

RESOLUTION NO. 2026-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT TO STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A TENTATIVE SUBDIVISION MAP, SUBDIVISION DESIGN REVIEW, AND DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR AN ABANDONMENT OF AN EXISTING SMUD EASEMENT

**SHELDON MEADOWS MAP AND REZONE PROJECT (PLNG23-003)
LOCATION: 8690 BRADSHAW ROAD
APN: 121-0210-012**

WHEREAS, the Community Development Department of the City of Elk Grove (“City”) received an application on January 20, 2023, from JTS Engineering Consultants, Inc. (“Applicant”) requesting a Rezone, Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency with the General Plan for the Abandonment of an existing SMUD easement for the Sheldon Meadows Map and Rezone Project (“Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 121-0210-012; and

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

WHEREAS, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on November 20, 2025, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on January 14, 2026, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning) based upon the following findings:

CEQA

Finding: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

No further environmental review is necessary under CEQA pursuant to State CEQA Guidelines 15183 (Consistency with a General Plan, Community Plan, or Zoning). 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.” In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). A Final Subsequent EIR (SCH # 2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 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 (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. The proposed Project is consistent with the development density established by the General Plan EIR because the subdivision will result in seven new residential lots at a density of 0.48 dwelling units per acre consistent with the Elk Grove General Plan Rural Residential designation and AR-2 zoning. Buildout of the Project consistent with the EGMC would likely result in the development of seven new single-unit residential units. New construction on the Project site is required to comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and mitigation (Chapter 16.130), and pre-construction surveys as defined by the General Plan EIR. The Project site is located within a low prehistoric sensitivity area and in compliance with General Plan policies for cultural and prehistoric resources, conditions related to inadvertent discovery of resources have been placed on the Project. VMT Analysis was prepared for the Project by Fehr & Peers dated June 13, 2024. According to the Analysis, VMT land use designation limits as well as the City limit for total VMT at buildout conditions would not be exceeded. Finally, future new home construction resulting from the Project is required to comply with the City’s Climate Action Plan (CAP) measures for new single-family construction including: BE-4 - Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 - Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New and Existing Residential Development; TACM-8 - Tier 4 Final Construction Equipment; and TACM-9 - EV Charging Requirements.

No potential new 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. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is necessary.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency with the General Plan for the Abandonment of an existing

SMUD easement for the Sheldon Meadows Map and Rezone Project (PLNG23-003), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all attached and incorporated herein by this reference), based upon the following findings:

Tentative Subdivision Map

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this Project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: For items a-g above, the proposed Project is consistent with the General Plan Rural Residential (RR) designation and proposed AR-2 zoning. The proposed design, lot sizes, and lot configurations are consistent with the EGMC Title 23 (Zoning) and Title 22 (Land Division) for rural residential parcels. The seven new parcels will have access from Bradshaw Road via a private street. The tentative subdivision map will accommodate all necessary utilities as designed and conditioned, including private well, stormwater drainage, and septic system for each parcel. The design of the seven parcels and the proposed improvements are not likely to cause substantial environmental damage, substantially injure fish or wildlife or their habitat and will not cause serious public health problems. VMT Analysis was prepared for the Project by Fehr & Peers dated June 13, 2024. According to the Analysis, VMT land use designation limits as well as the City limit for total VMT at buildout conditions would not be exceeded. At the time of construction the site will be reviewed to ensure no wildlife or habitat is impacted and if cultural resources or tribal cultural resources are discovered during future grading or construction activities, work shall halt immediately. Therefore, the site is physically suitable for the development as the Project is consistent with the rural residential standards and has been conditioned to comply with all applicable development standards and requirements. The Project has been conditioned to dedicate, design, and improve the westerly half-section of Bradshaw Road along the Project frontage in accordance with the City's Rural Road Improvement Standards to the satisfaction of the City.

Design Review for Subdivision Layout

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

Evidence #1: The site layout has been reviewed against all General Plan policies, including Policy RA-1-1 which states that the City shall “ensure that new residential lots are no less than two acres in size.” Furthermore, the tentative subdivision map complies with all applicable zoning regulations, and Rural Road Improvement Standards.

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

Evidence #2: The proposed site design includes 7 single-unit residential lots of at least 2.0 gross acres each. All future residential development will be subject to compliance with the AR-2 development standards relating to setback and building height.

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

Evidence #3: The Project does not include any building construction at this time. All future residential development will be subject to compliance with the AR-2 development standards relating to setbacks and building height.

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

Evidence #4: The proposed subdivision layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and is consistent with the Rural Road Improvement Standards.

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

Evidence #5: The Project will be integrated with the City’s street network. All residential parcels will have access off Bradshaw Road through a gated 22-foot wide private road. A fire truck turn-around is provided approximately halfway down the road between Lots 4 and 5 and a second fire truck turn-around is provided at the west end of the road. The proposed private road will be designed and constructed to comply with the City and CCSD Fire Department requirements.

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

Finding: The abandonment of the SMUD easement is consistent with the City’s General Plan.

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

There is an existing 10-foot SMUD easement and power pole located within the future ultimate right-of-way for Bradshaw Road as designated in the General Plan. The Project includes a condition of approval to relocate the pole and vacate the easement. The pole would be relocated within the future 12.5-foot public utility easement that will be dedicated with the Project's Final Map adjacent to the ultimate right-of-way. The proposed abandonment is consistent with General Plan Policies MOB-7-3 and CIF-2-2 as follows:

Policy MOB-7-3: Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. The City shall require the dedication of major road rights-of-way (generally, arterials and expressways) at the earliest opportunity in the development process

Policy CIF-2-2: Require that new utility infrastructure for electrical, telecommunication, natural gas and other services avoid sensitive resources, be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-way or existing utility easements.

The Project is conditioned to dedicate the ultimate right-of way for Bradshaw Road consistent with Policy MOB-7-3, which results in the need for the pole to be relocated and the easement abandoned. The pole will be relocated into a new public utility easement adjacent to the ultimate right-of-way consistent with Policy CIF-2-2. Therefore, the proposed abandonment is consistent with the General Plan.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of January 2026




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
Sheldon Meadows Map and Rezone (PLNG23-003)
Project Description

PROJECT DESCRIPTION

The Sheldon Meadows Map and Rezone Project (the “Project”) consists of a Rezone from Agricultural Residential-5 (AR-5) to Agricultural Residential-2 (AR-2), and a Tentative Subdivision Map and Subdivision Design Review to subdivide a ±14.50-acre parcel into 7 lots. The Project also includes a Determination of Consistency with the General Plan for the Abandonment of a SMUD easement. Any future home construction will be required to comply with the City’s Climate Action Plan (CAP) measures for new single-family construction.

Exhibit B Sheldon Meadows Map and Rezone Project (PLNG23-003) Project Plans

SURVEY NOTES:

- A PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY, NO. FSSE-1072201899-RV, DATED 12/14/2022 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD MEASUREMENT. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESUMPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HERE WAS PROVIDED BY TASK ENGINEERING INC.

EXISTING LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.B.M., AS DESCRIBED IN THE CERTAIN GRANT DEED FROM GURMEET WARCHI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY IN INSTRUMENT #2020311054, OFFICIAL RECORDS.

APN: 121-0210-012

PROJECT ADDRESS: 8690 BRADSHAW ROAD
ELK GROVE, CA 95624

OWNER/
DEVELOPER:

MANDALYA SUDHAKAR R/KISHORE BABU
GOWDARATHUR/ETAL
8660 DARLEY WAY
ELK GROVE, CA 95757
CONTACT: SUDHAKAR MANDYALA
TEL: (916) 647-7169
EMAIL: sudhakar.mandyala@gmail.com

ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-6336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.sidiqui@tsengineering.com

ZONING: EXISTING AR-5 PROPOSED AR-2

USE: GENERAL SINGLE FAMILY DWELLING

LOTS: 1 7 RESIDENTIAL LOTS

AREA (GROSS): 14,506 AC AS SHOWN

SCHOOL DISTRICT: ELK GROVE CITY UNIFIED

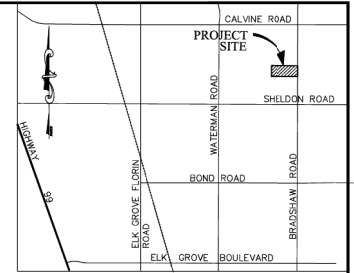
REQUEST: 1) REZONE FROM AR-5 TO AR-2
2) TO SUBDIVIDE 1 PARCEL INTO 7 RESIDENTIAL LOTS

NOTES:

- LOTS 1 - 7 WILL BE SERVED BY A 30' PRIVATE ROAD AND UTILITY EASEMENT.
- EACH LOT WILL BE SERVED BY A SEPTIC SYSTEM AND A PRIVATE WELL.
- NO DEVIATIONS TO THE CITY STANDARDS.

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN PLACER TITLE COMPANY, NO. FSSE-1072201899-RV, DATED 12/14/2022 HAVE BEEN SHOWN HERON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OBTAINED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

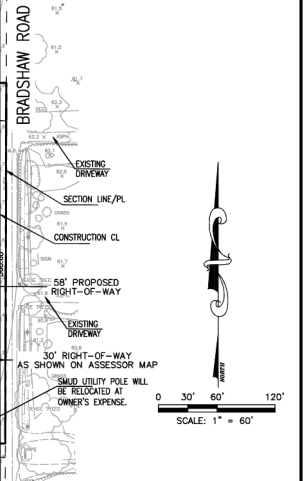
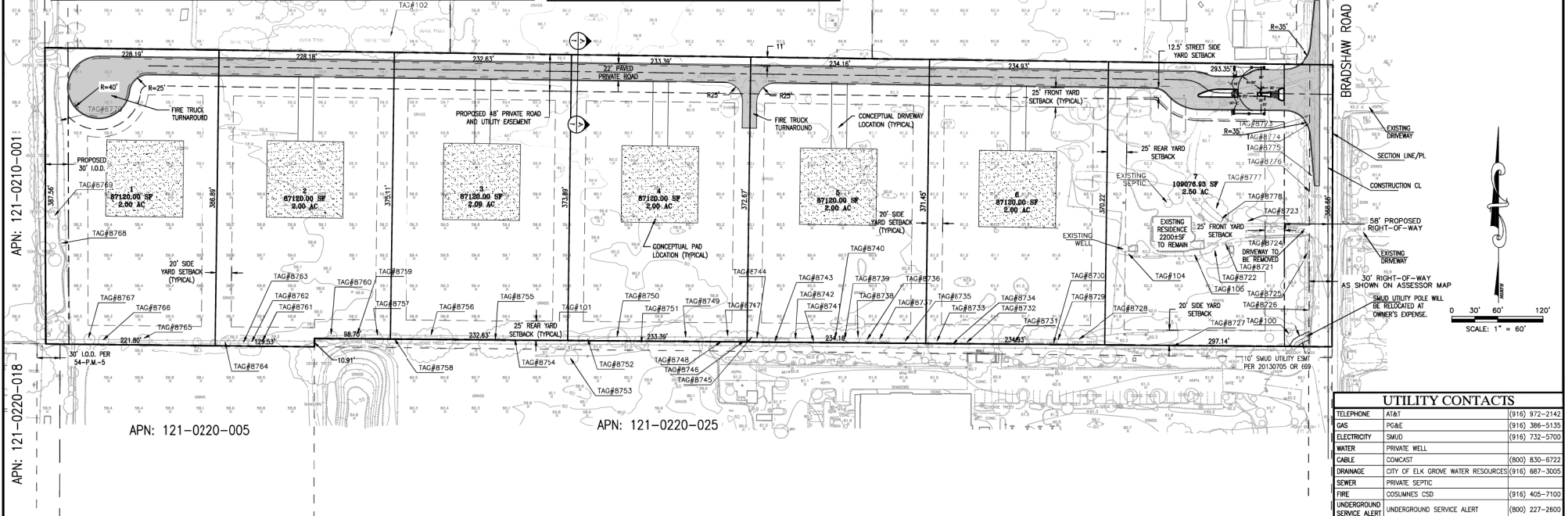
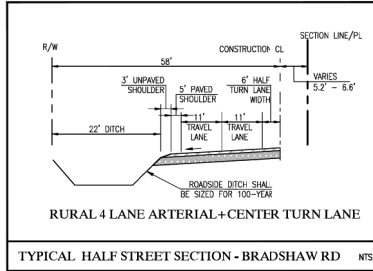
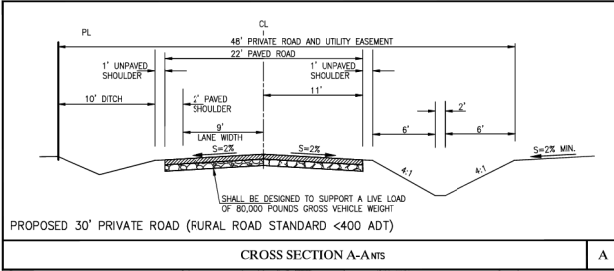
JAVED T. SIDDIQUI R.C.E. 25924 DATE: _____



VICINITY MAP
NO SCALE

LEGEND

- EXISTING DRAINAGE INLET
- EXISTING MANHOLE
- EXISTING LIGHT POST
- EXISTING SIGN
- EXISTING TREE
- EXISTING FENCE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- /○ CENTERLINE
- /○ PROPERTY LINE
- SPOT SHOT ELEVATION



UTILITY CONTACTS		
TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
WATER	PRIVATE WELL	
CABLE	COMCAST	(800) 830-8722
DRAINAGE	CITY OF ELK GROVE WATER RESOURCES	(916) 687-3505
SEWER	PRIVATE SEPTIC	
FIRE	COSUMNES CSD	(916) 405-7100
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEV. 0.00'
BENCHMARK
FIELD BOOK NO. PG.

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A
DRAWN: DNN/JEG
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI, P.E. RCE: 25924



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE SUBDIVISION MAP
SHeldon MEADOWS
8690 BRADSHAW ROAD

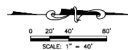
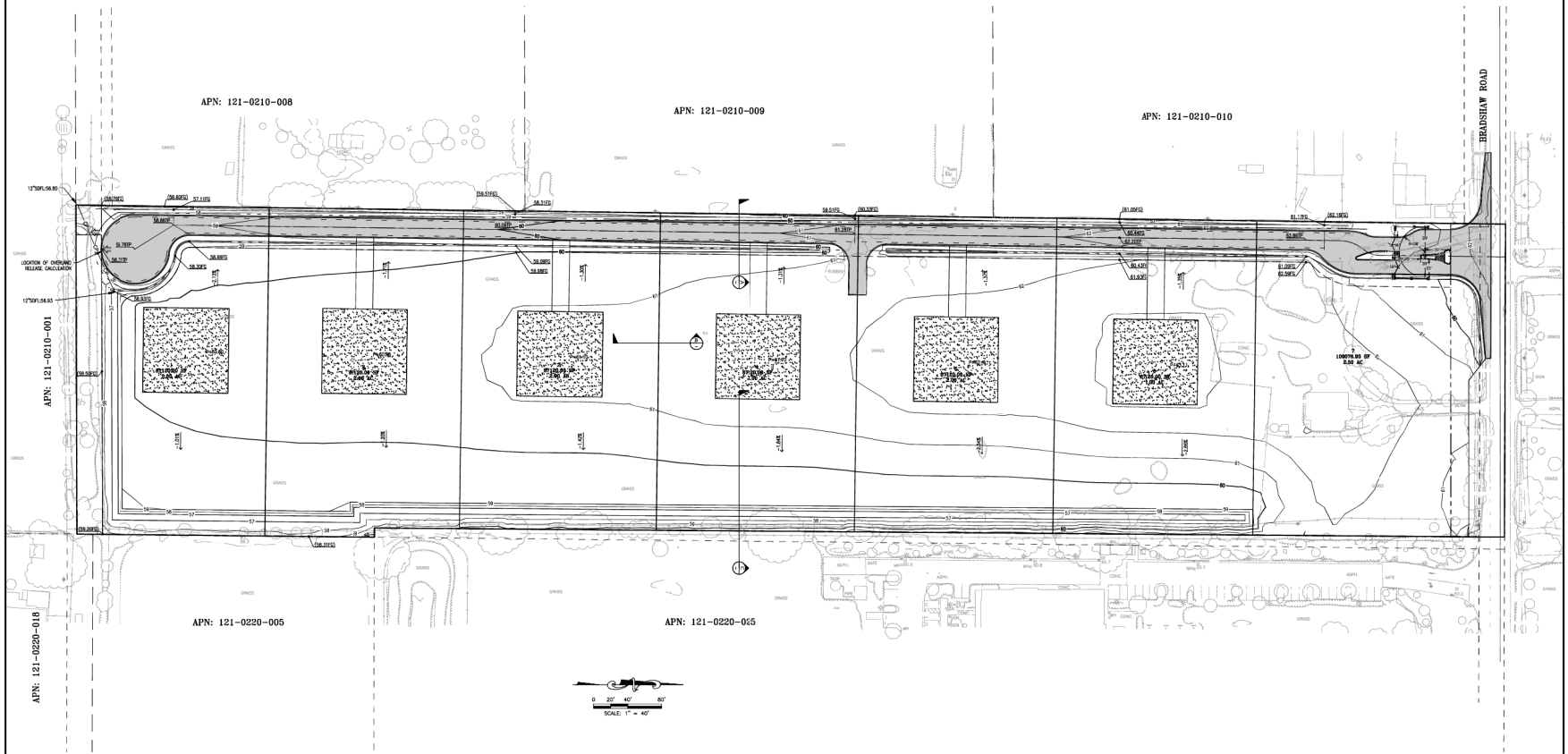
CITY OF ELK GROVE
APN: 121-0210-012
CALIFORNIA

DATE: 08/13/2023
SHEET 1 OF 1

PRELIMINARY GRADING + DRAINAGE PLAN

SHELDON MEADOWS

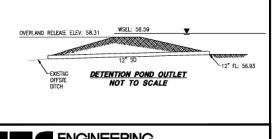
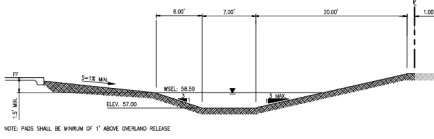
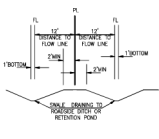
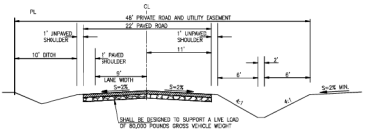
8690 BRADSHAW ROAD
 CITY OF ELK GROVE



- LEGEND**
- PROPOSED STORM DRAIN CULVERT
 - PROPOSED AC PAVEMENT
 - PROPOSED MAJOR ELEV. CONTOUR
 - PROPOSED MINOR ELEV. CONTOUR
 - EXISTING MAJOR ELEV. CONTOUR
 - EXISTING MINOR ELEV. CONTOUR
 - EXISTING & PROPOSED OVERLAND RELEASE
 - PROPOSED GROUND SLOPE
 - PROPOSED SPOT ELEVATION

- EARTHWORK**
- CUT: 8000 CY
 - FILL: 8000 CY
 - NO COMPACTION OR SWELL FACTORS USED IN CALCULATION

- NOTES**
1. ELEVATIONS REFERENCE NAVD83
 2. TOPOGRAPHY SHOWN FOR UNIMPAVED AREAS. SURVEY COMPLETED BY JTS ENGINEERING CONSULTANTS, NOVEMBER 2023
 3. SWELLING UNIT FOOTPRINTS AND DIMENSIONS SHOWN FOR CONCEPTUAL PURPOSES.
 4. STORM DRAIN SIZES ARE PRELIMINARY AND SHALL BE ULTIMATELY SIZED FOR THE FINAL DESIGN.



JTS ENGINEERING CONSULTANTS, INC.
 1000 V STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

Exhibit C
Sheldon Meadows Map and Rezone Project (PLNG23-003)
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.	The Tentative Subdivision Map approval is valid for 36 months from the date of City Council approval unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	36 months, commencing with the date of City Council approval	Planning	
3.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant), shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • Swainson's Hawk Mitigation (Title 16.130 of the EGMC) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Division) • Rural Road Improvement Standards 	On-Going	Planning	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), SacSewer, Sacramento County Water Agency (SCWA)/EMD, or other agencies or services providers as established by law. Notwithstanding anything to the contrary herein, fees subject to Government Code Section 66007 may be deferred consistent with the provisions of Government Code Section 66007 and the City's Guiding Principles for Implementation of SB 937 approved by Resolution No. 2024-227.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer EMD	
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for onsite and off-site improvements, permits, and/or occupancy • Well and septic permits from the Sacramento County Environmental Management Division (EMD) 	On-Going	Planning Engineering Building CCSD Fire and Parks SCWA EMD SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
8.	As to any fee, dedication, reservation, or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	
9.	<p>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the Applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	Planning	
10.	Before the start of any earthmoving activities, the Project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
<p>resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The Project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the Applicant before construction activities resume in the area where the paleontological resources were discovered.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Monitoring shall be On-Going		
<p>11. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5(d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going	Planning	
<p>12. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Rural Road Improvement Standards, as further conditioned herein, and to the satisfaction of the City.</p>	On Going	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
13.	SMUD has existing overhead 12kV facilities along the northern and southern parcel boundaries that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
14.	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	
15.	The installation of traffic calming devices such as but not limited to speed bumps, humps, or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
16.	The Applicant shall comply with, record, and pay the initial deposit of \$5,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the General Plan EIR. Until the MMRP deposit has been paid and the MMRP has been recorded with the County Recorder against the subject property, no grading, building, or occupancy permit from the City or County will be approved.	Improvement Plans or Building Permits, whichever occurs first	Planning	
17.	Construction measures for new buildings and structures and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to earth moving activities associated with construction.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
18.	Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the Project Applicant shall mitigate for the loss of Swainson's hawk foraging habitat as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code, as such may be amended from time to time.	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
19.	All improvement plans (grading, drainage, utilities, and frontage improvements) shall be submitted for review and approval by the City.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
20.	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	
21.	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	
22.	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.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
23.	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>
24.	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	
25.	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-foot wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Improvement Plan	SMUD	
26.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Improvement Plan	SMUD	
27.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plan	SMUD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
28.	<p>Prior to the issuance of building permit(s) or approval of the improvement plan, whichever comes first, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment, and, in areas not located within the Laguna Ridge Specific Plan (LRSP) or the South East Policy Area (SEPA), to fund a portion CCSD's costs of providing routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and replacement of district wide facilities attributable to the property. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, and maintenance of park facilities, trails, and landscape corridors, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. If the property owner(s) fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued nor approval of the improvement plan shall be provided. It is the responsibility of the applicant or their representative to contact the Finance Division at the CCSD at 916 405 5600 to initiate the Community Facilities District process.</p> <p>https://www.cosumnescsd.gov/DocumentCenter/View/22622/Request-to-Annex-Property-into-CFD-PDF?bidId=</p>	Building permit(s) or Improvement Plan, whichever comes first	CCSD Fire/Parks	
29.	Any fencing along the existing drainage ditch on the western boundary of Lot 1 shall be non-combustible.	Improvement Plans	CCSD Parks/Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
30.	All fire department access routes, and approach and departure routes shall provide a minimum turning radius of 25 feet-inside and 50 feet-outside (25 feet wide at and through the turn) without crossing lanes into oncoming traffic. This includes the approach and departure for Bradshaw Road and each parcel. All fire access routes shall have a minimum 13-foot 6-inch vertical clearance.	Improvement Plans	CCSD Fire	
31.	The Applicant shall provide fire department access in accordance with the following: a. Provide fire department access to at the end of cul-de-sacs or other approved location via rolled curbs or approved method. b. Gates or bollards limiting access shall be equipped with an approved method for rapid access such as a Knox padlock or breakaway padlock. c. A turning radius of not less than 35 feet inside and 45 feet outside is required.	Improvement Plans	CCSD Fire	
FINAL MAP				
32.	The Applicant shall dedicate a 30' IOD for future roadway along the Project's westerly property line to the City as shown on the Tentative Map.	Final Map	Engineering	
33.	The Applicant shall dedicate to the City of Elk Grove, a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public streets with ultimate right-of-way.	Final Map	Engineering	
34.	The Applicant shall enter into a Covenant and Agreement with the City for the reciprocal access between Parcels 1 through 7.	Final Map	Engineering	
35.	The Applicant shall record a private street maintenance agreement for the proposed private road shown on the Tentative Map to the satisfaction of the City.	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
36.	The Applicant shall record a drainage facility maintenance agreement in the CC&Rs to prescribe how the retention basin will be maintained between individual property owners.	Final Map	Engineering	
37.	The Applicant shall dedicate to the City a floodway easement to prevent grading in or removal of the retention basins. The City shall not be responsible for maintenance of the basin.	Final Map	Engineering	
38.	The existing 10' SMUD easement is within the future right-of-way for Bradshaw Road. This SMUD easement shall be vacated and the existing pole shall be relocated outside the City's ROW easement. The Applicant shall coordinate with SMUD to facilitate the abandonment and relocation.	Final Map,	Engineering / Planning	
39.	The Applicant shall dedicate to the City an Emergency Vehicle Access (EVA) and Utility Easement for emergency vehicles and utility use over the "-Private Lane as depicted on the Tentative Subdivision Map.	Final Map	Engineering/CCSD Fire	
40.	<p>The Applicant shall construct the Private Lane in accordance with the Rural Road Improvement Standards and to the satisfaction of the City and CCSD. The Applicant shall submit a report from a licensed geotechnical engineer indicating the required structural section of the fire access lane that can support 78,000 pounds.</p> <p>If the improvement above is not completed at the time of Final Map approval, the Applicant shall enter into a Subdivision Improvement Agreement pursuant to EGMC Section 22.24.040 with adequate security and install the improvements at their own cost, or pay the cost of their obligation in-lieu of installing improvements pursuant to EGMC Section 22.24.070, all at the discretion of the City Engineer in accordance with EGMC Chapter 22.24.</p> <p>Either requirement shall occur prior to Final Map approval.</p>	Final Map	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
41.	<p>The Applicant shall dedicate, design and improve the westerly half-section of Bradshaw Road along the project frontage in accordance with the City's Rural Road Improvement Standards to the satisfaction of the City. The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated, and locations determined by the City during Improvement Plan review.</p> <p>If the improvements above are not completed at the time of Final Map approval, the Applicant shall enter into a Subdivision Improvement Agreement pursuant to EGMC Section 22.24.040 with adequate security and install the improvements at their own cost, or pay the cost of their obligation in-lieu of installing improvements pursuant to EGMC Section 22.24.070, all at the discretion of the City Engineer in accordance with EGMC Chapter 22.24.</p> <p>Either requirement shall occur prior to Final Map approval.</p>	Final Map	Engineering	
42.	<p>The Applicant shall design and install safety lighting at the intersection of Bradshaw Road and the Private Lane in accordance with the City's Rural Road Improvement Standards to the satisfaction of the City. The least intrusive intersection lighting shall be considered and constructed when improvements are made at the intersection. Metal Halide (MH) lighting source is preferred.</p>	Final Map	Engineering	
43.	<p>Cul-de-sacs shall meet the minimum standards for private roads as outlined in the City of Elk Grove street standards. Cul-de-sacs shall have a minimum 84-foot diameter bulb as measured flow line to flow line.</p>	Final Map	CCSD Fire	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
44.	Prior to Final Map, the project area shall annex into the Maintenance Services Mello-Roos Community Facilities District 2006-1 (CFD) , to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. <u>The annexation process can take several months, so the Applicant should plan accordingly.</u> The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Final Map	Finance	
45.	Prior to Final Map,, the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD) , to fund the project's fair share of Public Safety costs. <u>The annexation process can take several months, so the Applicant should plan accordingly.</u> The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Final Map	Finance	
46.	Prior to the Final Map, the project area shall annex, to the satisfaction of the City's Director of Finance, into either (i) the Street Maintenance Assessment District No. 1, Zone 3, or (ii) a community facilities district formed by the City to fund the costs of long-term roadway maintenance related to new development. The Director of Finance has the sole discretion of determine whether the Project is required to annex into the Street Maintenance District or a community facilities district to satisfy the condition. <u>The annexation process can take several months, so the Applicant should plan accordingly.</u> The application fee and completed application for the annexation is due prior the Resolution of Intent to Levy Street Maintenance assessments of Equivalent Community Facilities District , as applicable.	Final Map	Finance	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
47.	Prior to Final Map, the project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. <u>The annexation process can take several months, so the Applicant should plan accordingly.</u> The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments.	Final Map	Finance	
48.	Quimby in-lieu parkland fees shall be paid to Cosumnes Community Services District in accordance with Elk Grove Municipal Code Chapter 22.28 Dedication of Lands for Parks and Recreation Facilities. Calculation of fees shall be based upon the appraisal method listed in section 22.28.40.	Final Map	CCSD Parks	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
49.	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. https://www.cosumnescsd.gov/DocumentCenter/View/24138/CSD-Emergency-Access-Easement-PDF	Prior to Issuance of First Building Permit	CCSD Fire	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
50.	<p>The Applicant shall provide Fire Access Roadway Maintenance Agreement (RMA) between Cosumnes Community Services District and all parcels connected to and served by the fire access roadway. 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 	Prior to issuance of first building permit	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
51.	<p>No parking shall be permitted on the Private Lane. "NO PARKING FIRE LANE" signs or painted curbs shall be installed on the Private Lane in accordance with the California Fire Code and to the satisfaction of the fire department. If the Private Lane is widened in the future with approval from the City through a substantial conformance determination, the parking restrictions shall be as follows. Width is measured from flow line to flow line or to edge of pavement if no curb provided.</p> <p><u>ACCESS ROADWAY WIDTH*:</u> <u>PARKING RESTRICTIONS ON ROADSIDE:</u></p> <p>Less Than 26No parking either side 26' to 32'Parallel parking one side only Over 32'Parking allowed both sides</p>	Prior to issuance of first building permit	CCSD Fire	
52.	No permits shall be issued for any buildings prior to addresses being provided to the Fire Department by the City prior to permit issuance.	Prior to issuance of first building permit	CCSD Fire	
53.	The Applicant shall provide rural address markers at the entrances of each driveway indicating the addresses that the driveway serves. Sign shall be visible at night from both approach directions. Numbers shall be minimum six inches tall with a one-inch stroke. Numbers shall be illuminated or reflective at night. The sign shall be constructed of non-combustible material.	Prior to final inspection	CCSD Fire	
54.	The Private Lane/required fire access lanes shall be fully installed and meet minimum fire apparatus access requirements prior to vertical construction or on-site storage of combustible materials.	Prior to start of vertical construction	CCSD Fire/City	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
55.	The Applicant shall request a fire inspection by the Cosumnes Fire Department to verify fire access and fire lanes meet standard prior to vertical construction or on-site storage of combustible materials.	Prior to start of vertical construction	CCSD Fire	
56.	Gate plans shall be submitted to the Cosumnes Fire Department for review and approval prior to installation of gate. This requirement is in addition to any Building Permits that may be required.	Prior to gate installation	CCSD Fire	
57.	Prior to the issuance of building permits pay the Surface Water Component Fee for Private wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	
58.	Construct water wells in the Mehrten Formation with sanitary seals extended to just above the intake sections of the wells.	Building Permit	SCWA/EMD	
59.	Test all water wells for arsenic at the time of construction.	Building Permit	SCWA/EMD	
60.	The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40.	Building Permit	SCWA	
61.	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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
62.	<p>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:</p> <p>https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm</p>	Building Permit	SMUD	
63.	<p>The Applicant shall reconstruct any damaged 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.</p>	Building Permit	Engineering	
64.	<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 • MWELO Certificate • Project account current <p>Temporary Certificate of Occupancy issuance is at the discretion of the Community Development Director.</p>	Prior to Occupancy	Engineering	
65.	<p>The display of addressing on buildings shall meet the minimum requirements of the Cosumnes Fire Department addressing standard and or to the satisfaction of the Cosumnes Fire Department and the City of Elk Grove.</p>	Prior to Occupancy	CCSD Fire/Building	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
66.	<p>The Project shall comply with the City's Climate Action Plan (CAP) as described in the CAP Checklist provided for the Project as follows:</p> <ul style="list-style-type: none"> • BE-4 – CALGreen Residential Tier 1 energy efficiency standards. • BE-5 – Decrease Energy Efficiency in New Construction. • BE-6 - Building Stock: Electrification in New and Existing Residential Development. • TACM-8 - Tier 4 Final Construction Equipment. • TACM-9 – Electric Vehicle Supply Equipment. 	Building Permit	Planning	

###

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-013

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


I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 14, 2026 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California