

RESOLUTION NO. 2025-214

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DENYING THE APPEAL OF THE PLANNING COMMISSION APPROVAL, THEREBY
FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA
GUIDELINES SECTION 15332, NO FURTHER ENVIRONMENTAL REVIEW
REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15162 AND
15183 AND APPROVING A CONDITIONAL USE PERMIT AND MINOR DESIGN
REVIEW FOR THE
MAVERIK FUELING STATION AND CONVENIENCE STORE
PROJECT NO. APLA25-001
10490 EAST STOCKTON BOULEVARD
APNs: 134-0600-029, 134-0600-032, 134-0600-040
AND A PORTION OF 134-0600-049**

WHEREAS, the Community Development Department of the City of Elk Grove (the “City”) received an application on August 7, 2024, from Maverik Stores, Inc. (the “Applicant”) requesting a Minor Design Review and Conditional Use Permit for the Maverik Fueling Station and Convenience Store Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 134-0600-029, 132-0600-032, 134-0600-040, and a portion of 134-0600-049; 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), Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on September 18, 2025, the Planning Commission approved the Project (PLNG24-031); and

WHEREAS, on September 29, 2025, the Law Office of Edward Yates filed an Appeal on behalf of Protect Elk Grove, an unincorporated affiliation of residents in the City of Elk Grove (“Appellant”), with the Elk Grove Office of the City Clerk appealing the Planning Commission’s approval of the Maverik Fueling Station and Convenience Store Project (“Appeal”); and

WHEREAS, the City Council held a duly-noticed public hearing on November 12, 2025, as required by law to hear the Appeal and consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332, and no further environmental review is required for the Project pursuant to Sections 15162 and 15183, based upon the following findings:

CEQA

Finding: The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (In-fill Development).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that the Project is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development). State CEQA guidelines section 15332 consists of projects characterized as in fill development that meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

In addition, staff finds that no further environmental review is required pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRS and Negative Declarations) and Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

Staff reviewed the Project and analyzed it based upon the above provisions in Sections 15162, 15183 and 15332 of the State CEQA Guidelines. Additional facts and analysis supporting this finding are set forth in the staff report for the Appeal accompanying this resolution, including the attachments thereto (“Staff Report”), which Staff Report is hereby incorporated herein by this reference.

In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. A Final Subsequent EIR (SCH #2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the adoption of the Livable Employment Area Community Plan with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project. The Project is subject to the Mitigation, Monitoring, and Reporting Programs (MMRP) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR.

The Project consists of a Minor Design Review and a Conditional Use Permit for the construction of a fueling station with a convenience store; two fueling canopies; and associated parking, landscaping and lighting improvements. The property currently has an existing building that will be demolished with this application, which will also require a building permit from the City’s Building Division. The Project was reviewed and found to be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations. The Project site is within an urban area that is less than five acres in size and substantially surrounded by other industrial and commercial businesses (as further described in the Staff Report). As identified in the General Plan EIR, there are no official designated scenic vistas in the City of Elk Grove’s Planning Area. In addition, the Project area is not designated as farmland or near any designated farmland.

The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded, does not have vegetation, and there has been a building on site since the early 1980’s. An analysis of the site for potential impacts to habitat for endangered, rare, and threatened species was conducted by Ascent upon initial review of the Project application in 2024 which concluded that no such habitat was present on the site. Additional field review was conducted by Ascent on October 13, 2025, which concluded that the site does not contain any ditches or natural drainages directing the flow of water and that disturbance from maintenance activities including grading and disking, and lack of food resources make adjacent undeveloped areas unviable to provide permanent habitat for common or special-status species.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project will be subject to Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and is required to comply with the Sacramento Stormwater Quality Partnership's Stormwater Quality Design Manual. This will ensure that the appropriate water quality measures will be in place during the Project's construction and operational phases. Operation of the Project will be subject to EGMC Chapter 6.32 related to Noise Control and the nearest sensitive noise receptor is a single large-lot residence on the west side of State Route 99 that is 1,400 feet from the Project site. Based on analysis by Ascent, any noise generated from the Project site either during the construction or operational phases of the Project will be imperceptible over the adjacent State Route 99 noise levels due to the distance of the sensitive receptor from the Project site.

The Applicant provided an Air Quality Assessment for the Project dated January 17, 2025, by Ascent and peer-reviewed by AECOM. It was determined that the Project would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide and would not result in significant impacts related to air quality. Finally, the site will be adequately served by all required utilities and public services.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Project was prepared by Fehr & Peer dated April 2, 2025, to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State mandated reductions on VMT. According to the analysis, the Project would not exceed the City's VMT limit for Regional Commercial or the City Limit. The Project will comply with the City's Climate Action Plan (CAP) for new non-residential development.

A Cultural Resources Study was prepared for the Project. The Project includes conditions to address any accidental discovery of any unknown resources on the site.

No special or unusual circumstances exist that would indicate there is a reasonable possibility that the Project would have a significant adverse effect on the environment. Approval of the Project will not result in a significant cumulative impact from successive projects of the same type in the same place, over time. No potential new impacts or more severe impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIRs. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines sections 15183 and 15162, no further environmental review is required. Additionally, the project is categorically exempt pursuant to State CEQA Guidelines section 15332.

AND, BE IT FURTHER RESOLVED, that, for the reasons presented by City staff and as identified on the record of the appeal hearing, the City Council of the City hereby denies the Appeal and approves the Minor Design Review, and Conditional Use Permit for the Maverik Fueling Station and Convenience Store Project (PLNG24-031), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the CEQA findings provided in the preceding section of this Resolution and the following findings:

Minor Design Review

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, applicable Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: The General Plan Regional Commercial (RC) designation is generally characterized by retail and service uses that serve a regional market area. These uses typically consist of a unified shopping center with major anchor stores and encompass a larger total area than Community Commercial uses. Retail and service uses are intended to be the predominant use. Office and professional uses are also allowed. Limited residential uses may be allowed when integrated with nonresidential uses within an approved District Development Plan and consistent with zoning. Regional Commercial uses are generally located near intersections of two or more major roadways offering primary access. The Project will result in a Floor Area Ratio (FAR) of 0.04, which is below the maximum FAR in the RC designation and SC zoning. The Project site's Shopping Center (SC) zoning designation is considered an implementing zoning district of the Regional Commercial land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to EGMC Table 23.27-1 (Allowed Uses and Required Entitlements), Fueling Stations are conditionally permitted uses in the commercial zone.

The Project is consistent with General Plan Policy LU-2-1 which promotes a greater concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations; Policy LU-2-4 which requires 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; and Policy ED 1-5 which promotes the support of existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate. As described in the staff report, the Project complies with the development standards of the Zoning Code, including building setbacks, building height, landscaping, and parking. The proposed buildings, as conditioned, are consistent with the Elk Grove Design Guidelines by incorporating multiple textures, patterns, and colors, and providing building articulation and form so the entry is easily identified and visible from the street. Maverik is a prospective business seeking to expand to Elk Grove. The policy ED 1-5 is not exclusive to only existing businesses and it encourages new businesses to expand into the City. In regard to General Plan Policy NR 1-2, NR1-4, and NR1-9, there is no habitat for special status species on the site and development of the site will not impact any wetlands or riparian habitats. There are no on-site features (habitat, wetlands or similar features) that would necessitate avoidance by clustering development on certain portions of the Project site.

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 site plan and building elevations have been reviewed in accordance with the applicable Design Guidelines and zoning regulations for the Project site. The proposed elevations will provide high-quality materials and detailing and colors which are provided at the convenience store and two fueling canopies. The architecture

meets all applicable design requirements because the proposed exterior will be treated with a variety of colors, materials, and textures. The landscaping proposed with the Project exceeds the parking lot shade requirement. Therefore, 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.

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 signage, and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3 The architecture of the proposed Project establishes a contemporary design concept. A mix of high-quality materials have been provided, including a fiberboard, stone, and CMU finish with a mix of earthtone colors. Building surfaces are broken up with a mix of materials, colors, and varying planes and parapet heights.

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

Evidence #4: The proposed Project will not negatively affect vehicular, bicycle, or pedestrian transportation modes of circulation. The Applicant submitted a traffic analysis by TJKM and a VMT analysis from Fehr and Peers that both were reviewed and approved by the City's Community Development Department and Department of Public Works. The traffic analysis was completed at the project level, but the Property owner submitted a traffic analysis from Kimley Horn that incorporated future development assumptions for the buildout of the other properties within the CMD Court to ensure that all roadway and frontage improvements completed with the Project would support the future full development of the surrounding properties. Based on the conclusions and recommendations of the traffic analysis and as mentioned above, the site is proposed to be constructed with two proposed driveways from E. Stockton Boulevard, one will be right turn in and right turn out only and the second driveway, along the property's northern boundary, will be a shared driveway that can be utilized for access to future development within the SPA. Improvements to East Stockton are also conditioned on the Project. In addition, there will be two pedestrian paths to the convenience store; one from Grant Line Road and the other from East Stockton Boulevard. One of the internal pathways will connect to a multi-use trail on Grant Line Road that will be installed with the Project consistent with the City's Bicycle, Pedestrian, Trails Master Plan. Therefore, the proposed changes do not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Conditional Use Permit

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

Evidence #1: The General Plan Regional Commercial (RC) designation is generally characterized by retail and service uses that serve a regional market area. These uses typically consist of a unified shopping center with major anchor stores and encompass a larger total area than Community Commercial uses. Retail and service uses are intended to be the predominant use. Office and professional uses are also allowed. Limited residential uses may be allowed when integrated with nonresidential uses within an approved District Development Plan and consistent with zoning. Regional Commercial uses are generally located near intersections of two or more major roadways offering primary access. The Project will result in a Floor Area Ratio (FAR) of 0.04, which is below the maximum FAR in the RC designation and SC zoning. The Project site's Shopping Center (SC) zoning designation is considered an implementing zoning district of the Regional Commercial land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to EGMC Table 23.27-1 (Allowed Uses and Required Entitlements), Fueling Stations are conditionally permitted uses in the commercial zone.

The Project is consistent with General Plan Policy LU-2-1 which promotes a greater concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations; Policy LU-2-4 which requires 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; and Policy ED 1-5 which promotes the support of existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate. As described in the staff report, the Project complies with the development standards of the Zoning Code, including building setbacks, building height, landscaping, and parking. The proposed buildings, as conditioned, are consistent with the Elk Grove Design Guidelines by incorporating multiple textures, patterns, and colors, and providing building articulation and form so the entry is easily identified and visible from the street. Maverik is a prospective business seeking to expand to Elk Grove. The policy ED 1-5 is not exclusive to only existing businesses and it encourages new businesses to expand into the City. In regard to General Plan Policy NR 1-2, NR1-4, and NR1-9, there is no habitat for special status species on the site and development of the site will not impact any wetlands or riparian habitats. There are no on-site features (habitat, wetlands or similar features) that would necessitate avoidance by clustering development on certain portions of the Project site.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: The proposed use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood. The subject Property is surrounded by commercial and industrial uses and State Route 99. The nearest residential neighborhood to this project site is nearly 3,500 feet away.

A transportation analysis by TJKM was performed for the Project and provided a focused operational analysis of the proposal which was reviewed by the City's Community Development Department and Public Works Department. The operational assessment focused on the potential vehicle trips generated by the Project and the operational effect of those trips on E. Stockton Boulevard at the Project driveways and at the signalized intersection of Grant Line and E. Stockton Boulevard. The study concluded that the additional vehicle trips generated by the Project could be accommodated through the design of the Project driveways along E. Stockton Boulevard and through improvements at the Grant Line and E. Stockton Boulevard. The traffic analysis was completed at the project level, but the traffic analysis incorporated future development assumptions for the buildout of the other properties within the CMD Court SPA to ensure that all roadway and frontage improvements completed with the Project would support the future full development of the SPA.

The Project is conditioned to turn off any of the outdoor speakers/video at the pump stations from 10:00 PM to 7:00AM. The Applicant states that the monitors will be limited to 75 dB which will equate to sound level of 49dB at the property lines. Therefore, noise from this Project will not impact any residential neighborhoods.

Furthermore, the Project was approved by the Planning Commission with a Condition of Approval prohibiting on-site extended duration parking for periods longer than 90 minutes except where necessary to accommodate employees.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of November 2025



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

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


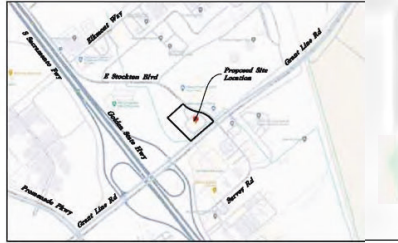

JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A**Maverik Fueling Station and Convenience Store Project (PLNG24-031)/(APLA25-001)
Project Description****PROJECT DESCRIPTION**

The Maverik Fueling Station and Convenience Store Project (PLNG24-031) consists of a Conditional Use Permit to allow a fueling station use on the Project site and Minor Design Review for the proposed fueling station and convenience store. The proposed development includes a ±5,951 square foot convenience store, two fuel canopies with a total of 25 pumps and associated site improvements (i.e. landscaping, parking, and lighting). The Project shall comply with the City's Climate Action Plan (CAP) for non-residential development.

Exhibit B
Maverik Fueling Station and Convenience Store Project (PLNG24-031)/(APLA25-001)
Project Plans

Maverik, Inc. Store
10490 East Stockton Blvd
Elk Grove, Sacramento County, CA 95624



Vicinity Map
 Not to Scale

Civil Sheet Index

C0.0	Cover Sheet	C3.1	Utility Plan
C0.1	ALTA Survey	C4.1	Details
C0.1	Existing Conditions & Demolition Plan	C4.2	Details
C1.1	Site Plan	C4.3	Details
C1.2	Striping Plan	C4.4	Details
C1.3	Fire & Solid Waste Plan	C4.5	Details
C1.4	Trail Site Plan	C4.6	Details
C2.1	Grading Plan	C4.7	Details
C2.2	Grading Details	C5.1	Erosion Control Plan - Phase 1
C2.3	Grading Details	C5.2	Erosion Control Plan - Phase 2
		C5.3	Erosion Control Details
		L1.1	Preliminary Landscape Plan

Survey Control Note:
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any staking or construction layout to be completed using Private Land Surveying ALTA Surveys or Private Land Surveying construction improvement plans. In proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plans, or an electronic data provided by Private Land Surveying. The surveyor shall also use the benchmarks as shown on the plans, and verify them against no less than three additional known permanent monuments included on these plans or an electronic data provided by Private Land Surveying. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Private Land Surveying is the licensed Surveyor responsible for providing surveying services for this project. AML has relied upon Private Land Surveying for professional services in preparing this drawing. AML makes no claims to the accuracy of the information provided by Private Land Surveying.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for all work conditions during the course of construction of this project, including safety of all persons on the property. This requirement shall apply continuously and not be limited to normal working hours. ECR shall not be held liable for any accidents, injuries, or claims against the owner and the engineer arising from any and all liability, and/or in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Civil Note to Contractor
 The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Abbreviations

BCR	Beginn Curb Return	PVC	Polystyrene Chloride
BLA	Blurred	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CBV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
CODS	Cleanout to Grade	SMH	Sewer Manhole
CA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HO	Home Sign	TBC	Top Back of Curb
HP	High Point	TP	Top of Pipe
I	Irrigation Line	TMB	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
LD	Lot of Delineator	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Min	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPI	Vertical Point of Intersection
PCC	Point of Compound Curvature	WE	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements
Proposed Open Face C & G	Existing Asphalt
Proposed Asphalt	Existing Concrete
Proposed Concrete	Existing Inlet Box
Proposed Truncated Curbs	Existing Catch Basin
Proposed Inlet Box	Existing Manhole
Proposed Catch Basin	Existing Fire Hydrant
Proposed Manhole	Existing Meter Hole
Proposed Transformer	Existing Overhead Power Line
Proposed Meter Box	Existing Fiber Optic Line
Proposed Water Meter	Existing Water
Proposed Control Box	Existing Secondary Water
Proposed Fire Hydrant	Existing Sewer
Proposed Water Valve	Existing Storm Drain
Proposed Water Line	Existing Gas
Proposed Sanitary Sewer	Existing Power
Proposed Storm Drain	Existing Telephone
Proposed Conduit Line	Existing Cable
Proposed Power Line	Existing Flange
Proposed Gas Line	Existing Contour
Proposed Secondary Water Line	Existing Spot
Proposed Roof Drain	Existing Light Pole
Proposed Fence	Existing Street Light
Ridge Line	Existing Building
Gravel Drive	Existing Telephone Box
Proposed Contour	Existing Sign
Direction of Driveway	Existing Power Meter
Proposed Sign	Existing Electrical Cabinet
ADA Accessible Route	Existing Gas Meter
Priority Line	Existing Water Meter
Street Line	Existing Imp. Control Box
Proposed Light Pole	Existing Barbed
Proposed Street Light	Existing Home Sign
Proposed Building	Existing Working Point
Existing Power Pole	Existing Decision Tree
Existing Power Pole w/ Guy	Existing
Existing Utility Marker	Existing
Existing Post	Existing

Civil Note to Contractor
 The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Power
 Sacramento Municipal Utility District
 Design and Construction Team
 6301 South Street
 Sacramento, CA 95817
 Phone Number: 916-732-3700
 Email: design.construction@smud.com

Fire District
 Colusa Fire Department
 10274 E. Stockton Blvd
 Elk Grove, CA 95624
 Phone Number: 916-405-3600

Gas
 Pacific Gas and Electric
 Service Planning Department
 Phone Number: 877-743-7782
 Email: ecomms@development@gp.com

Storm Drainage
 City of Elk Grove
 Public Works Department
 9401 Laguna Palms Way
 Elk Grove, CA 95759
 Phone Number: 916-478-2258

Culinary Water
 Sacramento County Water Agency
 800 7th Street, Room 300
 Sacramento, CA 95814
 Phone Number: 916-374-6851

Sanitary Sewer
 Sacramento Area Sewer District
 12600 Lakeshore Blvd
 Sacramento, CA 95827
 Phone Number: 916-818-6500

Developer Contact
 Maverik, Inc.
 Attn: Todd Meyer
 185 S. State Street, Suite 800
 Salt Lake City, UT 84111
 Phone Number: 801-525-4072

Engineer
 AWA Engineering
 Attn: Wade
 2010 North Redwood Road
 Salt Lake City, UT 84111
 Phone Number: 801-410-8502
 awa@awaeng.com

Surveyor
 Private Land Surveying
 Attn: Christopher Macey
 1654 Jockelyn Avenue, #101
 Fresno, CA 93727
 Phone Number: 559-840-2782

Construction Manager
 Maverik, Inc.
 Attn:
 185 S. State Street, Suite 800
 Salt Lake City, UT 84111
 Phone Number: 801-419-2268

Geotech
 RMA Geoscience
 Attn: Megan Stewart
 3987 North Ave Avenue
 Fresno, CA 93727
 Phone Number: 559-708-8885

Flood Zone
 The subject property lies within zone "X" as shown on the Flood Insurance Rate Map (FIRM) for the City of Elk Grove, county of Sacramento, state of California, map number: 0605023394, dated 09/16/2015.
 Zone X is defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No DFES or levee flood depths are shown within these zones.

Basis of Bearings
 All bearings, distances, and coordinates shown on this map are expressed in US Survey Foot Units and are referenced to the California Coordinate System Zone 8 Grid, NAD83(2011) Epoch 2012.5 defined locally by National Geodetic Survey (NGS) continuous operating reference stations (CORS). This survey is tied to stations P263, P274, P275, and P276.

Benchmark
 City of Elk Grove Benchmark No. 116
 3 1/2" Brass Disk with Concrete Collar, located at the corner to Highway 99 on the north corner of West Stockton Boulevard and Lanchester Road, approximately 15 feet southeast of road and sign, 14.3 feet west of edge of pavement; and 4.5 feet northwest of wire fence.
 Elevation=48.01 (NAD83 2011)

Legal Description
 The land referred to herein being is situated in The City of Elk Grove, County of Sacramento, State of California, and is described as follows:
 Those portions of parcel B and 3 of the boundary line adjustment recorded April 2, 2004 in book 200404929 of page 1468, official records, and that portion of parcel Two as described in the document recorded September 8, 2008 in book 20080508 of page 1366, official records, less easterly of the following described line:
 Beginning at a point on the centerline of Grand Lane Road, as shown on the parcel map file in book 020 of subdivision (Exhibit 14) City parcel file 04-15-24-A, C & D) recorded June 18, 2003 in book 20030618 of page 0818, official records, and in the first portion of corner monument (CORN) 32 (C) thereon, file 04-15-24-A & B) recorded February 23, 2007 in book 20070223 of page 1476, official records;

Thence along said parallel line north 40°02'05" E 177.77 feet, a distance of 434.70 feet to intersection with a line parallel with and 434.70 feet northwesterly of said centerline of Grand Lane Road;
 Thence along said parallel line north 40°02'05" E 147.47 feet, a distance of 289.61 feet, more or less, to the northwesterly line of said parcel 3;

Excepting therefrom all those lands that have been condemned by the City of Elk Grove in the first order of condemnation (Exhibit 14) City parcel file 04-15-24-A, C & D) recorded June 18, 2003 in book 20030618 of page 0818, official records, and in the first portion of corner monument (CORN) 32 (C) thereon, file 04-15-24-A & B) recorded February 23, 2007 in book 20070223 of page 1476, official records;

Also excepting therefrom those lands granted to the City of Elk Grove by grant deed recorded January 14, 2007 in book 20070112 of page 1331, official records:
 APN: 134-0800-028-000
 APN: 134-0800-032-000
 APN: 134-0800-042-000
 APN: 134-0800-049-000



DESIGNED BY	CS
DRAWN BY	MD
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
CLIENT NAME	Maverik, Inc.
DATE	24-03-2025



Cover Sheet
Maverik Elk Grove
 10490 East Stockton Blvd
 Elk Grove, Sacramento County, CA 95624

For Review Purposes Only

PROFESSIONAL ENGINEER
 CIVIL
 No. 0041233
 STATE OF CALIFORNIA

24 Mar, 2025

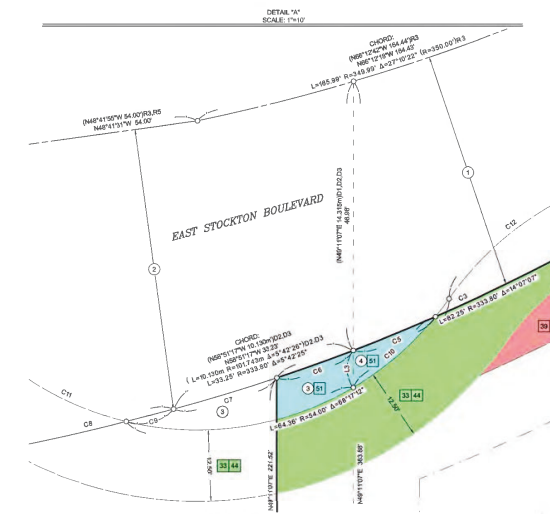
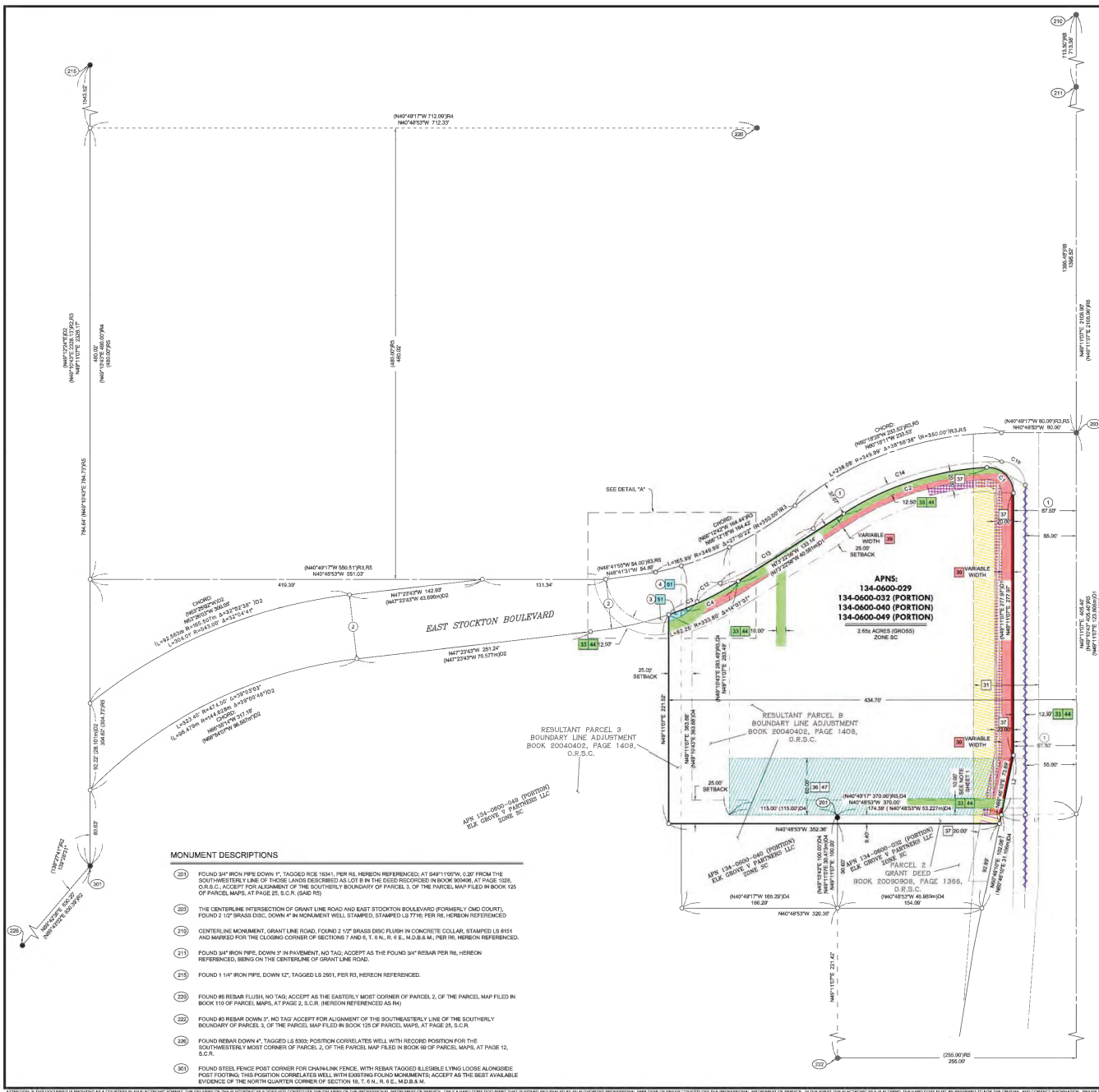
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ALTA/NSPS LAND TITLE SURVEY

NWC OF STOCKTON BLVD. AND GRANT LINE RD.
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

MAVERIK, INC.
134-0600-029, AND
PORTIONS OF 134-0600-032,
134-0600-040, AND 134-0600-049

PORTIONS OF PARCELS B AND 3 OF THE BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 20040402, AT PAGE 1408,
OFFICIAL RECORDS SACRAMENTO COUNTY,
AND A PORTION OF PARCEL 2 AS DESCRIBED IN THE GRANT
DEED RECORDED IN BOOK 20090908, AT PAGE 1366,
OFFICIAL RECORDS SACRAMENTO COUNTY



LINE TABLE			CURVE TABLE				
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD
L1	N40°48'32"W	80.41'	C1	43.79'	27.00'	92°54'23"	N02°43'55"E 26.14'
L1(D1)	N40°48'32"W	24.51m	(C1D1)	13.345m	8.220m	82°54'23"	N02°43'55"E 11.830m
L2	N40°48'16"E	36.57'	L2	101.69'	212.52'	29°59'29"	N02°32'17"W 180.19'
L2(D1)	N40°48'16"E	19.840m	(C2D1)	49.375m	65.575m	29°59'29"	N02°32'17"W 43.825m
L3	N40°11'07"E	6.48'	C3	82.29'	333.80'	147°07'00"	N01°12'23"W 82.02'
L3(D1)	N40°11'07"E	1.987m	C4	68.01'	333.80'	111°49'29"	N07°32'43"W 67.89'
			(C4D1)	20.730m	101.743m	111°49'29"	N07°32'43"W 20.694m
			C5	15.64'	333.80'	2°40'04"	N03°12'33"W 15.54'
			(C5D1)	4.735m	101.743m	2°39'59"	N03°12'33"W 4.735m
			C6	14.24'	333.80'	2°29'41"	N02°59'07"W 14.29'
			C7	14.91'	333.80'	3°15'44"	N01°37'17"W 14.90'
			C8	87.22'	447.38'	8°39'21"	N01°41'54"W 87.12'
			C9	8.59'	447.38'	1°08'00"	N01°27'04"W 8.59'
			(C9D1)	2.610m	136.303m	1°08'00"	N01°27'04"W 2.610m
			C10	19.69'	54.00'	20°12'44"	N01°52'29"W 19.89'
			(C10D1)	5.603m	16.699m	20°12'00"	N01°52'29"W 5.779m
			C11	11.27'	34.20'	47°42'27"	N02°22'30"W 46.82'
			(C11D1)	3.510m	11.655m	47°42'00"	N02°22'30"W 12.230m
			C12	31.87'	55.00'	37°02'41"	N7°05'03"W 31.42'
			(C12D1)	55.00'	79°02'29"W 31.48'		
			(C12D2)	55.00'	N7°05'03"W 31.41'		
			C13	115.29'	380.89'	17°29'17"	N01°10'21"W 114.82'
			(C13D1)	381.00'	N01°10'21"W 114.89'		
			C14	217.00'	318.69'	38°58'58"	N02°18'11"W 212.84'
			(C14D1)	318.00'	N02°18'11"W 212.89'		
			C15	39.27'	25.00'	90°00'00"	N04°11'07"E 35.36'
			(C15D1)	25.00'	N04°11'07"E 35.36'		

CONDEMNATION PARCELS

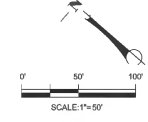
- PARCEL CONDEMNATED TO CITY OF ELK GROVE PER DOCUMENT RECORDED IN BOOK 20090114, AT PAGE 0718, O.R.S.C., THEREIN DESCRIBED AS CITY PARCELS 04-19-29-ABC; HERBERON REFERENCED AS D1.
- PARCEL CONDEMNATED TO CITY OF ELK GROVE PER DOCUMENT RECORDED IN BOOK 20020213, AT PAGE 1498, O.R.S.C., THEREIN DESCRIBED AS CITY PARCELS 04-15-24-AB; HERBERON REFERENCED AS D2.
- PARCEL CONDEMNATED TO CITY OF ELK GROVE PER DOCUMENT RECORDED IN BOOK 20070112, AT PAGE 0153, O.R.S.C., THEREIN DESCRIBED AS CITY PARCELS 04-15-24-C; HERBERON REFERENCED AS D3.
- PARCEL CONDEMNATED TO CITY OF ELK GROVE PER DOCUMENT RECORDED IN BOOK 20080814, AT PAGE 0914, O.R.S.C., THEREIN DESCRIBED AS CITY PARCELS 04-15-24-D; HERBERON REFERENCED AS D4.

SURVEY CODES / ABBREVIATIONS

SEE SHEET 1

LEGEND

SEE SHEET 1



PRAXIS LAND SURVEYING
4894 JACQUELYN AVENUE, #101
FRESNO, CA 93722
(559) 840-2782
www.praxislandsurveying.com

DRAWN BY: BOEPP
CHECKED BY: BC
DATE: 8/14/24
JOB NO.: 24017
SHEET: 4 OF 4

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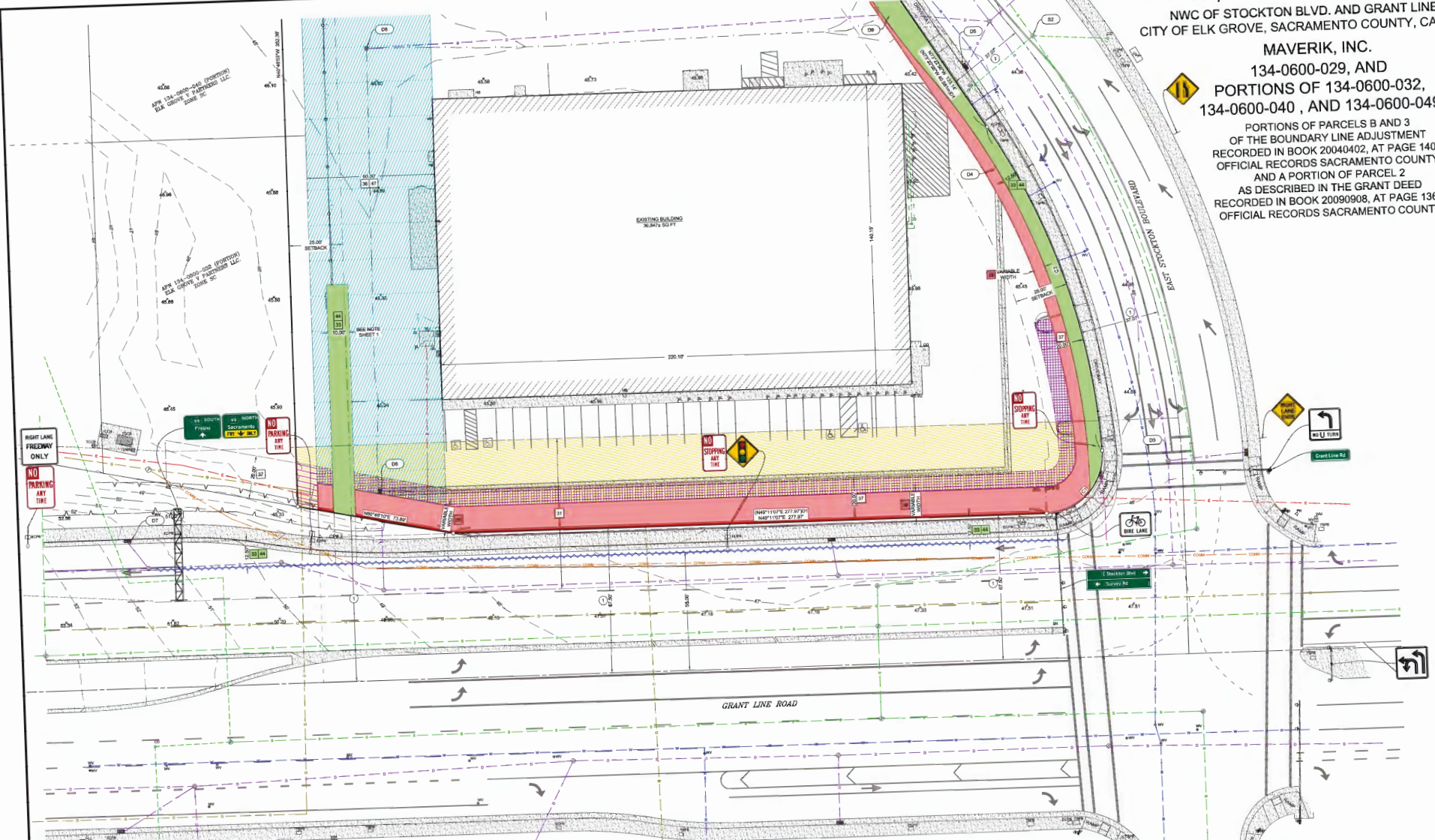
ALTA/NSPS LAND TITLE SURVEY

NWC OF STOCKTON BLVD. AND GRANT LINE RD.
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

MAVERIK, INC.

134-0600-029, AND
PORTIONS OF 134-0600-032,
134-0600-040, AND 134-0600-049

PORTIONS OF PARCELS B AND 3
OF THE BOUNDARY LINE ADJUSTMENT
RECORDED IN BOOK 20040402, AT PAGE 1408,
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AND A PORTION OF GRANT DEED
RECORDED IN BOOK 20090908, AT PAGE 1366,
OFFICIAL RECORDS SACRAMENTO COUNTY



UTILITY INVERT TABLE

D1	STORM DRAIN MANHOLE RIM = 45.17' 12" INV = 36.50' (NE)	D4	STORM DRAIN INLET RIM = 45.07' 12" INV = 42.50' (NW)	D7	STORM DRAIN INLET RIM = 45.22' 12" INV = 45.80' (SE)	B1	SEWER DRAIN MANHOLE RIM = 45.34' 6" INV = 33.84' (NW) 8" INV = 33.37' (SE) 6" INV = 33.61' (SW)
D2	STORM DRAIN MANHOLE RIM = 44.38' 24" DEBRIS = 36.71' (NW) 30" DEBRIS = 36.12' (SE) 18" INV = 36.50' (SW) 12" INV = 37.69' (NE)	D5	STORM DRAIN INLET RIM = 44.87' 12" INV = 37.85' (NW)	D6	STORM DRAIN INLET RIM = 44.52' 12" INV = 38.15' (NE)	S2	SEWER DRAIN MANHOLE RIM = 44.47' 6" INV = 32.70' (NW) 12" INV = 32.80' (SE) 7" INV = 32.79' (NE) 7" INV = 32.82' (SW)
D3	STORM DRAIN MANHOLE RIM = 44.77' 30" DEBRIS = 36.15' (NW) 30" DEBRIS = 36.41' (SE) 12" INV = 40.15' (NE)	D8	STORM DRAIN INLET RIM = 44.82' 10" INV = 42.43' (SE)	D9	STORM DRAIN INLET FULL OF DEBRIS TO RIM NO INVERT MEASURED		

SURVEY CODES / ABBREVIATIONS

SEE SHEET 1

LEGEND

SEE SHEET 1

0' 20' 40'

SCALE: 1"=20'

PRAXIS LAND SURVEYING
4004 JACQUELYN AVENUE, #101
FRESNO, CA 93722
(559) 840-2762
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24017

3 OF 4

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ALTA/NSPS LAND TITLE SURVEY
 NWC OF STOCKTON BLVD. AND GRANT LINE RD.
 CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

MAVERIK, INC.

134-0600-029, AND
 134-0600-040, AND 134-0600-049

PORTIONS OF PARCELS B AND 3 OF THE BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 20040402, AT PAGE 1408,
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 AND A PORTION OF PARCEL 2 AS DESCRIBED IN THE GRANT
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 OFFICIAL RECORDS SACRAMENTO COUNTY

UTILITY INVERT TABLE

D1	STORM DRAIN MANHOLE RM = 45.47 28" INV = 38.89 (NW) 30" INV = 38.75 (SE)	D4	STORM DRAIN INLET RM = 45.05 10" INV = 42.92 (NW)	D7	STORM DRAIN INLET RM = 51.25 10" INV = 48.93 (SE)	S1	SEWER DRAIN MANHOLE RM = 45.34 8" INV = 35.92 (NW) 8" INV = 35.75 (SE) 8" INV = 35.61 (SW)
D2	STORM DRAIN MANHOLE RM = 44.38 24" DEBRIS = 38.12 (NW) 24" DEBRIS = 38.12 (ESE) 18" INV = 38.85 (SW) 12" INV = 37.69 (SE)	D5	STORM DRAIN INLET RM = 42.87 10" INV = 37.85 (NW)	D8	STORM DRAIN INLET RM = 44.28 10" INV = 39.19 (NE)	S2	SEWER DRAIN MANHOLE RM = 41.87 8" INV = 32.73 (NW) 10" INV = 32.69 (SE) 7" INV = 32.79 (NE) 7" INV = 32.62 (SW)
D3	STORM DRAIN MANHOLE RM = 45.77 30" DEBRIS = 38.19 (NW) 30" DEBRIS = 38.19 (SE) 12" INV = 45.18 (NE)	D6	STORM DRAIN INLET RM = 44.98 10" INV = 42.45 (SE)	D9	STORM DRAIN INLET FULL OF DEBRIS TO RM NO INVERT MEASURED		



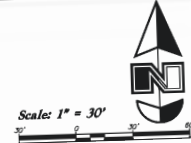
SURVEY CODES / ABBREVIATIONS
 SEE SHEET 1
LEGEND
 SEE SHEET 1



PRAXIS LAND SURVEYING
 4594 JACQUELYN AVENUE, #101
 FRESNO, CA 93722
 (559) 840-2782
 www.praxislandsurveying.com

DRAWN BY:	SCALE:
NSP	1" = 20'
CHECKED BY:	DATE:
BC	8/4/24
DIST. NO.:	SHEET:
24817	4 OF 4

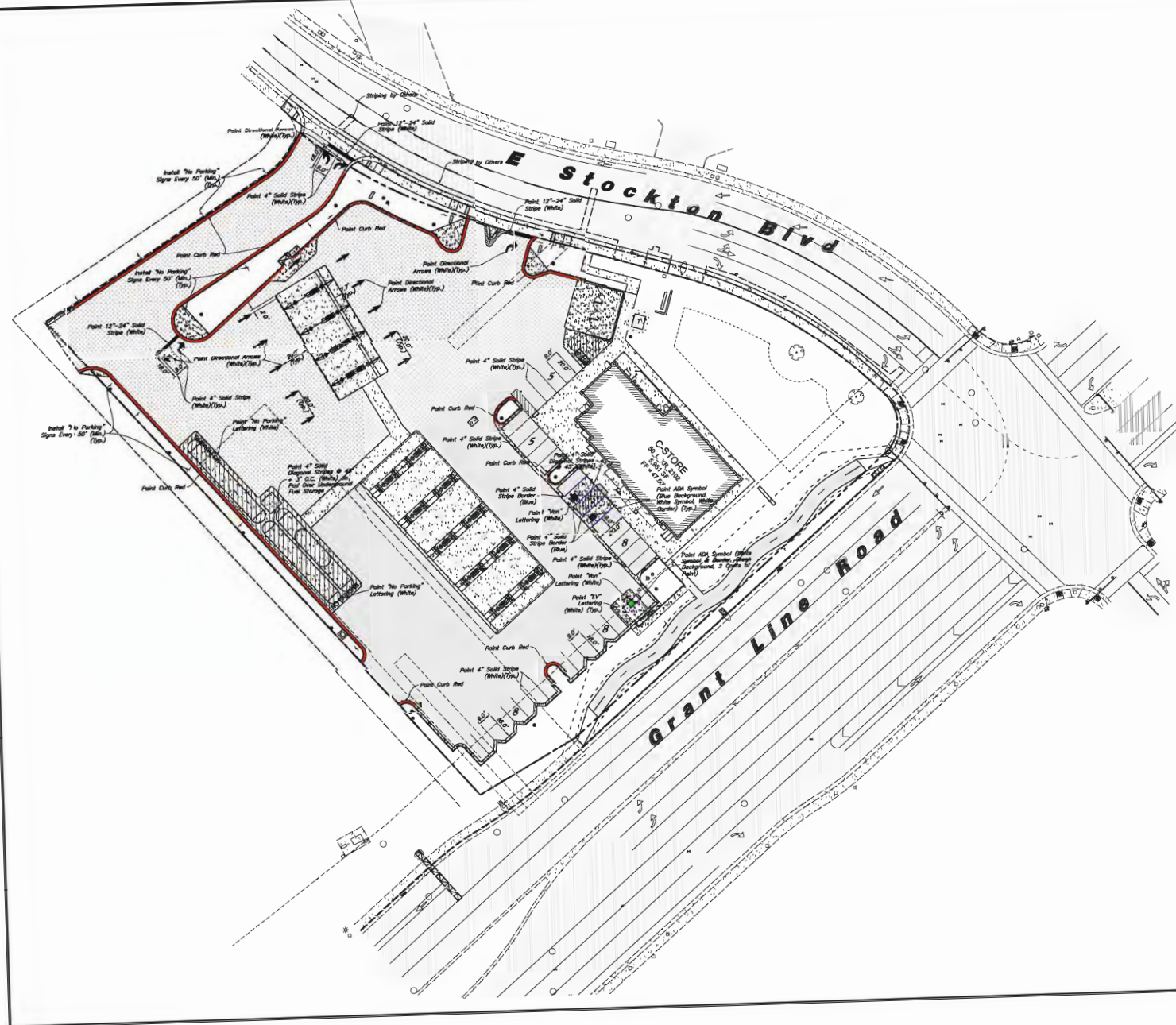
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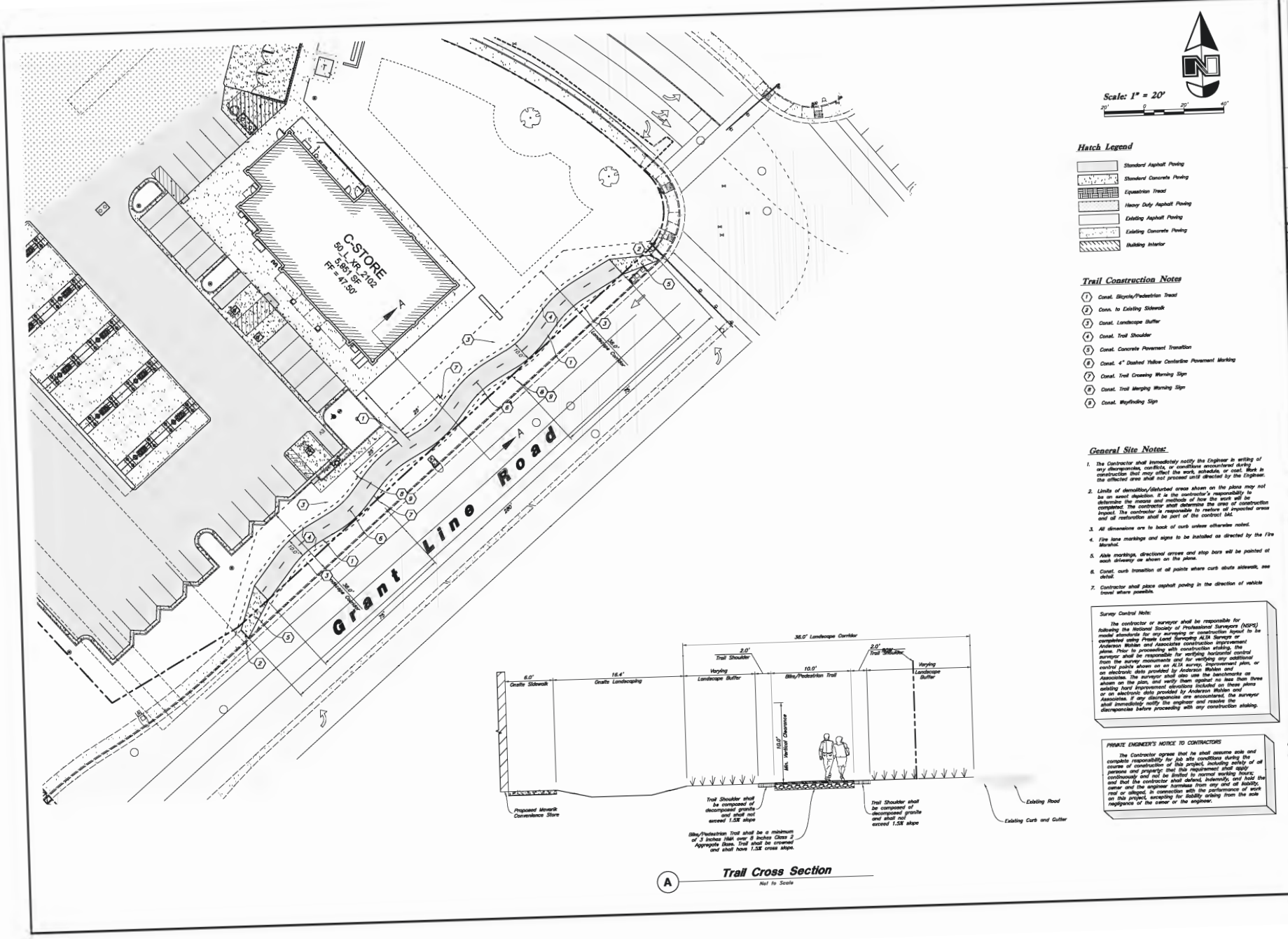
Site Data
 Site Area = 115,418 s.f. (2.65 ac.)
 Landscape Area Provided = 27,364 s.f. (23.7%)
 Impervious Area Provided = 88,025 s.f. (76.3%)
 Building Area = 5,951 s.f. (5.2%)
 Parking Provided = 35 stalls (5.88/1,000)

- Legend:**
- Proposed Concrete Parking/Driveway
 - Proposed Driveway & ROW Heavy Duty Asphalt Parking
 - Proposed Driveway Standard Asphalt Parking
 - Existing Concrete
 - Existing Asphalt Parking
 - "No Parking" Curb

- Striping Notes:**
1. Reference MUTCD for details and specifications.
 2. For fire lanes and no parking lanes, paint curb red (do not stencil lettering on curb). Provide "No Parking" signs every 50' minimum.
 3. All right-of-way striping to be done in accordance with jurisdictional or DOT requirements. Engineer to specify means and methods as appropriate.
 4. Two coats of paint are required for new construction site striping and restriping.



For Review Purposes Only
 Striping Plan
Maverik Elk Grove
 10480 East Stockton Blvd
 Elk Grove, Sacramento County, CA 95624
 24 Mar, 2025
C1.2



Scale: 1" = 20'
0 20' 40'

Hatch Legend

[Hatch Pattern]	Standard Asphalt Paving
[Hatch Pattern]	Standard Concrete Paving
[Hatch Pattern]	Equestrian Trail
[Hatch Pattern]	Heavy Duty Asphalt Paving
[Hatch Pattern]	Existing Asphalt Paving
[Hatch Pattern]	Existing Concrete Paving
[Hatch Pattern]	Building Interior

Trail Construction Notes

1. Const. Bicycle/Protection Trail
2. Const. to Existing Sidewalk
3. Const. Landscape Buffer
4. Const. Trail Shoulder
5. Const. Concrete Pavement Transition
6. Const. 4" Dashed Yellow Centerline Pavement Marking
7. Const. Trail Crossing Warning Sign
8. Const. Trail Merging Warning Sign
9. Const. Yielding Sign

General Site Notes

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in construction that may affect the work, schedule, or cost. Work in construction that may affect the work, schedule, or cost.
2. Limits of demarcation/interlock areas shown on the plans may not be an exact situation. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible for matters of impacted areas and all restrictions shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Area markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) minimum standards for any surveying or construction layout to be made. The contractor or surveyor shall be responsible for any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in construction that may affect the work, schedule, or cost. Work in construction that may affect the work, schedule, or cost.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including parties of all persons and property that this requirement shall be met. The contractor shall deliver, maintain, and hold the contract and the engineer's responsibility for the performance of the work and the engineer's responsibility for the performance of the work and the engineer's responsibility for the performance of the work.

Designed by: CS
Drafted by: MD
Client Name:
Maverik, Inc.
24-039 111

ANNA
2010 North Professional Road, Suite 1400, Colton, CA 95716
(925) 762-1025 - Engineering

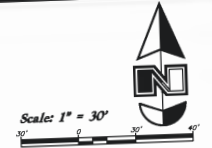
MAVERIK

Trail Site Plan
Maverik Elk Grove
10490 East Stockton Blvd
Elk Grove, Sacramento County, CA 95624

FOR REVIEW PURPOSES ONLY

24 Mar, 2025
SHEET NO.
C14

Flood Zone
 The subject property lies within zone "X" as shown on the Flood Insurance Rate Map (FIRM) for the City of Elk Grove, county of Sacramento, state of California, map number 06067003381, dated 08/15/2012.
 Zone X is defined as moderate risk areas within the 0.2-percent-annual-chance flood, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing average area is less than 1 square mile, and areas protected from 1-percent-annual-chance flood by a levee. No WPC or base flood depths are shown within these zones.



General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Files shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Files shall be hatched into compact material as per specifications and geotechnical report.
- All trench backfills shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final completion report and certification from a Geotechnical Engineer shall contain the type of test results performed. Each test shall be hatched with the method of obtaining the in-place density, whether sand cone or drive rig and shall include the test results, the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Appropriate protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleaned daily of all dirt, mud and debris to be done to the satisfaction of the City Engineer.
- The site shall be cleaned and graded of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report.
- The recommendations in the following Geotechnical Engineering Report by Hill Geotechnical are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Report for Proposed Maverik Fuel Station in Elk Grove".
 Project No: 17-00138-0
 District: 17-0034
- As part of the construction documents, owner has provided contractor with a topographic survey performed by licensed surveyor. Such survey was prepared for project design purposes and is provided to the contractor for information. It is the contractor's responsibility that such survey may not accurately reflect existing topographic conditions.
- If contractor observes evidence of hazardous materials or contaminated soils he shall immediately notify the project engineer to provide notification and submit direction before proceeding with disturbance of soil materials or construction.
- The contractor shall immediately notify Maverik and the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, modifications, or work in the affected area shall not proceed until directed by Maverik.
- Maverik to strongly cemented soils were encountered in the project areas in base fill for back and footing excavations.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand turn lanes unless otherwise noted.
- Spot elevations are shown on this plan with best meeting. Contractor shall verify all information with project drawings.

Sidewalk Construction Notes:

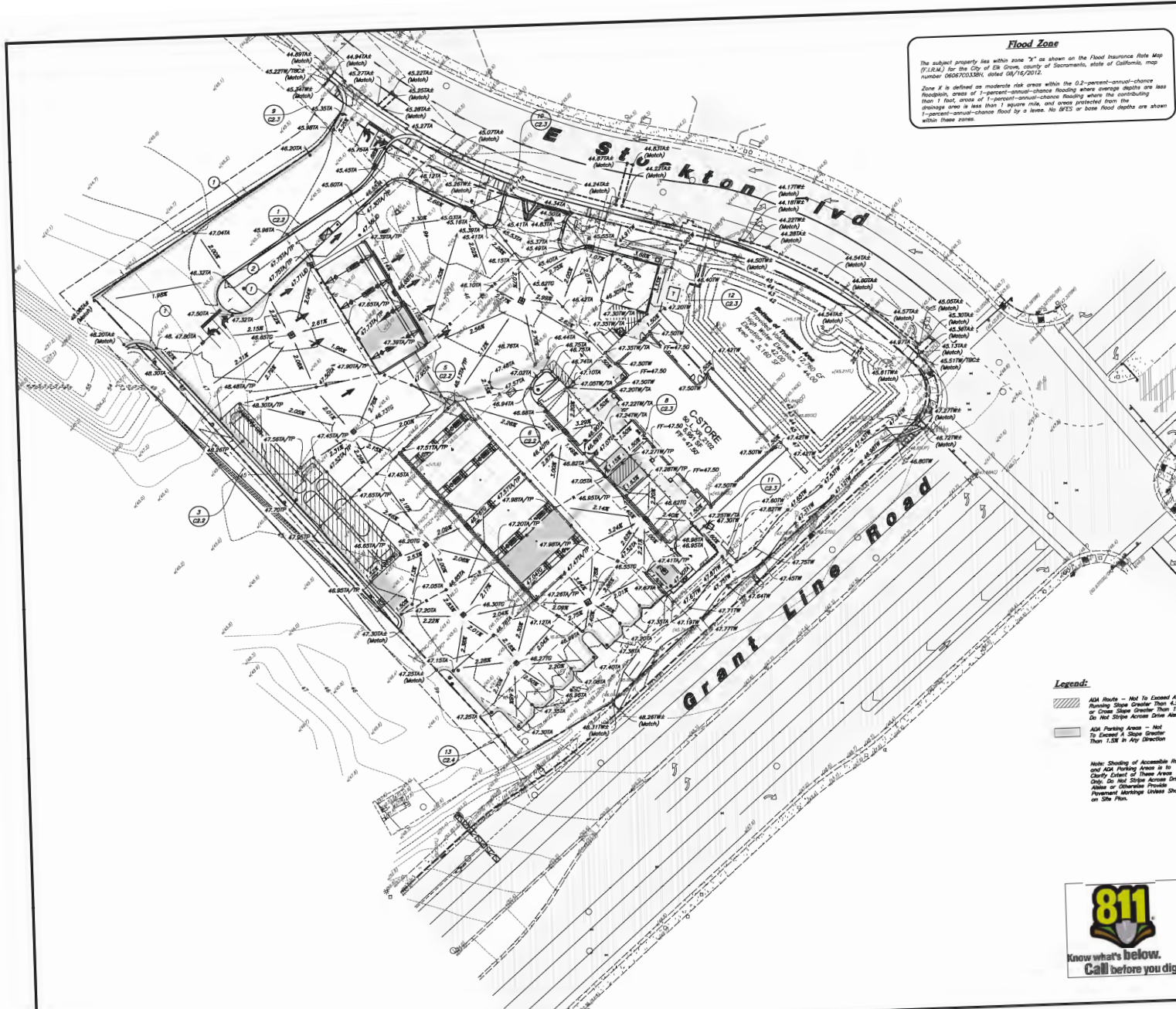
- Concrete sidewalks shall be constructed with a cross slope of 1.5% minimum unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

PVC Pipe Protection During Construction:
 PVC pipes must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipe with less than 24" cover by berming over the pipe.

Accessibility Notes:
 Contractor must maintain a running slope on Accessible routes no steeper than 4.5%. The cross slope for Accessible routes must be no steeper than 1.5%. If Accessible routes must have a minimum clear width of 36" if double on immediately. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the site of Accessible and Usable Buildings and Facilities (CCANS 117.1) - Latest Edition and/or 104.

Legend:

- ADA Route - Not To Exceed A Running Slope Greater Than 4.5% or Cross Slope Greater Than 1.5%. Do Not Slope Across Drive Allevs
- ADA Parking Area - Not To Exceed A Slope Greater Than 1.5% in Any Direction



Designed by: GS
 District No: 140
 Client Name: Maverik, Inc.
 24-039-02

2020 North Rockwood Road, Suite 100, Elk Grove, CA 95757
 (916) 837-8239 - info@anagroup.com

MAVERIK

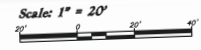
Grading Plan
Maverik Elk Grove
 10480 East Stockton Blvd
 Elk Grove, Sacramento County, CA 95624

For Review Purposes Only

24 Mar, 2025
 SHEET No. **C2.1**

Supplemental Keynotes:

1. Utility Crossing: Contractor to Maintain 12" min. Vertical Clearance. Notify Engineer of Any Conflicts Prior to Construction.
2. Conduit 4" PVC SD @ 1% Min. Slope (Typ) Contractor to Verify No Conflicts with Fuel Piping. Notify Engineer of Any Conflicts.

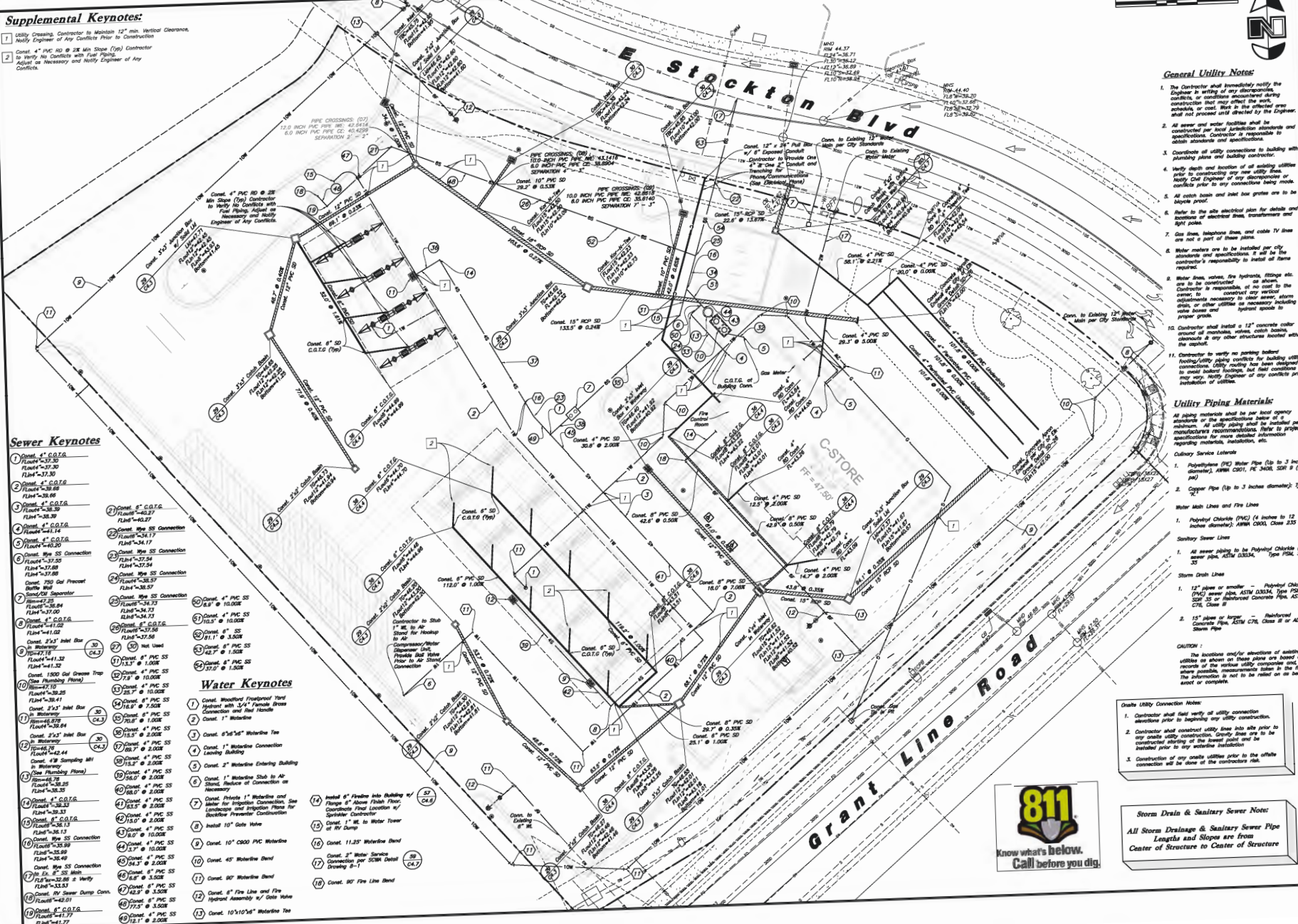


Sewer Keynotes

1. Conduit 4" C.O.T.G. FLHM=37.30
2. Conduit 4" C.O.T.G. FLHM=38.88
3. Conduit 4" C.O.T.G. FLHM=38.39
4. Conduit 4" C.O.T.G. FLHM=38.99
5. Conduit 4" C.O.T.G. FLHM=38.14
6. Conduit 4" C.O.T.G. FLHM=40.20
7. Conduit 4" C.O.T.G. FLHM=37.88
8. Conduit 4" C.O.T.G. FLHM=37.88
9. Conduit 4" C.O.T.G. FLHM=37.88
10. Conduit 4" C.O.T.G. FLHM=37.88
11. Conduit 4" C.O.T.G. FLHM=37.88
12. Conduit 4" C.O.T.G. FLHM=37.88
13. Conduit 4" C.O.T.G. FLHM=37.88
14. Conduit 4" C.O.T.G. FLHM=37.88
15. Conduit 4" C.O.T.G. FLHM=37.88
16. Conduit 4" C.O.T.G. FLHM=37.88
17. Conduit 4" C.O.T.G. FLHM=37.88
18. Conduit 4" C.O.T.G. FLHM=37.88
19. Conduit 4" C.O.T.G. FLHM=37.88
20. Conduit 4" C.O.T.G. FLHM=37.88
21. Conduit 4" C.O.T.G. FLHM=37.88
22. Conduit 4" C.O.T.G. FLHM=37.88
23. Conduit 4" C.O.T.G. FLHM=37.88
24. Conduit 4" C.O.T.G. FLHM=37.88
25. Conduit 4" C.O.T.G. FLHM=37.88
26. Conduit 4" C.O.T.G. FLHM=37.88
27. Conduit 4" C.O.T.G. FLHM=37.88
28. Conduit 4" C.O.T.G. FLHM=37.88
29. Conduit 4" C.O.T.G. FLHM=37.88
30. Conduit 4" C.O.T.G. FLHM=37.88

Water Keynotes

1. Conduit 4" PVC SS FLHM=41.22
2. Conduit 4" PVC SS FLHM=41.22
3. Conduit 4" PVC SS FLHM=41.22
4. Conduit 4" PVC SS FLHM=41.22
5. Conduit 4" PVC SS FLHM=41.22
6. Conduit 4" PVC SS FLHM=41.22
7. Conduit 4" PVC SS FLHM=41.22
8. Conduit 4" PVC SS FLHM=41.22
9. Conduit 4" PVC SS FLHM=41.22
10. Conduit 4" PVC SS FLHM=41.22
11. Conduit 4" PVC SS FLHM=41.22
12. Conduit 4" PVC SS FLHM=41.22
13. Conduit 4" PVC SS FLHM=41.22
14. Conduit 4" PVC SS FLHM=41.22
15. Conduit 4" PVC SS FLHM=41.22
16. Conduit 4" PVC SS FLHM=41.22
17. Conduit 4" PVC SS FLHM=41.22
18. Conduit 4" PVC SS FLHM=41.22
19. Conduit 4" PVC SS FLHM=41.22
20. Conduit 4" PVC SS FLHM=41.22
21. Conduit 4" PVC SS FLHM=41.22
22. Conduit 4" PVC SS FLHM=41.22
23. Conduit 4" PVC SS FLHM=41.22
24. Conduit 4" PVC SS FLHM=41.22
25. Conduit 4" PVC SS FLHM=41.22
26. Conduit 4" PVC SS FLHM=41.22
27. Conduit 4" PVC SS FLHM=41.22
28. Conduit 4" PVC SS FLHM=41.22
29. Conduit 4" PVC SS FLHM=41.22
30. Conduit 4" PVC SS FLHM=41.22



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, omissions, or errors in the utility plan, which may affect the work, and shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to construction of new utility lines. Conflicts prior to any connections being made.
5. All catch basins and inlet box gages are to be bi-phase proof.
6. Refer to the electrical plan for details and location of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water lines, valves, fire hydrants, fittings, etc. are to be constructed as shown. Contractor is responsible to obtain standards and specifications for all materials. Obtain proper grades.
9. Contractor shall install a 12" concrete water service pipe, catch basin, cleanout, etc. at any other structures located within the project.
10. Contractor to verify no parking barrier, feeding/utility piping conflicts for building utility connections. Utility routing has been designed to avoid building, but may require coordination with other utilities as necessary including other basins and inlet box gages.

Utility Piping Materials:

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter): AWWA C900, PE 3608 SDR 35 (200 mil)
2. Copper Pipe (Up to 3 inches diameter): Type K
3. Water Main Lines and Fire Lines
4. Polyethylene (PE) (4 inches to 12 inches diameter): AWWA C900, Class 215
5. Sanitary Sewer Lines
6. All sewer piping to be Polyethylene (PE) sewer pipe, ASTM D3034, Type PSM, SDR 35, Class II
7. Storm Drain Lines
8. 12" pipes or smaller - Polyethylene (PE) sewer pipe, ASTM D3034, Type PSM, SDR 35 or Reinforced Concrete Pipe, ASTM C76, Class II
9. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class II or ADS 10" Storm Pipe

CAUTION:

The location and/or elevations of existing utilities as shown on these plans are based on records of the utility company and, where possible, measurements taken in the field. The information is not to be relied on as an exact or complete.

Overly Utility Connection Notes:

1. Contractor shall verify all utility connection elevations prior to beginning any utility construction.
2. Contractor shall construct utility lines into site prior to any other utility construction. The lowest point and be installed prior to any other utility construction.
3. Construction of new utility prior to the utility connection will be done at the contractor's risk.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Scale: 1" = 20'

North Arrow

Designed by: GS
Checked by: MD
Client Name: Moverik, Inc.
24-039 US

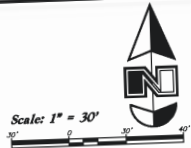
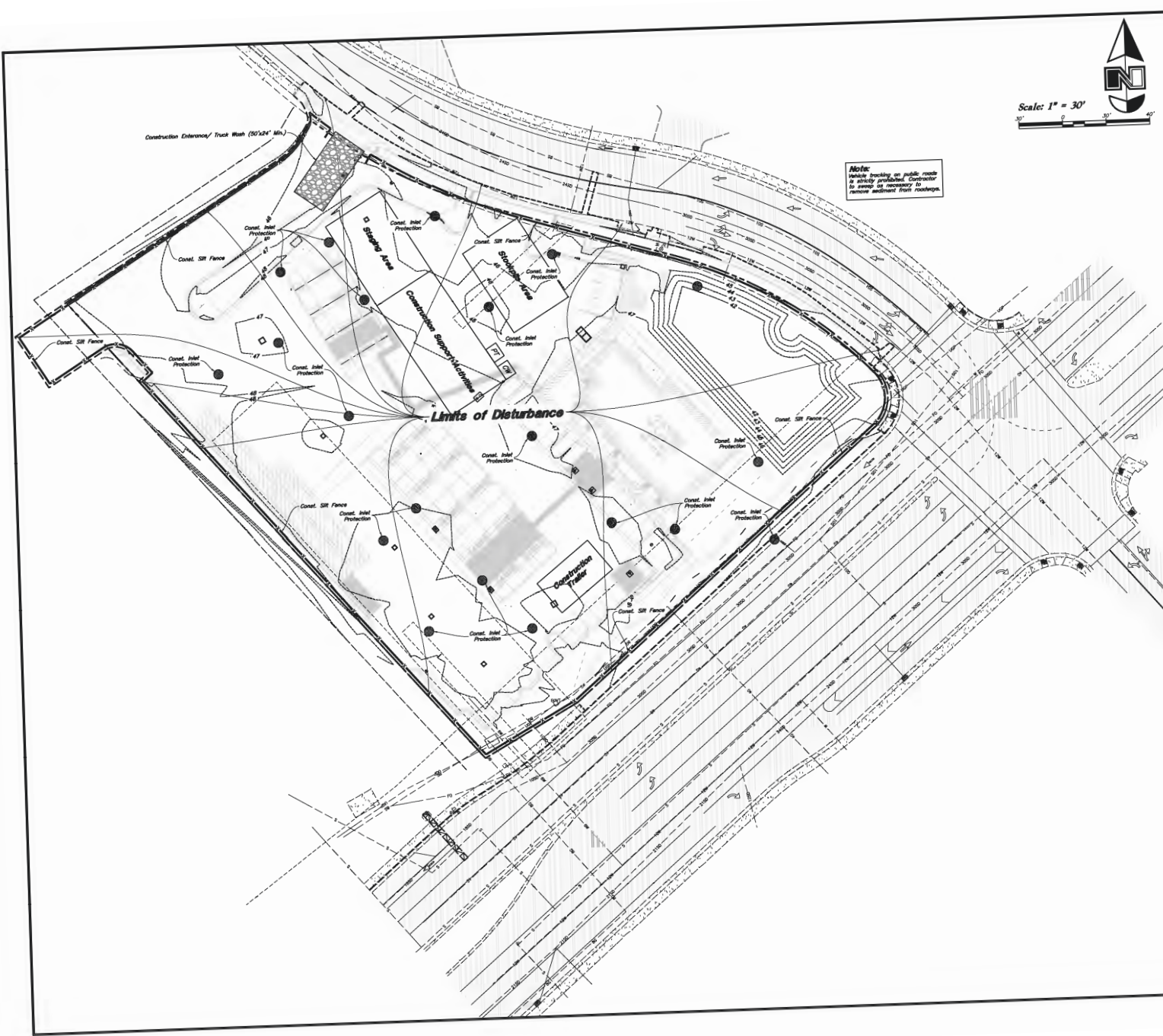
MAVERIK
2020 North Rockwood Road, Suite 100, Elk Grove, CA 95624
(916) 837-8299 - Allstate/Engineering

Utility Plan

Maverik Elk Grove
10480 East Stockton Blvd
Elk Grove, Sacramento County, CA 95624

For Review Purposes Only

24 Mar, 2025
SHEET NO. **C3.1**



Note:
Vehicle tracking on public roads
shall be prohibited. Contractor
to arrange as necessary to
remove sediment from roadways.

- Legend**
- Inlet Protection at all Inlet Locations to prevent silt from filling.
 - Silt Fence
 - Limit of Disturbance
 - Construction Entrance / Truck Wash (50'x24' Min.)
 - Concrete Washout Area
 - Portable Toilet
 - Gravel Stock
 - Existing Contour
 - Proposed Contour

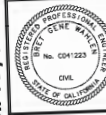
- Erosion Control Notes**
1. Storm water will be discharged into an existing drainage system. Existing area shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 2. The Storm Water Pollution Prevention Plan shall conform to all State District of Environmental Protection regulations.
 3. All construction equipment will enter through designated construction entrances.
 4. Construction entrance locations with the local jurisdiction.
 5. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
 6. Silt fences shall be repaired to their original condition if damaged. Sediment shall be removed from silt fences when it reaches one-half the height of the silt fence.
 7. The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing of the construction entrance as conditions dictate.
 8. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into storm drains must be removed immediately.
 9. Due to the grade changes resulting from the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, inlet protection, etc.) to prevent erosion control measures from being ineffective.
 10. Contractor shall use vehicle tracking control at all locations where vehicles will enter or exit the site. Control facilities will be maintained while construction is in progress, moved when necessary, and removed when the site is paved.
 11. Inlet protection devices shall be installed immediately upon individual inlet becoming functional.
 12. This document is fluid, allowing for changes, modifications, updates, and alternatives. It is the responsibility of the contractor to keep record of all alterations made to the erosion control measures implemented for the project on this plan and in the Storm Water Pollution Prevention Plan.
 13. Cover exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
 14. Re-vegetate areas where landscaping has died or not taken hold.
 15. Direct storm water runoff around disturbed soils with berms or dirt mounds.
 16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise indicated).
 17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.
 18. Contractor to provide secure fencing around the construction site with locking gates, and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the Contractor shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

DESIGNED BY	CS
CHECKED BY	MS
CLIENT NAME	Maverik, Inc.
PROJECT NO.	24-038 EC 2

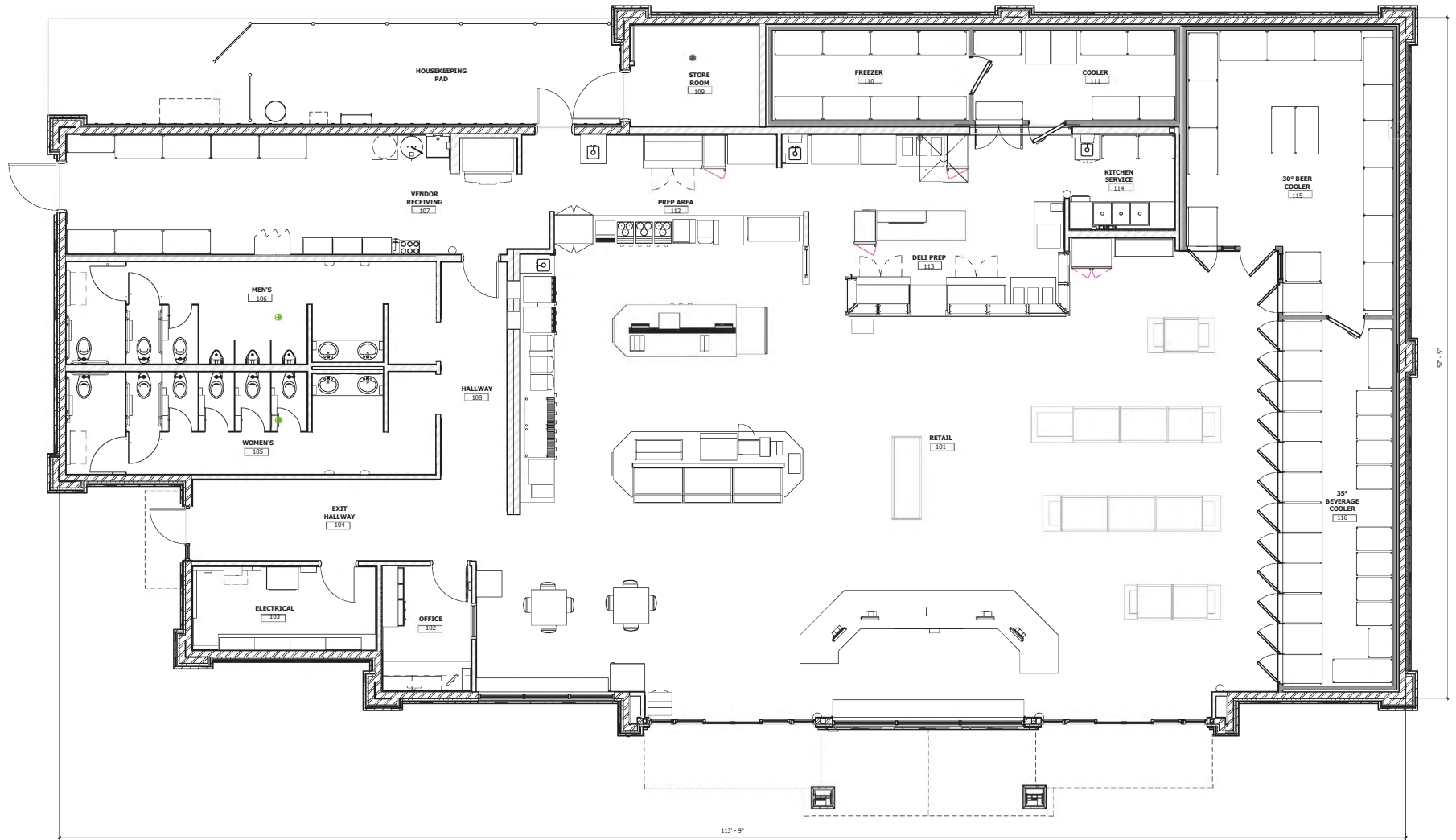


Erosion Control Plan - Phase 2
Maverik Elk Grove
 10480 East Stockton Blvd
 Elk Grove, Sacramento County, CA 95624

For Review Purposes Only



24 Mar, 2025
 SHEET NO. **C5.2**



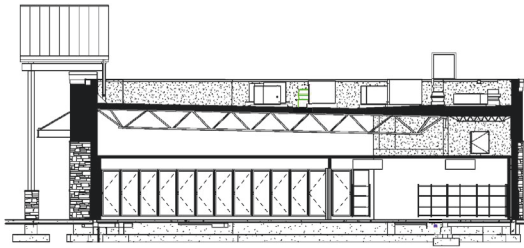
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

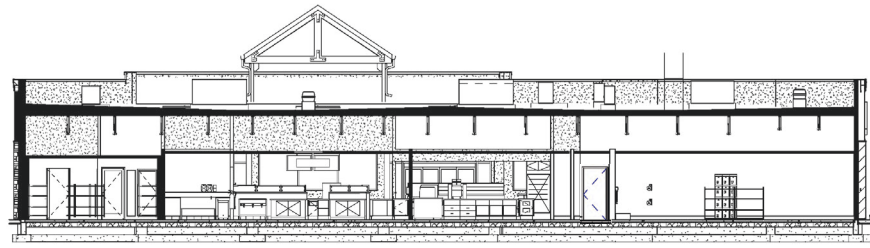
Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

A-1 | FLOOR PLAN

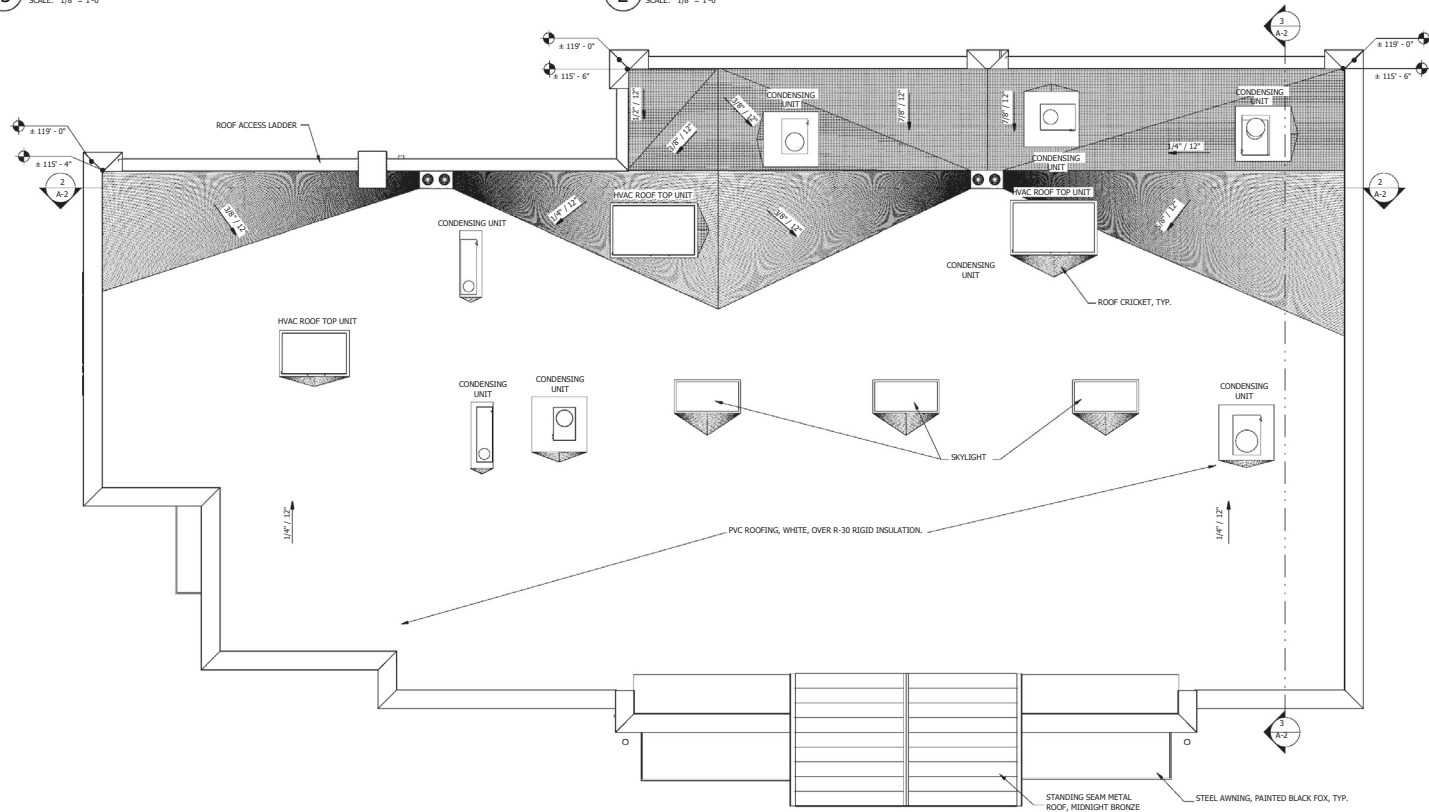




3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN





2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

PROPOSED MAVERIK C-STORE

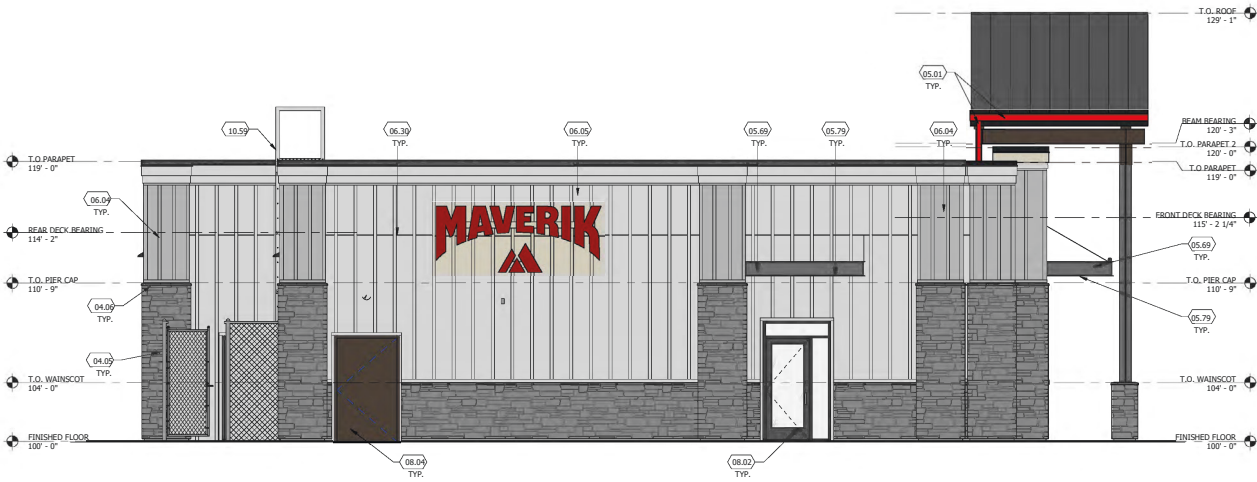
Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRUTE RED
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 METAL SOFFIT, COMMERCIAL GRADE, COLOR: MRCI MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINT EXTERIOR P-9
- 08.05 WINDOW, SEE SCHEDULE
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE, POWDER COATED COLOR TO MATCH SIDING BB-1



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

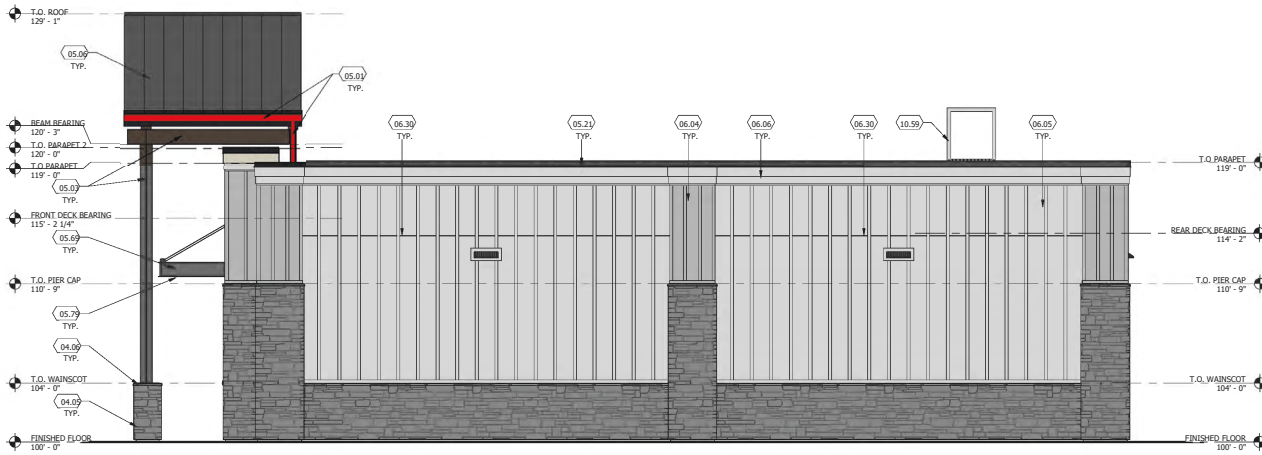
Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

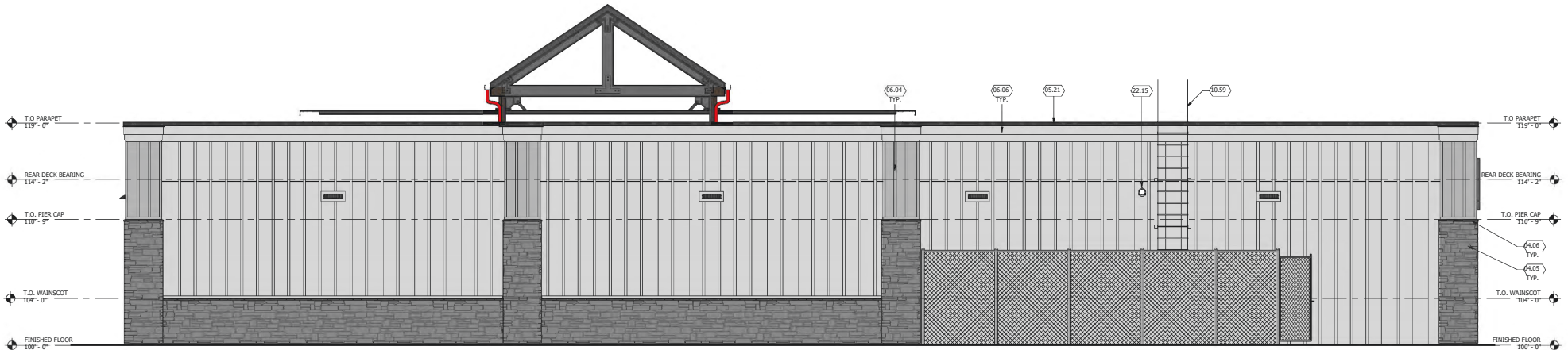


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRATE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 METAL SCOFFIT, COMMERCIAL GRADE, COLOR: MBCI MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE, POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



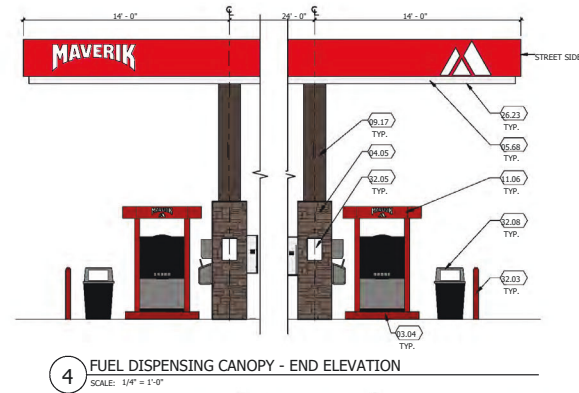
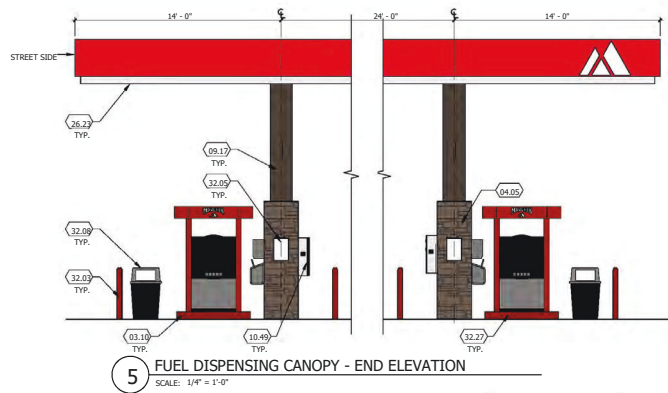
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

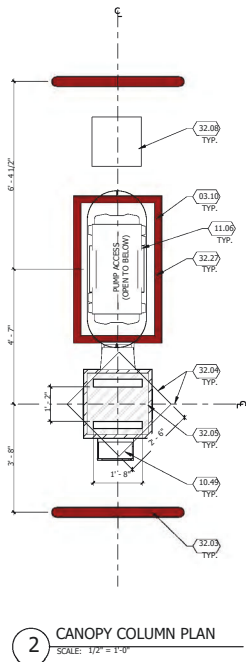
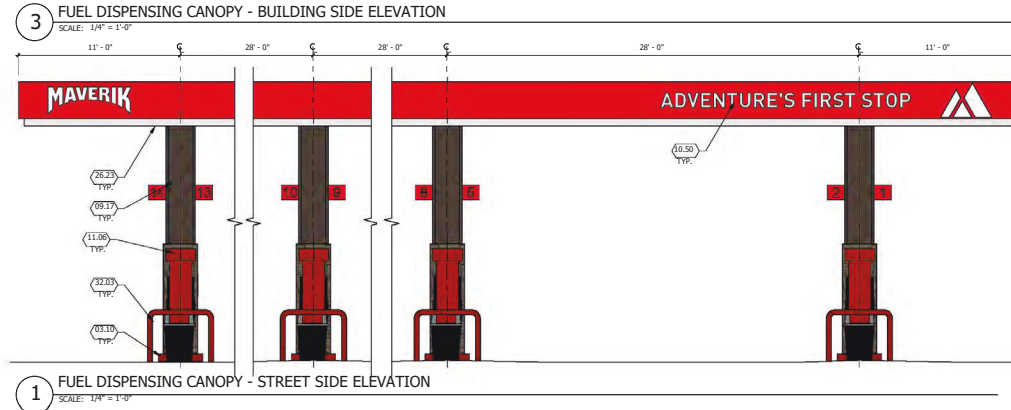
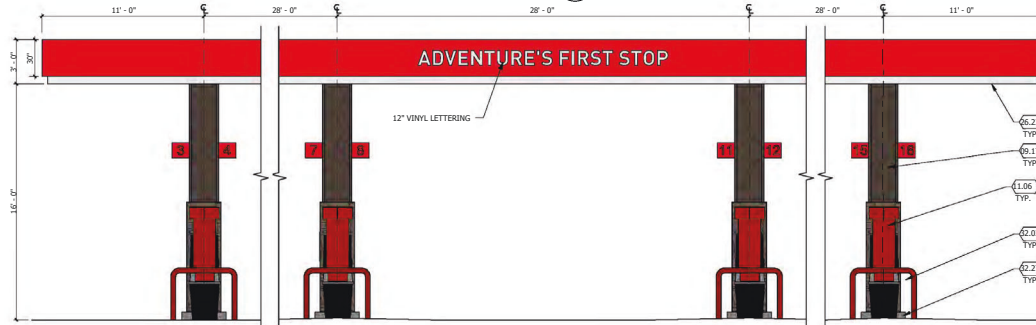
A-5 | EXTERIOR ELEVATIONS





KEYED NOTES

- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 48-40 BE FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.23 ALL LIGHT FEATURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT
- 32.03 4" DIAMETER "J" BOLLARD, SET AND FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS, PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.27 PAINT CONCRETE CURB EDGE P-4



PROPOSED MAVERIK C-STORE

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50_L_XR_2501
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS





BB-1 & BB-3 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



C-2 MBCI Brite Red



ACM - Eastman Red



Paint P-4 - Safety Red



Cultured Stone - Skyline,
Country LedgeStone



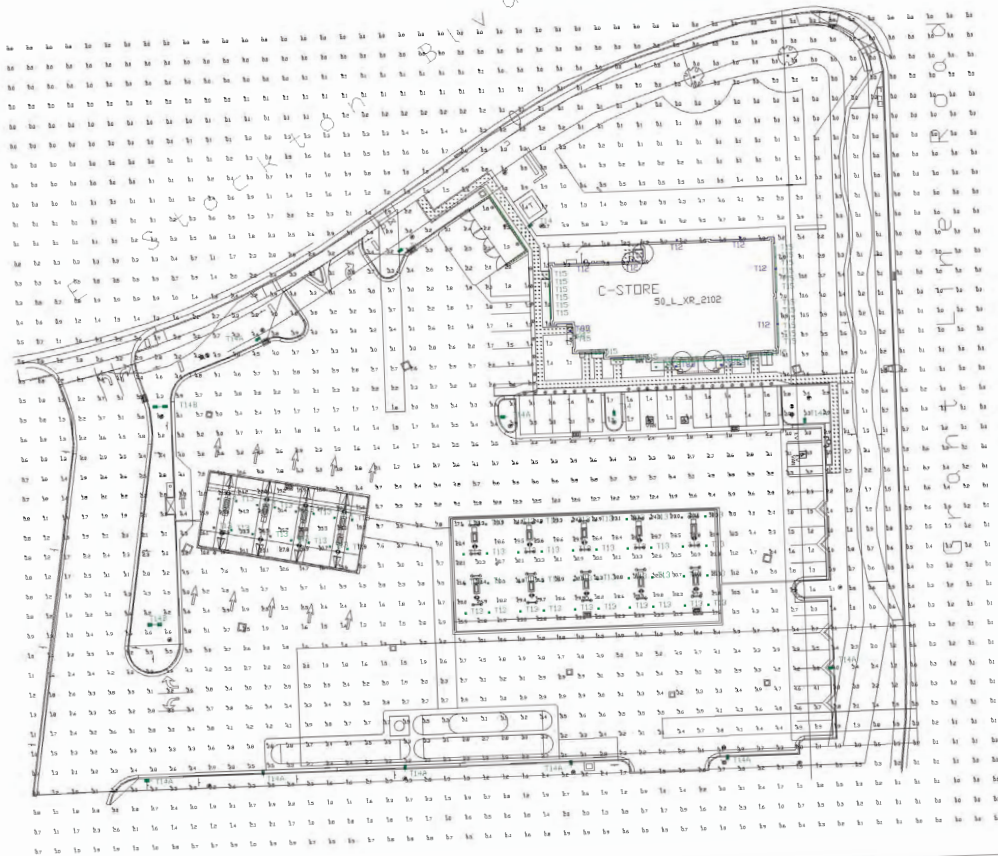
CMU - Canvas

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2501
 Building Square Footage: 5,951 SF
 Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD





Photometric data for fixture types "T8 & T8B" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Pole base setback:
 Face of base on straight sections - 2' minimum from back of curb.
 Face of base in parking sections - 4' minimum from back of curb.
 Face of base adjacent to drives - 10' minimum from back of curb.
 Light poles located in landscape islands are to be centered and setback at least 6' from front of island.

Luminaire Schedule	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	T12	Single	XWM-3-LED-06L-40	12'-6"	1,000	1,000	8778	64
	56	T13	Single	SCV-LED-15L-SC-40 DIMMED 50%	16'	1,000	0,500	14399	102
	2	T14	Single	SLM-LED-18L-SIL-3-40-70CRI-SINGLE DIMMED 50%	25' POLE+2' BASE	1,000	0,500	19072	135
	10	T14A	Single	SLM-LED-18L-SIL-FT-40-70CRI-SINGLE	25' POLE+2.5' BASE	1,000	1,000	18904	135
	2	T14B	D188*	SLM-LED-18L-SIL-FT-40-70CRI-D188	25' POLE+2.5' BASE	1,000	1,000	37608	270
	41	T15	Single	AST-04-42-840-SPD NOT INCLUDED IN CALCS	18'-5" (S) & 19'-5" (F)	1,000	1,000	4162	30
	5	T8	Single	ASD-CBL7-84D30AC(30W 5000K) FIXTURE BY ASD LIGHTING DIMMED 90%	11'-2"	1,000	0,100	2538	29157
	3	T8B	Single	ASD-CBL7-84D30AC(30W 5000K) FIXTURE BY ASD LIGHTING DIMMED 90%	11'-2"	1,000	0,100	2538	29157

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK DOOR SFT	Illuminance	Fc	0.57	9.5	7.7	1.11	1.23
EXT BACK DOORS	Illuminance	Fc	0.12	10.2	6.6	1.23	1.55
FRONT DOOR SFT	Illuminance	Fc	3.23	3.6	3.0	1.08	1.20
STORE WALKWAY	Illuminance	Fc	1.94	4.2	0.5	3.98	8.40
DIESEL CANOPY	Illuminance	Fc	26.00	36.8	15.0	1.73	2.45
FRONT PARKING	Illuminance	Fc	1.98	3.5	1.3	1.52	2.69
FRONT SIDE PARKING	Illuminance	Fc	2.82	4.6	1.2	2.35	3.83
GAS CANOPY	Illuminance	Fc	25.62	32.3	15.9	1.67	2.09
INSIDE CURB SITE	Illuminance	Fc	3.71	15.9	1.2	3.09	13.25

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must perform the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in lamp/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature listed does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 213,258

LIGHTING PROPOSAL
 PROJECT: 18-0615A
 DRAWING: 18-0615A-01
 SHEET: 18-0615A-01-01
 DATE: 11/15/18
 SCALE: 1"=30'

Exhibit C
Maverik Fueling Station and Convenience Store Project (PLNG24-031)/(APLA25-001)
Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all 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.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	
5.	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. Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.	On-Going	Engineering SCWA SacSewer SMUD PG&E	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
6.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), SacSewer, Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Engineering CCSD SCWA SacSewer	
7.	Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <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 SCWA SacSewer SMUD SMAQMD	
8.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application. No Sign Permits shall be issued until a Uniform Sign Program has been approved pursuant to EGMC 23.16.027.	On-Going	Planning	
9.	The trash enclosures shall be locked when not in use and well maintained at all times.	On-Going	Code Enforcement Planning	
10.	As to any fee, dedication, reservation, or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<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>	<p>Planning</p>	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
<p>12. 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 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. 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>	
<p>13. 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>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	On-Going	SCWA	
15.	SMUD has existing underground 12kV facilities along the north side of Grant Line Road and along the southern property boundary 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	
16.	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	
17.	Structural setbacks less than 14 feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	On-Going	SMUD	
18.	All fire and life safety systems, including but may not be limited to, the fire sprinkler system and fire alarm system, shall be maintained in accordance with California Code of Regulations Title 19. Inspection, testing, and maintenance reports shall be submitted to the Cosumnes Fire Department online reporting system.	On-Going	CCSD-Fire	
19.	The installation of on-site 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	
20.	If the proposed garbage enclosure will contain a drain to the sewer, the enclosure shall be covered.	On-Going	SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
21.	The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.	On-Going	SacSewer	
22.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	On-Going	SacSewer	
23.	Consistent with EGMC 23.72.040 (L), all outdoor speakers and all video/audio components of the pump stations and sound signals associated with the fueling station shall be turned off daily between the hours of 10:00 P.M. and 7:00 A.M.	On-Going	Planning	
24.	Extended duration vehicle parking on the Project site shall be prohibited, except for employees parking for purposes of their employment. As used herein, "extended duration" shall mean the parking of any vehicle in the same location for a period exceeding 90 consecutive minutes without active use. The Project Applicant shall be responsible for ensuring compliance with this condition at all times.	On-Going	Planning	
25.	All improvements shall conform to the City of Elk Grove Improvement Standards, Storm Drainage Master Plan, and all applicable building codes in effect at the time of permit issuance.	On- Going	Engineering	
26.	The southerly driveway shall be restricted to right-in/right-out movements only with the installation of left-turn prohibiting striping and channelization improvements at the driveway.	On-Going	Engineering	
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
27.	SacSewer requires the drain inlet at the fueling area must have a grade break to direct water away from the inlet. The inlet must be below the roof of the fueling area. A sand / oil separator must be installed for the drain inlet connection. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
28.	Installation of a public cleanout is required at the right of way. These improvements must be shown on the plans.	Improvement Plans	SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
29.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval. These improvements must be shown on plans.	Improvement Plans	SacSewer	
30.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. These improvements must be shown on plans.	Improvement Plans	SacSewer	
31.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Grant Line Rd will not be allowed except at the manhole. These improvement plans must be shown on plans.	Improvement Plans	SacSewer	
32.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer'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 upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
33.	All water lines 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.	Improvement Plans	SCWA	
34.	To the extent any existing public easements or access restrictions on the Project site must be vacated for the Project to move forward, as determined by the City Engineer in coordination with any applicable agency holding any such easement or access restriction, the Applicant shall apply for and obtain all such vacations and any related approvals prior to the first improvement plan approval or first building permit issuance for the Project, all to the satisfaction of the City.	Improvement Plans	Engineering	
35.	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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
36.	<p>If, at the time of Improvement Plan submittal, it is determined by the Community Development Director, in their sole discretion, that this Project causes the cumulative trips in the Included Area (as defined below) to exceed 432 AM or 356 PM peak hour inbound trips, the Applicant shall design and construct an extension of the eastbound to northbound left turn pockets at the Grant Line Road/E. Stockton Blvd intersection, providing a total pocket length of 500 feet of storage as measured from the intersection stop bar westward. Such work shall be designed prior to improvement plan approval and constructed prior to issuance of Certificate of Occupancy for the triggering Project.</p> <p>As used herein, the Included Area is defined as that area noted as the "project location" in the Local Transportation Analysis completed by Kimley Horn dated August 15, 2025 encompassing APNs:134-0600-014, -016, -029, -031, -032, -034, -040, -049, -059.</p> <p>To the extent this facility is included in the City's Roadway Impact Fee Program, the Applicant may be eligible for fair share credit/reimbursement under the Program. Any credit/reimbursement provided under the Roadway Impact Fee Program shall be subject to a written agreement and compliance with public bidding and prevailing wage requirements.</p>	<p>Include with Improvement Plans if triggered at time at submittal</p> <p>Improvement completed prior to Certificate of Occupancy</p>	Engineering	
37.	<p>The Applicant/Owner shall dedicate, design, and construct a free right turn pocket with channelization improvements for the southbound to westbound approaches at the E. Stockton Blvd/Grant Line Road intersection consistent with City standards and to the satisfaction of the City.</p>	<p>Designed and included with Improvement Plans</p> <p>Construction completed prior to Certificate of Occupancy</p>	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
38.	The Applicant/Owner shall dedicate, design, and construct improvements along East Stockton Blvd. frontage, including but not limited to restriping, signage, curb, gutter, sidewalk, curb ramps, relocation of utilities, and pavement improvements that provide one through travel lane in each direction, along with a dedicated left turn pocket at the northerly driveway. Design shall include improvements necessary to transition to existing roadway striping north of the Project area including but not limited to modification of existing roadway striping, new roadway striping, and/or new signage. All improvements shall be to the satisfaction of the City.	Designed and included with Improvement Plans Construction completed prior to Occupancy	Engineering	
39.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
40.	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.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
41.	On-site drainage shall be conveyed to the public storm drainage system. The applicant shall provide final hydrology and hydraulic calculations showing that the post-development peak flows do not exceed pre-development levels.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
42.	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. These LID features must be shown on the plans.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
43.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
44.	The southern driveway on East Stockton Boulevard, along the Project's frontage shall be limited to right-in/right out turn movements only.	Improvement Plans	Engineering	
45.	This project shall provide a fire hydrant water line stub(s), as needed, to adjacent parcel(s) for future development to the satisfaction of the water purveyor and the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
46.	Fire hydrants shall be installed along East Stockton Blvd and Grant Line Road to the satisfaction the California Fire Code, the water purveyor, and the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
47.	Fire department approach to and exit from the site and onsite fire department access routes/circulation shall provide a minimum turning radius of 25-feet inside and 50 feet-outside (25 feet wide at and through the turn) for all designated fire lanes.	Improvement Plans	CCSD Fire	
48.	This project shall provide a fire control room meeting the standards of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
49.	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	
50.	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	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
51.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
52.	A Lot Line Adjustment establishing the parcels shown on the site plan shall be completed prior to the 1st Building Permit issuance.	1 st Building Permit	Engineering	
53.	Prior to issuance of a Building Permit, the Project site owner shall annex the Project site into the Maintenance Service 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, water features, and maintenance of other related facilities. The annexation process can take several months, so the Applicant should plan accordingly. The application fee and completed application for annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Building Permit	Finance	
54.	Prior to issuance of a Building Permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2, to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The completed application is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments.	Building Permit	Finance	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
55.	<p>Prior to the issuance of building permit(s) 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>	Building Permits	CCSD Fire	
56.	<p>The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of 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.</p>	Building Permit	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
57.	The Applicant shall reconstruct any existing ADA compliance improvements along the Project frontage to meet current standards.	Building Permit	Engineering	
58.	The Applicant shall dedicate to the City a pedestrian easement in form of an Irrevocable Offer of Dedication within the 25' landscape corridor on Grant Line Road, along the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	
59.	The Applicant shall dedicate to the City a 12.5' public utility easement in the form of an Irrevocable Offer of Dedication within the 25' landscape corridor on East Stockton Boulevard along the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	
60.	The Applicant shall enter into a Covenant and Agreement with the City for the reciprocal access and parking between Parcels B and C.	Building Permit	Engineering	
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 Permit(s) 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 owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SacSewer	
63.	The Applicant shall provide separate public water to each building.	Building Permit	SCWA	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
64.	The Applicant shall destroy any abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Building Permit	SCWA	
65.	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	
66.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Building Permit	SMUD	
67.	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: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm	Building Permit	SMUD	
68.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall install a distributed antenna system with FCC certified signal boosters subject to Cosumnes Fire Department review and approval.	Issuance of Certificate of Occupancy	CCSD Fire	
69.	A Grant of Access Easement agreement, for fire access for emergency response purposes, between the parcels connected to and served by the fire access is required. Grant of Access Easement Agreement shall be on the form provided by the district and recorded with the Sacramento County Recorder.	Building Permit	CCSD-Fire	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
70.	<p>A Fire Access Roadway Maintenance Agreement (RMA) between Cosumnes Community Services District and all parcels connected to and served by the fire access roadway shall be provided. Fire Access Roadway Maintenance Agreement shall be on the form provided by the District and recorded with the Sacramento County Recorder. The roadway maintenance agreement shall include the following:</p> <ul style="list-style-type: none"> • Provisions for the necessary repair and maintenance of the roadway surface • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") or width of twenty feet (20') • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems 	Building Permit	CCSD Fire	
71.	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 start of Construction	CCSD Fire	
72.	This project shall install all roadways and street signs and meet the minimum fire access requirements prior to construction or on-site storage of combustible materials.	Prior to start of construction	CCSD Fire	
73.	Required onsite fire access lanes shall be installed prior to construction or on-site storage of combustible materials.	Prior to start of Construction	CCSD Fire	
74.	This project shall request and obtain a fire inspection by the Cosumnes Fire Department to verify fire hydrants, fire access, and fire lanes meet standard prior to vertical construction or on-site storage of combustible materials.	Prior to start of construction	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
75.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP) as follows:</p> <ul style="list-style-type: none"> • Comply with CALGreen nonresidential Tier 1 energy standards (BE-4); • 25% of the off-road construction fleet used during the construction would include EPA certified off-road Tier 4 diesel engines (TACM-8); and • Provide EV Capable" and install EVSE parking spaces in accordance with Table 23.58-6 of the Climate Action Plan Consistency Review checklist (TACM-9). • Achieve a 15% in VMT below the City's 2015 baseline (TACM-6) 	Building Permit	Planning	
76.	<p>Prior to the issuance of the 1st building permit, the Owner shall dedicate the necessary road right of way in the form of an IOD along the property's frontage on Grant Line Road to accommodate the full buildout of Grant Line Road per the approved General Plan to the satisfaction of the City. The IOD dedication is estimated at approximately 3 feet in width but will be confirmed with the Owner in the preparation of the IOD dedication forms.</p>	Building Permit	Engineering	
77.	<p>The following shall be completed prior to Final Certificate of Occupancy issuance, including but not limited to:</p> <ul style="list-style-type: none"> • Approved Record Drawing • All applicable conditions of approval • Other public agencies (sewer, water, etc.) acceptance • SWPPP N.O.T or C.O.I • MWELC Certificate • Project account current <p>Temporary Certificate of Occupancy issuance is at the discretion of the Community Development Director.</p>	Prior to Occupancy	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
78.	The Applicant shall enter into a Covenant Agreement with the City to ensure that all electric vehicle chargers installed on the Project site maintain an average annual uptime of greater than 97% (calculated in accordance with 23 CFR 680.116(b)). Upon request of the City, the Applicant shall submit all necessary uptime data to the City to enable City to verify compliance with the uptime standard. In addition, the Applicant shall either: (1) enter into a maintenance agreement with a third-party electric vehicle charger service provider for maintenance and repair of the electric vehicle chargers installed on the Project site, or (2) submit a maintenance management plan describing Applicant's plan for maintenance and repairs associated with the onsite electric vehicle chargers, which plan shall be to the satisfaction of the Community Development Director.	Prior to Occupancy	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-214

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 November 12, 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