the existing trail at the southeast corner of the Project. Trail improvements shall be in accordance with the Bicycle, Pedestrian and Trails Master Plan, including post and cable fence with no trespassing signage, and to the satisfaction of the City.	Final Map	Engineering	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
51.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City of Elk Grove.	Final Map	Engineering	
52.	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	
53.	Quimby in-lieu parkland fees shall be paid to Cosumnes Community Services District in accordance with Elk Grove Municipal Code Chapter 22.40 Park and Recreation Dedication and Fees. Calculation of fees shall be based upon the appraisal method listed in section 22.40.40 (B).	Final Map	CCSD Parks	
54.	All real property within the boundaries of the proposed Project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to Cosumnes CSD a written petition in an acceptable form approved by Cosumnes CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Final Map	CCSD Parks	
<b>PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT</b>				
55.	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 first building permit	CCSD Fire	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
56.	Required roadways, fire access lanes, street signs, and addresses shall be installed and inspected prior to combustible construction or on-site storage of combustible materials.	Prior to issuance of first building permit	CCSD Fire	
57.	Addresses for all lots shall be provided to the Fire Department prior to permit issuance.	Prior to issuance of first building permit	CCSD Fire	
58.	The Applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SacSewer	
59.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Building Permit	SMUD	
60.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities. Development phases submitted for new service should include all lots fronting streets.	Building Permit	SMUD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
61.	Pursuant to Chapter 16.97 and Section 16.120.030.D of the Elk Grove Municipal Code, this Project is subject to the voluntary I-5 Subregional Corridor Mitigation Fee. The Applicant shall either pay this fee prior to the issuance of Building Permits (or as otherwise provided by State law) for the applicable use or prepare its own analysis to determine its fair share mitigation provided that, if improvements are chosen as alternative mitigation, such improvements must be consistent with those improvements identified in the I-5 Subregional Corridor Improvement Plan. Any alternative mitigation proposed by the Applicant must be accepted by the City and Caltrans. The payment of such alternative mitigation fee, provision of infrastructure, or other mitigation, shall constitute mitigation for the Project in lieu of the I-5 Subregional Corridor Mitigation Fee.	Building Permit	Planning Engineering Building	
62.	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.).	Building Permit	SMUD	
63.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <a href="https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm">https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm</a>	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
64.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP) as follows:</p> <ul style="list-style-type: none"> <li>• Comply with CALGreen Residential energy efficiency standards (BE-4);</li> <li>• At least 10% of the units in the Project shall include exclusively electric appliances and HVAC system (BE-6);</li> <li>• Achieve a 15% reduction in natural gas compared to the 2022 Title 24 standard and a 50% reduction in electricity emissions from 2019 levels (BE-5);</li> <li>• Achieve a 15% reduction in VMT below the City's 2015 baseline (TACM-6);</li> <li>• 25% of the off-road construction feet used during construction shall include Environmental Protection Agency certified off-road Tier 4 diesel engines (TACM-8); and</li> <li>• Parking spaces serving each unit shall be "EV Capable" consistent with CALGreen Section 4.106.4.1 (TACM-9).</li> </ul>	Building Permit	Planning	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-169**

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

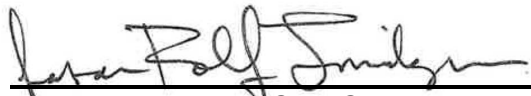
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 10, 2025 by the following vote:*

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

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

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

**ABSENT:**    **COUNCILMEMBERS:**        *None*

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