

RESOLUTION NO. 2026-120

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW
AMENDMENT FOR THE
CALVINE POINTE SHOPS MAJOR 3 MIXED USE RETAIL AND
STORAGE PROJECT (PLNG26-001)
8854 CALVINE ROAD
APN: 115-2010-014 (PORTION)**

WHEREAS, the Community Development Department of the City of Elk Grove (the “City”) received an application on January 29, 2026, from Lycoming Development Company, LLC. (the “Applicant”) requesting a Conditional Use Permit and Major Design Review Amendment for the Calvine Pointe Major 3 Mixed Use Retail and Storage Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 15-2010-014 (portion); 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 City Council held a duly-noticed public hearing on June 10, 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 the Calvine Pointe Major 3 Mixed Use Retail and Storage Project (PLNG26-001) exempt from CEQA pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Consistency with a General Plan, Community Plan, or Zoning) based upon the following findings:

CEQA

Finding: The Project is exempt under CEQA pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 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 required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) 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.

Staff has reviewed the Project, and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved Calvine Pointe Environmental Impact Report (EIR) and Elk Grove General Plan as described below.

The subject property was zoned for commercial development in 2005 with the approval of the Calvine Pointe project (EG-01-156). An EIR was prepared and certified for the Calvine Pointe Project (SCH# 2002052038). The current Project (Design Review Amendment and Conditional Use Permit) proposes to amend the previous approvals modifying the overall site plan by adding a new three-story personal storage facility that includes approximately 10,000 sf of commercial/office space within the existing shopping center. The Project is consistent with the land use and commercial development density assumed in the Calvine Pointe EIR. The Project is subject to the Calvine Pointe Mitigation, Monitoring and Reporting Program (MMRP).

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 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 Update (SCH# 2017062058). The Project is subject to the General Plan Update MMRP. The Project will result in a Floor Area Ratio (FAR) not exceeding 0.32, which is below the maximum FAR in the SC zone of 1.0. As the proposed uses are allowed and the proposed development intensity is below the maximum FAR, the proposed Project will be consistent with the General Plan. As the proposed Project includes allowed uses within the allowed density range, the proposed Project is consistent with the General Plan.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Calvine Pointe Shopping Center was prepared by Fehr & Peers dated December 18, 2024, to determine if the Project site complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve state-mandated reductions of VMT. According to the analysis, the Project would not exceed the City's VMT limit for Community Commercial (CC) land use. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development.

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 Calvine Pointe EIR and General Plan Update 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, pursuant to State CEQA Guidelines Section 15332 and 15162, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves a Conditional Use Permit and Major Design Review Amendment for the Calvine Pointe Major 3 Mixed Use Retail and Storage Project (PLNG26-001), as described in Exhibit A (Project Description) and Exhibit B (Deletion of Condition of Approval #35), and illustrated in Exhibit C (Project Plans) and Exhibit D (Emergency Vehicle Access), subject to the Conditions of Approval in Exhibit E (all incorporated herein by this reference), based upon the following findings:

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of EGMC Title 23.

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 (CC) uses. Retail and service uses are intended to be the predominant use. Office and professional uses are also allowed. The Project site's Shopping Center (SC) zoning designation is considered an implementing zoning district of the RC land use designation (General Plan Consistency Matrix Table 3-1). The proposed buildings are allowed in the SC zone. Pursuant to EGMC Table 23.27-1 (Allowed Uses and Required Entitlements), "storage, personal storage facility" is a conditionally permitted use and "retail, general, small format" is permitted by right in the SC zone. As the proposed uses are either permitted by right or are a conditionally-allowed use, and the proposed development intensity is below the maximum FAR, the proposed Project will be consistent with the General Plan.

The proposed Project would have minimal impacts on the surrounding neighborhood. The Project is compatible with the surrounding land uses, including existing single-unit and future multi-unit residential to the south and the existing commercial uses within the shopping center. The existing eight-foot-high masonry wall and existing landscaping along the residential properties will remain and provide the buffering between the two uses. As shown in Table 2 of the Project's staff report, the Project is consistent with all applicable provisions of Title 23.

The Project site is identified as an infill site within the City's General Plan as shown in General Plan Figure 4-1. General Plan Goal LU-2 supports the development of these infill sites into economically viable projects that contribute to the community's overall fabric, including space for retail and service needs of the surrounding neighborhood as well as office and light industrial development. Furthermore, the proposed Project is consistent with the following General Plan Policies:

Policy LU-2-1: Promote 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-2-3: Prioritize and incentivize development in infill areas.

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

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 Project would have minimal impacts on the surrounding neighborhood. The storage facility will be staffed by a minimum of one on-site manager during all office hours. The on-site manager will be responsible for day-to-day operations, including customer intake, unit inspections, facility maintenance, and monitoring of the security camera system. The office and management hours of operation are anticipated to be 6:00 a.m. to 6:00 p.m. Monday through Saturday and 6:00 am to 5:00 pm on Sundays. Customer access to storage units will be available during extended hours, typically 6:00 a.m. to 10:00 p.m., seven days a week. All customer access outside of office hours will require electronic gate and keypad authentication. No access to the storage areas will be permitted between 10:00 p.m. and 6:00 a.m.

The primary vehicular entry will be secured by an electronically operated gate requiring keypad code or proximity card authentication. Pedestrian access to the storage building will be controlled by electronic locks at all entry doors. All access events will be logged electronically, creating a time-stamped record of each entry and exit. The facility will be equipped with a comprehensive interior and exterior surveillance camera system. Cameras will be positioned to monitor all vehicular and pedestrian entry points, building corridors on each floor, elevator lobbies, loading areas, the retail frontage, and the perimeter of the property.

The Project is compatible with the surrounding land uses, including existing single-unit and future multi-unit residential to the south and the existing commercial uses within the shopping center. The existing eight-foot-high masonry wall and existing landscaping along the residential properties will remain and provide the buffering between the two uses. As shown in the Project's staff report, the Project is consistent with all applicable provisions of Title 23. Additionally, the proposed uses are consistent with the General Plan land use designation for the site of the Regional Commercial. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the general welfare of the City.

Major Design Review Amendment

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

Evidence #1: The Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. 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 (CC) uses. Retail and service uses are intended to be the predominant use. Office and professional uses are also allowed.

The Project site's Shopping Center (SC) zoning designation is considered an implementing zoning district of the RC land use designation (General Plan Consistency Matrix Table 3-1). The proposed buildings are allowed in the SC zone. Pursuant to EGMC Table 23.27-1 (Allowed Uses and Required Entitlements), "storage, personal storage facility" is a conditionally permitted use and "retail, general, small format" is permitted by right in the SC zone. As the proposed uses are either permitted by right or are a conditionally-allowed use, and the proposed development intensity is below the maximum FAR, the proposed Project will be consistent with the General Plan. As shown in Table 2 of the Project's staff report, the Project is consistent with all applicable provisions of Title 23.

The Project site is identified as an infill site within the City's General Plan as shown in General Plan Figure 4-1. General Plan Goal LU-2 supports the development of these infill sites into economically viable projects that contribute to the community's overall fabric, including space for retail and service needs of the surrounding neighborhood as well as office and light industrial development. Furthermore, the proposed Project is consistent with the following General Plan Policies:

Policy LU-2-1: Promote 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-2-3: Prioritize and incentivize development in infill areas.

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

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

Evidence #2: The project site will be developed with a ±135,444 sf three-story personal storage facility with approximately 10,000 sf of first floor retail, 2,000 sf of flex commercial/office/storage, and a 3,900 sf row of drive-up units on the Major 3 Pad near the southeast corner of the shopping center, along with minor parking lot and landscaping improvements. Access to the site will be provided through the existing shopping center's street network on Calvine Road and Elk Grove Florin Road. 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, detailing, and colors. The architecture meets all applicable design requirements because the proposed exterior will be treated with a variety of colors, materials, and textures, and will enhance the character of the neighborhood.

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 proposed building elevations include a variety of colors, materials, and textures to make the building appear at a more human scale. The color palette creates a strong contrast between the upper storage and the ground-floor retail, using a lighter tone on the upper facade and a darker, more textured stone treatment at the base. This tonal separation visually reads as two distinct building components rather than a single monolithic form. The stone veneer matches the warmer, earth-toned stone found on the existing Calvine Pointe buildings (Shops Five, Island Pacific, Bank of America), creating visual continuity with the established center while grounding the base of the building. The storefront glazing has been revised to a dark bronze finish consistent with the standard used throughout the center, further differentiating the commercial/office level from the storage above. The proposed elevations provide high-quality materials, detailing, and colors. The building elevations are compatible with the existing buildings in the shopping center as well as the surrounding development. The proposed buildings are consistent with the Elk Grove Design Guidelines in that they incorporate multiple textures, patterns, and colors, and provide building articulation and form so the entries are easily identified and visible.

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

Evidence #4: The Calvine Pointe Shopping Center includes several vehicle entries into the site, which integrates the site into the City's surrounding street network. The Project does not include additional vehicular entries. The site plan includes adequate access and parking for vehicular traffic.

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 does not require a residential tentative subdivision map; therefore, this finding is not applicable.

Finding #6: There are changed circumstances sufficient to justify the modification of the Design Review Amendment.

Evidence #6: The Calvine Pointe Shopping Center's original approval in 2005 anticipated up to 250,000 sf of commercial uses. The Major 3 building was originally approved as part of an inline retail strip that envisioned several Major tenants including Michaels, Linen N Things, and Old Navy. While the 2019 amendment approved the M4 building as City Sports and separated the M3 building into a 44,056 sf pad building, the 44,056 sf retail pad building no longer meets the developer's operational needs for the shopping center. The Applicant has been unsuccessful developing the Major 3 pad over the past 20 years and has adjusted the site plan several times to attract a variety of tenants. The current approvals contemplate a grocery store with a drive-thru pharmacy; however, three grocery stores already exist at the Calvine/Elk Grove-Florin Road intersection (Bel Air, Safeway, and Island Pacific), as well as a stand-alone pharmacy (Walgreens), which has hindered the development of the Major 3 pad with a new grocery store. The proposed personal storage facility is compatible with the center's established commercial character, utilizing existing infrastructure, parking, and utility connections. Approval of this amendment would not exceed the anticipated retail square footage of the original Shopping Center approvals. Finally, the site plan is consistent with the requirements of the Zoning Code and Design Guidelines, whereas the proposed architecture remains consistent with the rest of the shopping center approval. The Project deletes Condition of Approval #35 from the adopted Conditions of Approval for the Shops 6 Amendment Project as shown in Exhibit B. The associated obligation to provide an emergency only reciprocal access easement on the parcels to the south has been placed on this Project (Condition of Approval #48). Therefore, staff supports the amendment of Major 3 to personal storage facility with 10,000 sf of commercial/office uses and the deletion of Condition of Approval #35 from PLNG24-041 (Shops 6).

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of June 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
Calvine Pointe Major 3 Mixed Use Retail and Storage (PLNG26-001)
Project Description

PROJECT DESCRIPTION

The Calvine Pointe Major 3 Mixed Use Retail and Storage Project (the “Project”) consists of a Conditional Use Permit (CUP) and Major Design Review Amendment to the previously-approved Calvine Pointe Project (EG-01-156) and Calvine Pointe Shops 6 Amendment Project (PLNG24-041) for the development of the Major 3 pad on a portion of the existing Calvine Pointe Shopping Center. The Project site is a 1.86-acre portion of APN: 115-2010-014 as denoted on the Project Plans (Sheet SP1 and SP2).

The Project consists of the construction of the following:

- ±135,444 sf three-story building that includes 123,444 sf of personal storage use; 2,000 sf of flex commercial/office/storage use, and 10,000 sf of commercial/office use;
- ±3,900 sf building consisting of drive-up personal storage units;
- Trash enclosure; and
- Parking, lighting, landscaping, drainage, and utility improvements for the two new buildings described above within the Project site.

The Project deletes Condition of Approval #35 from the adopted Conditions of Approval for the Shops 6 Amendment Project as shown in Exhibit Band place the associated obligation to provide an emergency only reciprocal access easement on the parcels to the south on this Project.

The Project shall comply with the City’s Climate Action Plan (CAP) for non-residential development.

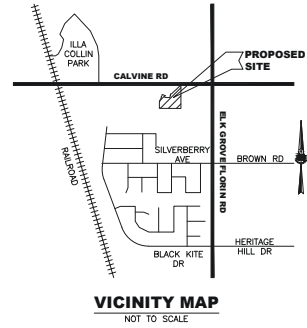
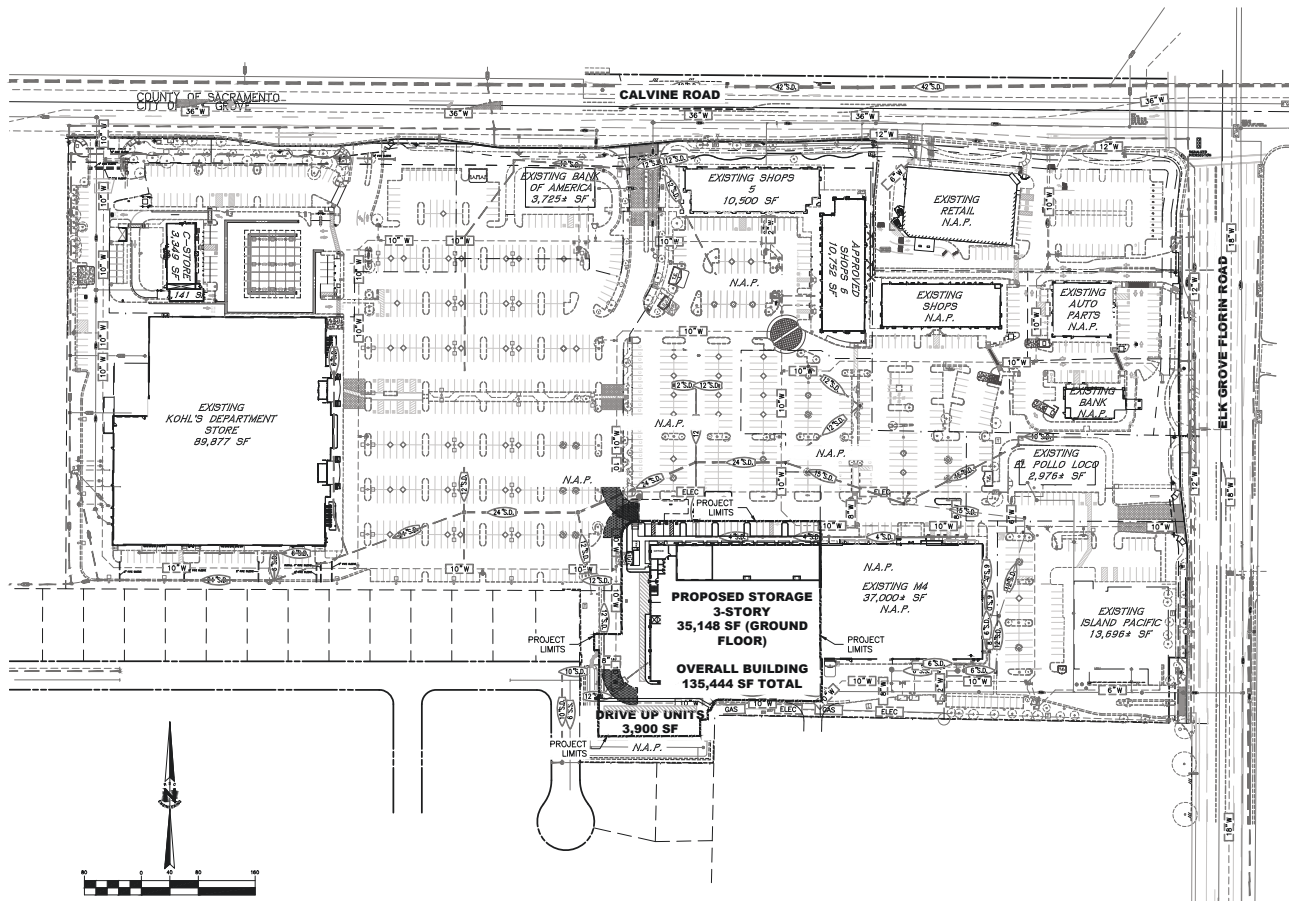
Exhibit B
Calvine Pointe Major 3 Mixed Use Retail and Storage (PLNG26-001)
Deletion of Condition of Approval #35

Deletion of Condition of Approval

Condition of Approval #35 from the Calvine Pointe Shops 6 Amendment Project (PLNG24-041) shall be deleted as follows:

35.	The Applicant shall provide an emergency reciprocal access easement to the parcels to the south (8480 Elk Grove Florin Road - APN 115-0180-012 & 8484 Elk Grove Florin Road - APN: 115-0180-013) to the satisfaction of the City. Improvement of the access shall be the responsibility of the parcels to the south.	Building Permit	Planning/ Engineering
-----	---	--------------------	--------------------------

Exhibit C Calvine Pointe Major 3 Mixed Use Retail and Storage (PLNG26-001) Project Plans



OWNER
LYCOMING DEVELOPMENT COMPANY
3680 CROCKER DRIVE, #160
SACRAMENTO, CA 95818
PAUL PETROVICH
(916) 966-4600

APPLICANT
RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: TIFFANY WILSON
(916) 788-2884

LAND USE DESIGNATION
COMMERCIAL
ZONING
SHOPPING CENTER

PORTION OF APN:
APN 115-2010-010

EXISTING ACREAGE:
4.52± ACRES (196,936± SF)

UTILITIES:
SEWER – SACRAMENTO AREA SEWER DISTRICT (SASD)
WATER – SACRAMENTO COUNTY WATER AGENCY (SWCA)
DRAINAGE – CITY OF ELK GROVE PUBLIC WORKS
ELECTRICITY – SMUD
GAS – PG&E
TELEPHONE – FRONTIER COMMUNICATIONS
FIRE – COSUMNES COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT

BUILDING SETBACK:
FRONT 36'
SIDE 0' INTERNAL;
25' NEXT TO RESIDENTIAL
REAR 25' NEXT TO RESIDENTIAL

NOTES
1. NO REQUESTED DEVIATIONS TO IMPROVEMENT STANDARDS

LEGEND
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING RIGHT OF WAY
PROJECT LIMIT OF WORK

PROPOSED FIRE TRUCK ROUTE
INSIDE RADIUS = 25'
OUTSIDE RADIUS = 50'

APPROVED/EXISTING BUILDINGS

KOHL'S	89,877± SF
C-STORE/CARWASH	4,490± SF
BANK OF AMERICA	3,725± SF
SHOPS 5	10,500± SF
SHOPS 6	10,752± SF
M3	44,055± SF
M4	37,000± SF
EL POLLO LOCO	2,976± SF
ISLAND PACIFIC	13,696± SF
TOTAL APPROVED BUILDINGS:	217,071± SF

APPROVED PARKING

STANDARD:	1,000 STALLS
COMPACT:	25 STALLS
ADA:	31 STALLS
TOTAL APPROVED PARKING:	1,056 STALLS
APPROVED PARKING RATIO:	4.86 STALLS/1,000 SF

PROPOSED BUILDINGS

APPROVED BUILDINGS:	217,071± SF
(MINUS APPROVED M3:	44,055± SF)
PROPOSED M3 RETAIL:	10,000± SF
TOTAL RETAIL BUILDINGS:	183,016± SF
PROPOSED STORAGE BUILDING:	125,444± SF
PROPOSED DRIVE UP UNITS:	3,900 SF
TOTAL OVERALL BUILDING:	312,360± SF

PROPOSED PARKING

APPROVED STALLS:	1,056 STALLS
PROPOSED STANDARD:	8 STALLS
PROPOSED ADA:	3 STALLS
PROPOSED RETAIL STALLS:	1,067 STALLS
PROPOSED RETAIL RATIO:	5.83 STALLS/1,000 SF
PROPOSED STORAGE PARKING:	10 STALLS
TOTAL PROPOSED STALLS:	1,077 STALLS

LYCOMING DEVELOPMENT COMPANY

NO.	DATE	DESCRIPTION

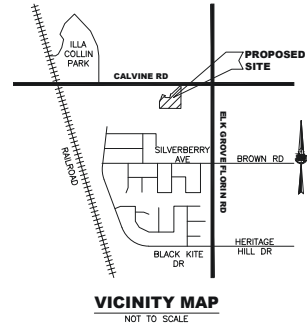
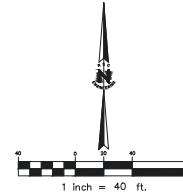
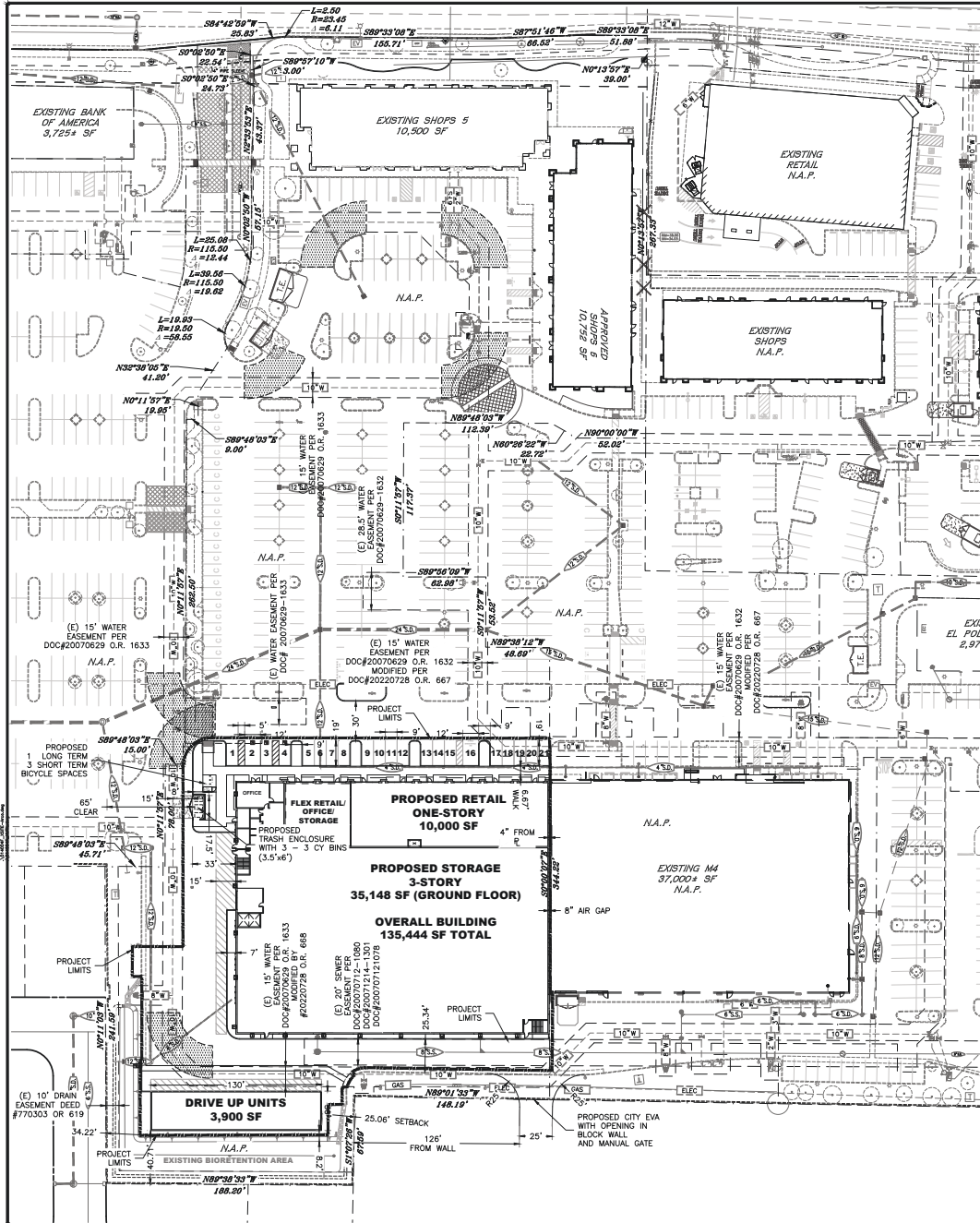
RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Tel: (916) 788-2884
www.rsc-engr.com

PRELIMINARY SITE PLAN FOR CALVINE POINTE MAJOR 3
8442 ELK GROVE FLORIN RD
ELK GROVE, CA 95624

SHEET TITLE
OVERALL PRELIMINARY SITE PLAN

SHEET NO.
SP1
1 OF 6

DATE: MAY 27, 2026



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROJECT LIMIT OF WORK
- PROPOSED FIRE TRUCK ROUTE INSIDE RADIUS = 25' OUTSIDE RADIUS = 50'

APPROVED/EXISTING BUILDINGS

KOHL'S	89,877± SF
C-STORE/CARWASH	4,490± SF
BANK OF AMERICA	3,725± SF
SHOPS 5	10,500± SF
SHOPS 6	10,752± SF
M3	44,055± SF
M4	37,000± SF
EL POLLO LOCO	2,976± SF
ISLAND PACIFIC	13,696± SF
TOTAL APPROVED BUILDINGS:	217,071± SF

APPROVED PARKING

STANDARD:	1,000 STALLS
COMPACT:	25 STALLS
ADA:	31 STALLS
TOTAL APPROVED PARKING:	1,056 STALLS
APPROVED PARKING RATIO:	4.86 STALLS/1,000 SF

PROPOSED BUILDINGS

APPROVED BUILDINGS:	217,071± SF
(MINUS APPROVED M3:	44,055± SF)
PROPOSED M3 RETAIL:	10,000± SF
TOTAL RETAIL BUILDINGS:	163,016± SF
PROPOSED STORAGE BUILDING:	125,444± SF
PROPOSED DRIVE UP UNITS:	3,900 SF
TOTAL OVERALL BUILDING:	312,360± SF

PROPOSED PARKING

APPROVED STALLS:	1,056 STALLS
PROPOSED STANDARD:	8 STALLS
PROPOSED ADA:	3 STALLS
PROPOSED RETAIL STALLS:	1,067 STALLS
PROPOSED RETAIL RATIO:	5.83 STALLS/1,000 SF
PROPOSED STORAGE PARKING:	10 STALLS
TOTAL PROPOSED STALLS:	1,077 STALLS

OWNER

LYCOMING DEVELOPMENT COMPANY
3680 CROCKER DRIVE, #160
SACRAMENTO, CA 95818
PAUL PETROVICH
(916) 966-4600

APPLICANT

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: TIFFANY WILSON
(916) 788-2884

LAND USE DESIGNATION

COMMERCIAL

ZONING

SHOPPING CENTER

PORTION OF APN:

APN 115-2010-010

EXISTING ACREAGE:

4.52± ACRES (196,936± SF)

UTILITIES:

SEWER - SACRAMENTO AREA SEWER DISTRICT (SASD)
WATER - SACRAMENTO COUNTY WATER AGENCY (SWCA)
DRAINAGE - CITY OF ELK GROVE PUBLIC WORKS
ELECTRICITY - SMUD
GAS - PG&E
TELEPHONE - FRONTIER COMMUNICATIONS
FIRE - COSUMNES COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT

BUILDING SETBACK:

FRONT 36'
SIDE 0' INTERNAL;
25' NEXT TO RESIDENTIAL
REAR 25' NEXT TO RESIDENTIAL

NOTES

1. NO REQUESTED DEVIATIONS TO IMPROVEMENT STANDARDS

STATEMENT

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIRST AMERICAN TITLE CONDITION OF TITLE NO. 5026000-7330447 DATED AS OF OCTOBER 14, 2025 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE(S) PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED ALL/OR EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE: _____
LICENSED REGISTRATION EXPIRES: _____

LYCOMING DEVELOPMENT COMPANY

NO.	DATE	DESCRIPTION



PROJECT NO:	014-004F
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN FOR CALVINE POINTE MAJOR 3
8442 ELK GROVE FLORIN RD
ELK GROVE, CA 95624

SHEET TITLE
ENLARGED PRELIMINARY SITE PLAN

SHEET NO.
SP2
2 OF 6

DATE: MAY 27, 2026

LEGEND

- PROPERTY LINE
- PROPOSED GRADE BREAK
- CONFORM TO EXISTING GRADE
- LIMITS OF EXISTING DIRT PAD
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SLOPE ARROW
- PROPOSED GRADE
- MATCH EXISTING GRADE
- EXISTING GRADE
- GRIND & OVERLAY WITH ASPHALT CONCRETE
- PROPOSED PAVEMENT

NO.	DATE	BY	APP'D.	DESCRIPTION

RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Elk Grove, CA 95624
 Phone: 916.536.2850
 www.rsc-engr.com

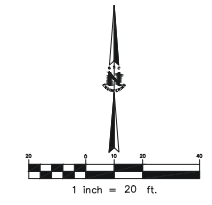
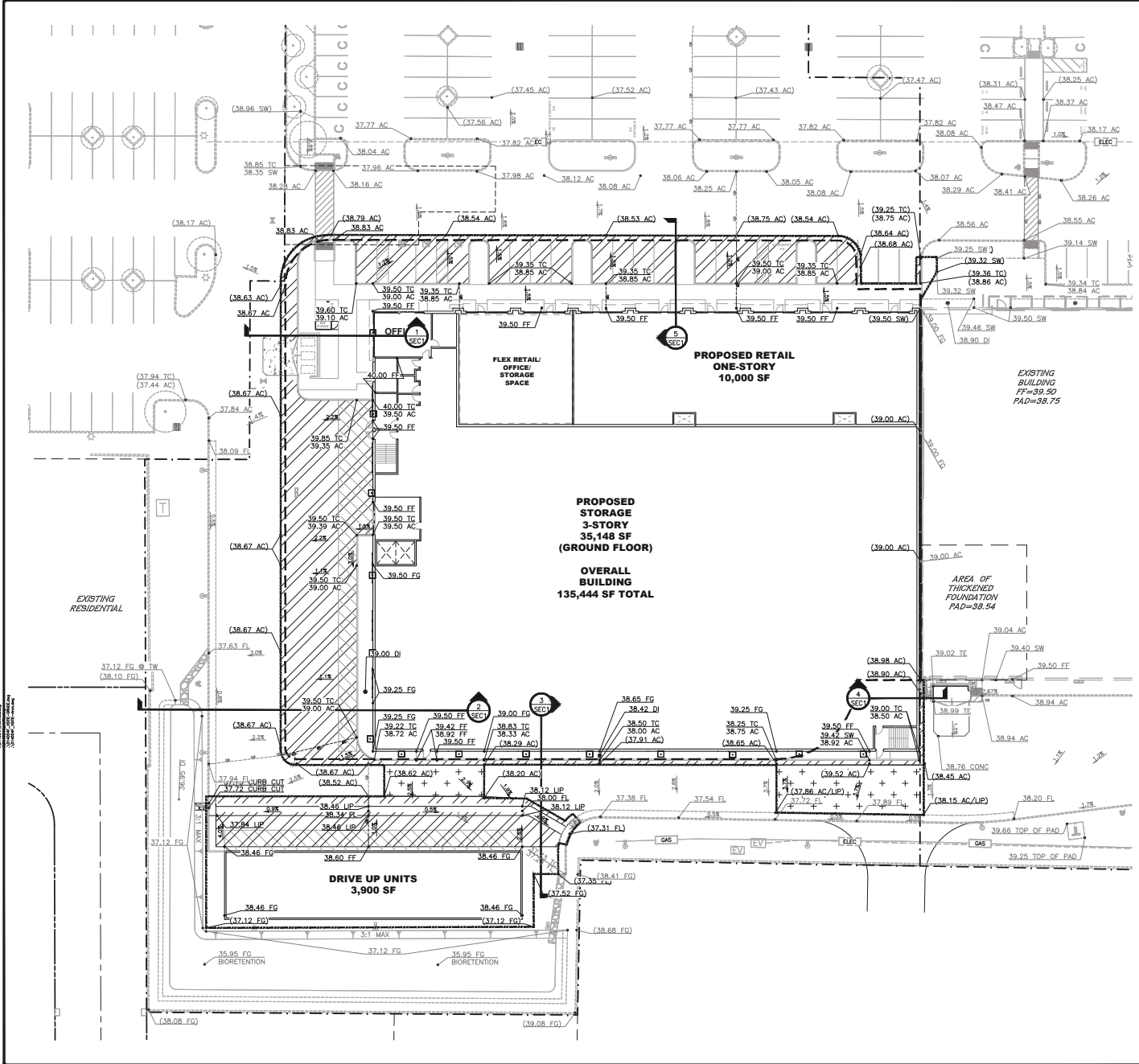
PROJECT NO: 014-004F
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN FOR
 CALVINE POINTE MAJOR 3**
 8442 ELK GROVE FLORIN RD
 ELK GROVE, CA 95624

SHEET TITLE
**PRELIMINARY
 GRADING PLAN**

SHEET NO.
GR1
 3 OF 6

DATE: MAY 27, 2026



ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ALL GRADES UNLESS OTHERWISE NOTED
 ALL CONTOURS UNLESS OTHERWISE NOTED
 ALL UTILITY LINES UNLESS OTHERWISE NOTED
 ALL PROPERTY LINES UNLESS OTHERWISE NOTED
 ALL DISTANCES UNLESS OTHERWISE NOTED
 ALL ANGLES UNLESS OTHERWISE NOTED
 ALL ELEVATIONS UNLESS OTHERWISE NOTED
 ALL SPACING UNLESS OTHERWISE NOTED
 ALL SYMBOLS UNLESS OTHERWISE NOTED
 ALL NOTES UNLESS OTHERWISE NOTED
 ALL MATERIALS UNLESS OTHERWISE NOTED
 ALL FINISHES UNLESS OTHERWISE NOTED
 ALL COLORS UNLESS OTHERWISE NOTED
 ALL TEXT UNLESS OTHERWISE NOTED
 ALL LINES UNLESS OTHERWISE NOTED
 ALL SHADINGS UNLESS OTHERWISE NOTED
 ALL PATTERNS UNLESS OTHERWISE NOTED
 ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ALL GRADES UNLESS OTHERWISE NOTED
 ALL CONTOURS UNLESS OTHERWISE NOTED
 ALL UTILITY LINES UNLESS OTHERWISE NOTED
 ALL PROPERTY LINES UNLESS OTHERWISE NOTED
 ALL DISTANCES UNLESS OTHERWISE NOTED
 ALL ANGLES UNLESS OTHERWISE NOTED
 ALL ELEVATIONS UNLESS OTHERWISE NOTED
 ALL SPACING UNLESS OTHERWISE NOTED
 ALL SYMBOLS UNLESS OTHERWISE NOTED
 ALL NOTES UNLESS OTHERWISE NOTED
 ALL MATERIALS UNLESS OTHERWISE NOTED
 ALL FINISHES UNLESS OTHERWISE NOTED
 ALL COLORS UNLESS OTHERWISE NOTED
 ALL TEXT UNLESS OTHERWISE NOTED
 ALL LINES UNLESS OTHERWISE NOTED
 ALL SHADINGS UNLESS OTHERWISE NOTED
 ALL PATTERNS UNLESS OTHERWISE NOTED

REV.	DATE	DESCRIPTION



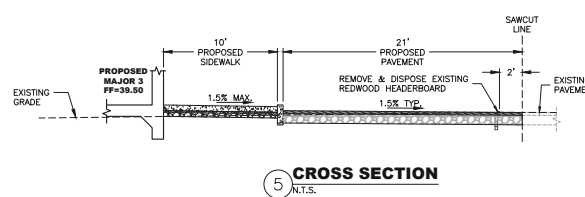
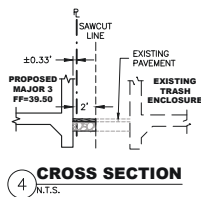
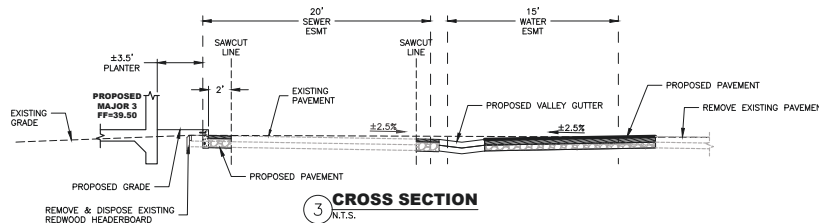
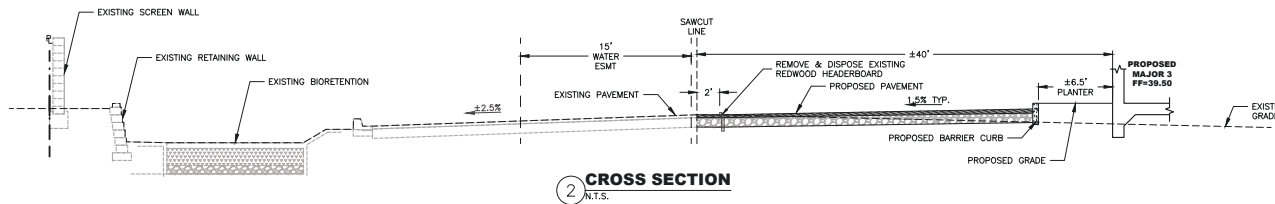
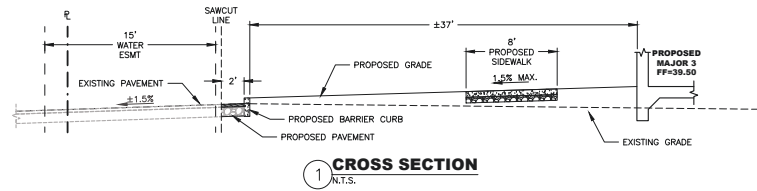
PROJECT NO: 014-004F
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN FOR
 CALVINE POINTE MAJOR 3**
 8442 ELK GROVE FLORIN RD
 ELK GROVE, CA 95624

SHEET TITLE
**PRELIMINARY
 CROSS
 SECTIONS**

SHEET NO.
SEC1
 4 OF 6

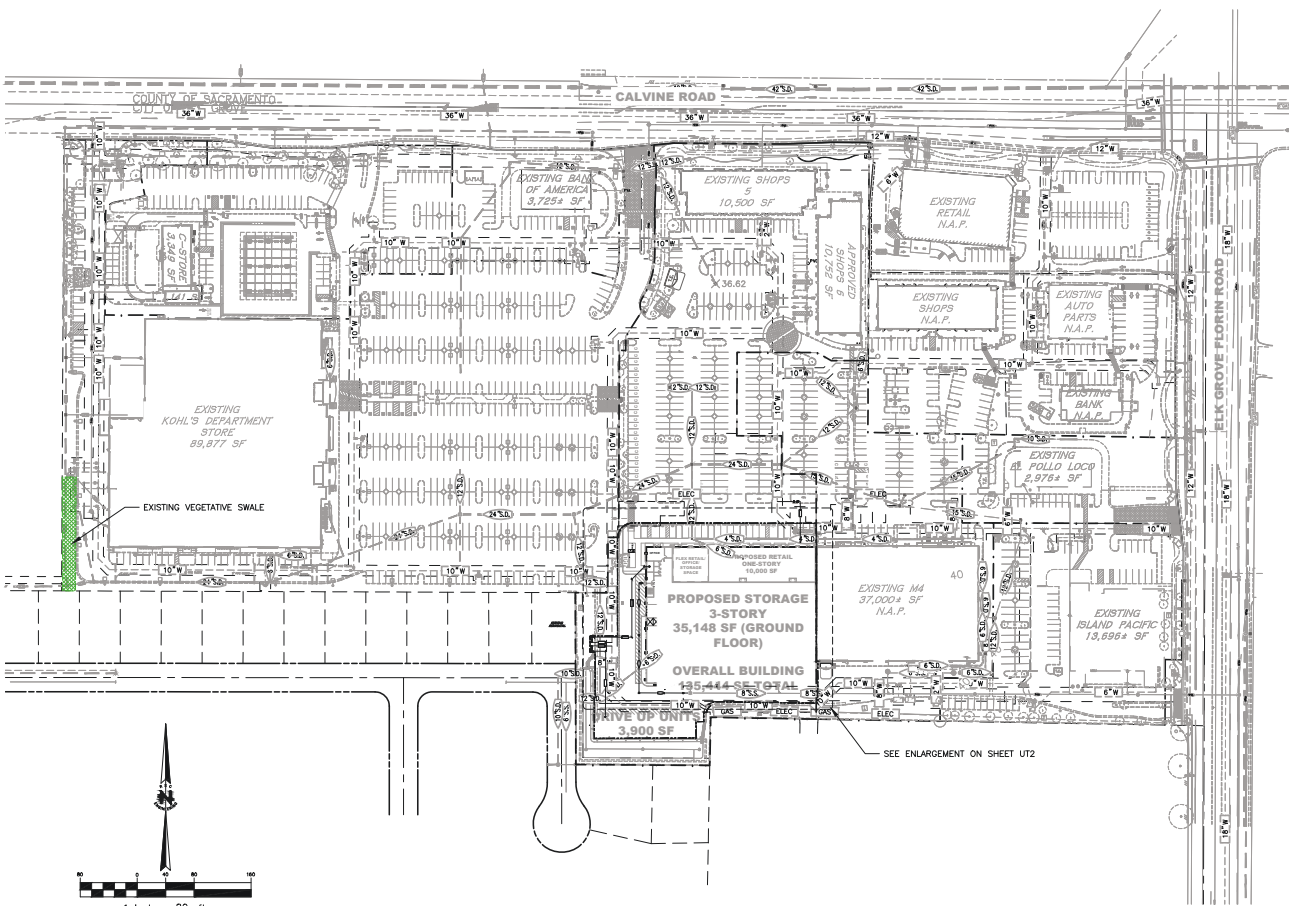
DATE: MAY 27, 2026



DATE: 05/27/2026
 TIME: 10:00 AM
 PROJECT: 014-004F
 SHEET: SEC1
 DRAWN BY: RSC
 CHECKED BY: RSC
 DESIGNED BY: RSC

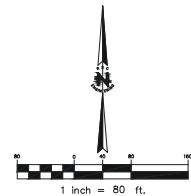
DATE: 05/27/2026
 TIME: 10:00 AM
 PROJECT: 014-004F
 SHEET: SEC1
 DRAWN BY: RSC
 CHECKED BY: RSC
 DESIGNED BY: RSC

RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Elk Grove, CA 95624
 Tel: 916.286.2850
 www.rsc-engr.com



LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- EXISTING PROPERTY LINE
- LIMIT OF WORK



**LYCOMING
DEVELOPMENT
COMPANY**

NO.	DATE	DESCRIPTION

RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Elk Grove, CA 95624
 Tel: 916.286.2850
 www.rsc-engr.com

PROJECT NO: 014-004F
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN FOR
CALVINE POINTE MAJOR 3**
 8442 ELK GROVE FLORIN RD
 ELK GROVE, CA 95624

SHEET TITLE
**OVERALL
PRELIMINARY
UTILITY PLAN**

SHEET NO.
UT1
 5 OF 6

DATE: MAY 27, 2026

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Irvine, CA 92618
 www.rsc-engr.com

PROJECT NO: 014-004F
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN FOR
CALVINE POINTE MAJOR 3**
 8442 ELK GROVE FLORIN RD
 ELK GROVE, CA 95624

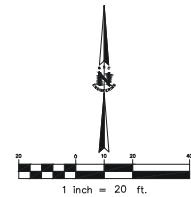
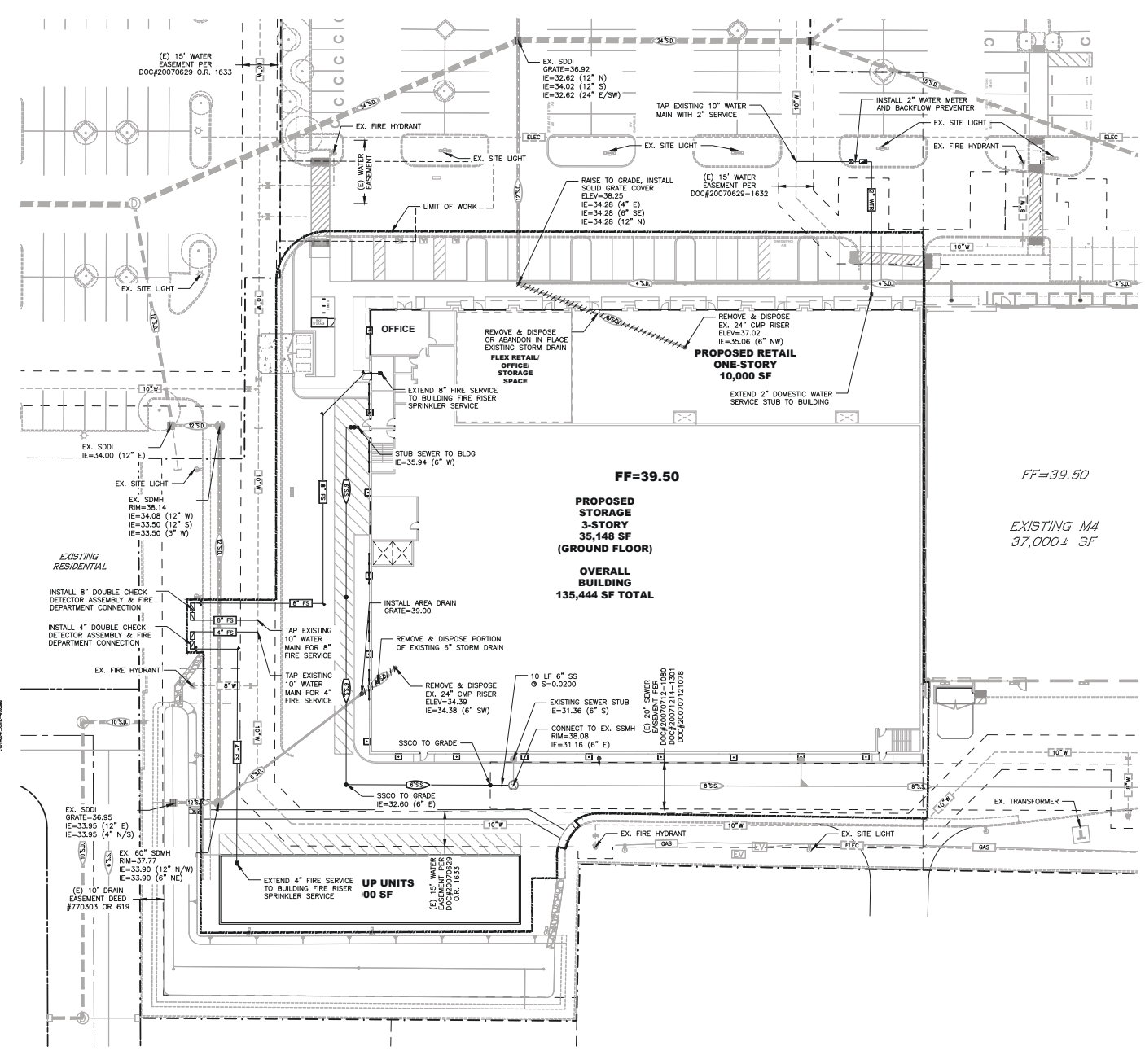
SHEET TITLE
**ENLARGED
PRELIMINARY
UTILITY PLAN**

SHEET NO.
UT2
 6 OF 6

DATE: MAY 27, 2026

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- EXISTING PROPERTY LINE
- LIMIT OF WORK



RSC ENGINEERING
 1420 ROCKY RIDGE DRIVE, SUITE 150
 IRVINE, CA 92618
 TEL: 949.266.2850
 WWW.RSC-ENGR.COM



8438 ELK GROVE FLORIN ROAD

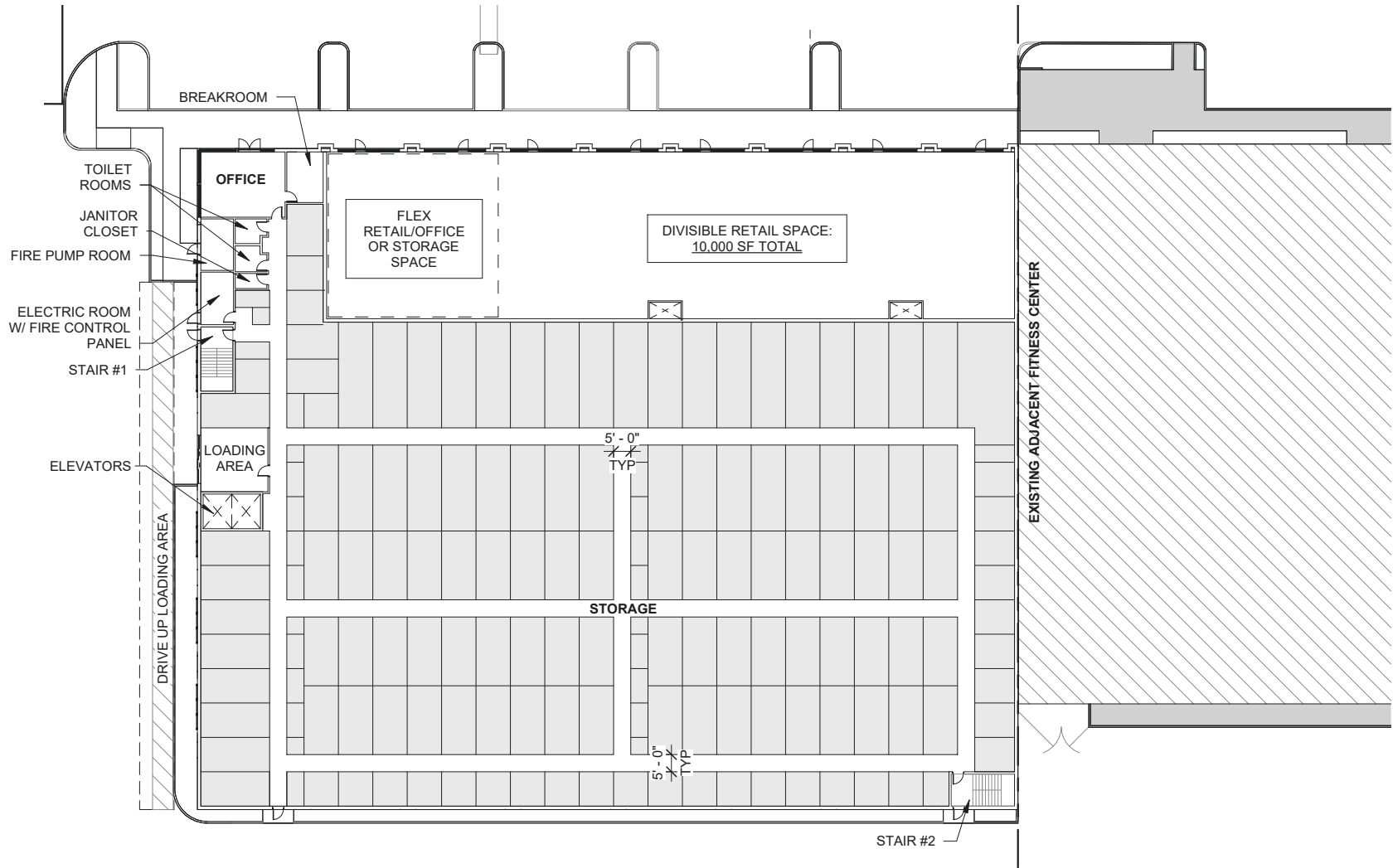
SCHEMATIC DESIGN SIGN-OFF SET

NEW PROPOSED
RETAIL & SELF-STORAGE BUILDING
45,148 SF FOOTPRINT
135,444 GSF

05/06/26

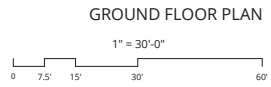
DRAWING INDEX

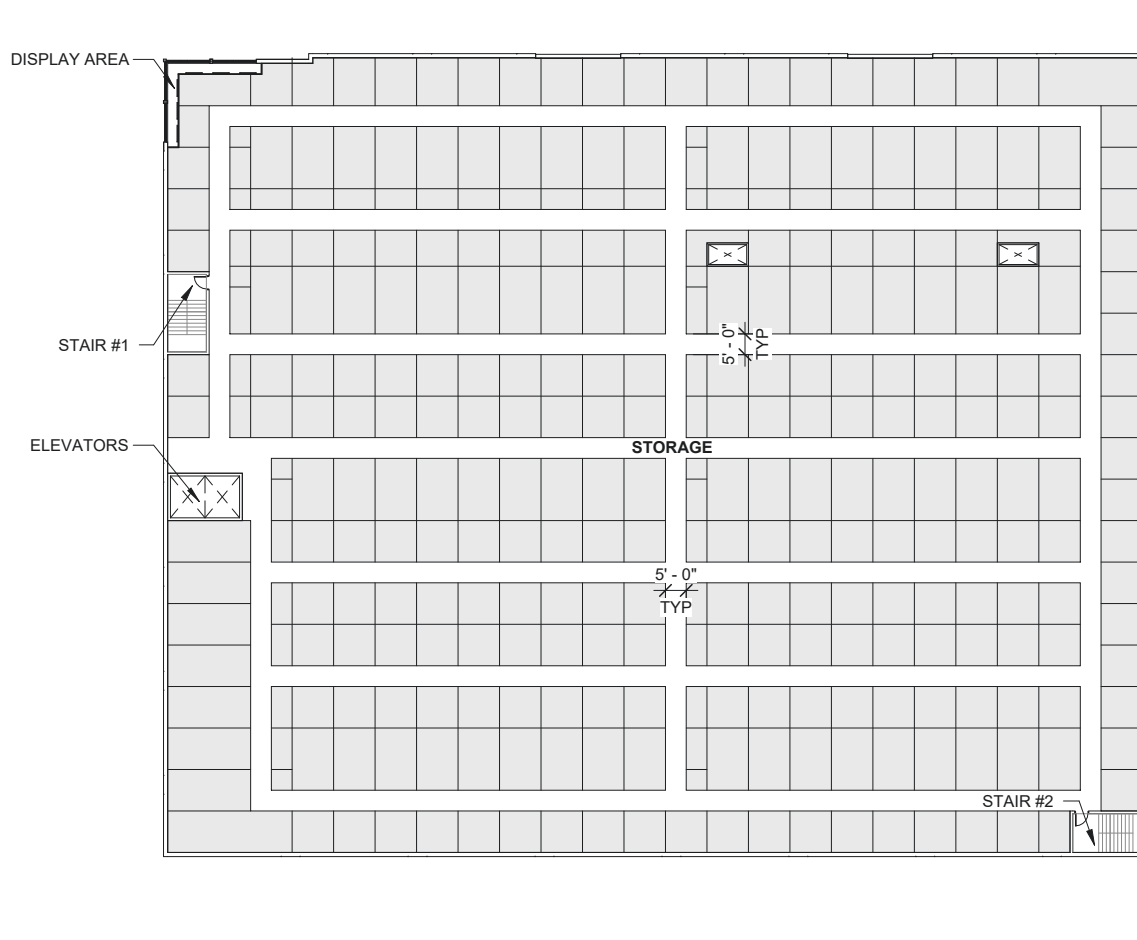
- 1 COVER
- 2 GROUND FLOOR PLAN
- 3 TYPICAL FLOOR PLAN
- 4 ROOF PLAN
- 5 ELEVATIONS
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 BUILDING SECTIONS
- 9 PERSPECTIVE
- 10 MATERIAL BOARD



ELK GROVE FLORIN STORAGE

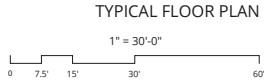
ELK GROVE, CA 95624

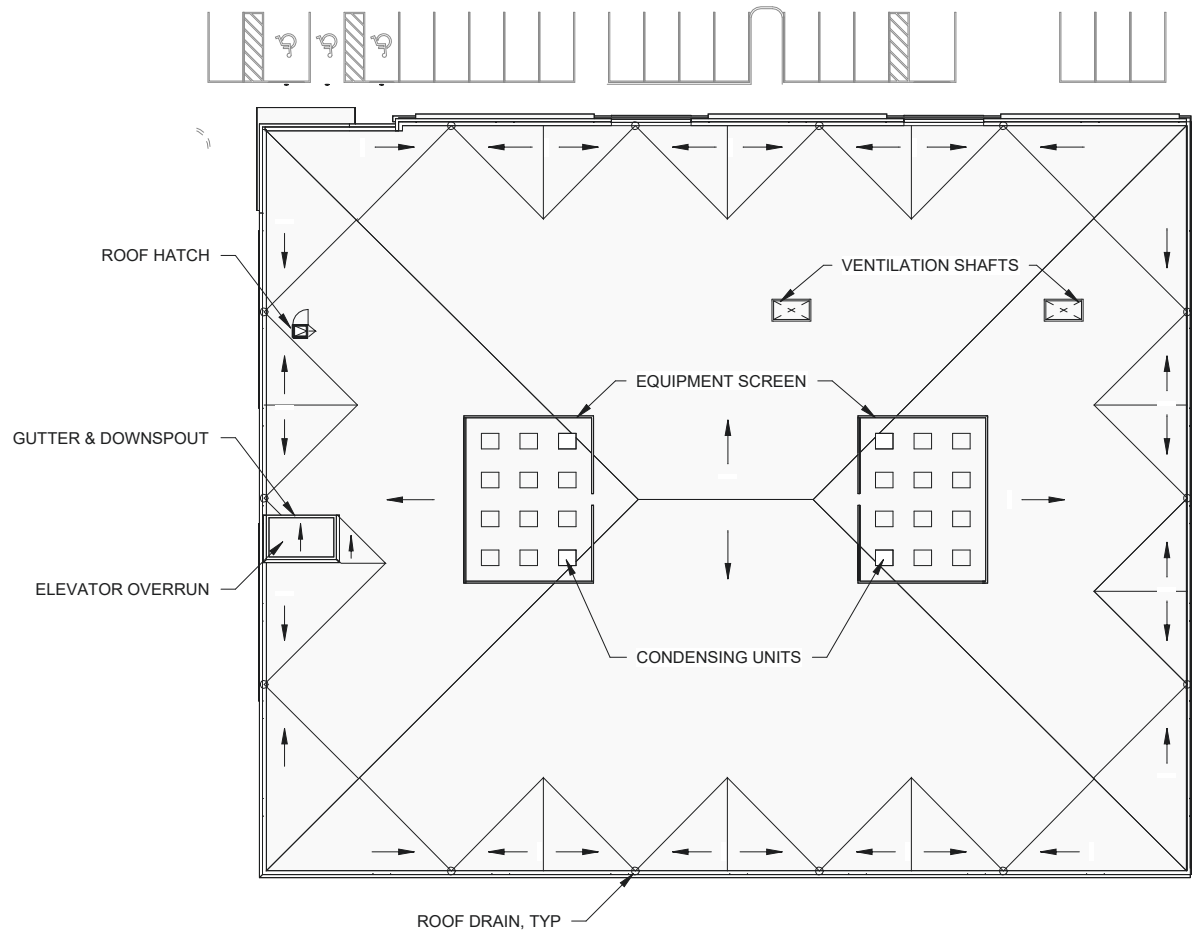




ELK GROVE FLORIN STORAGE

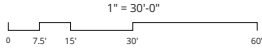
ELK GROVE, CA 95624

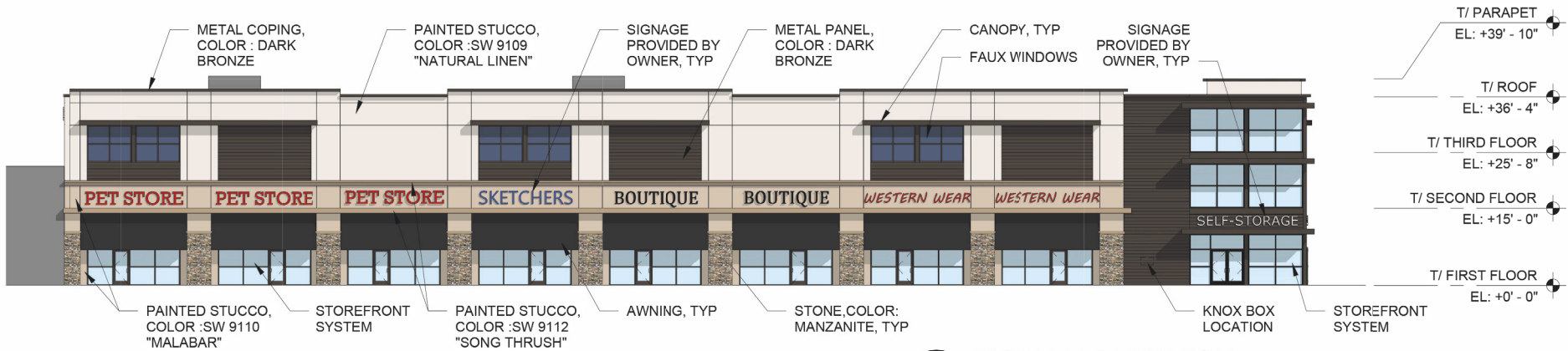




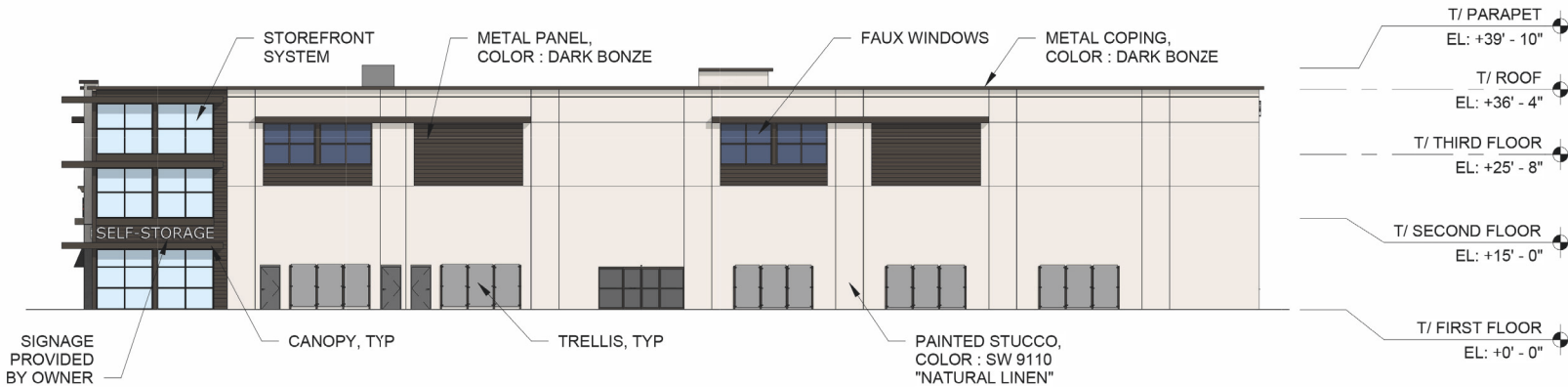
ELK GROVE FLORIN STORAGE

ELK GROVE, CA 95624





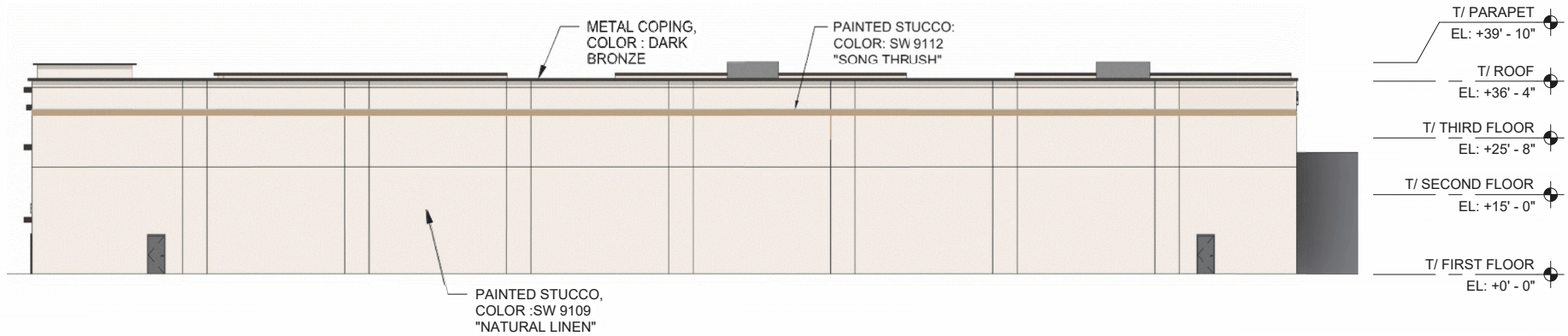
1 NORTH ELEVATION
SCALE: 1" = 20'-0"



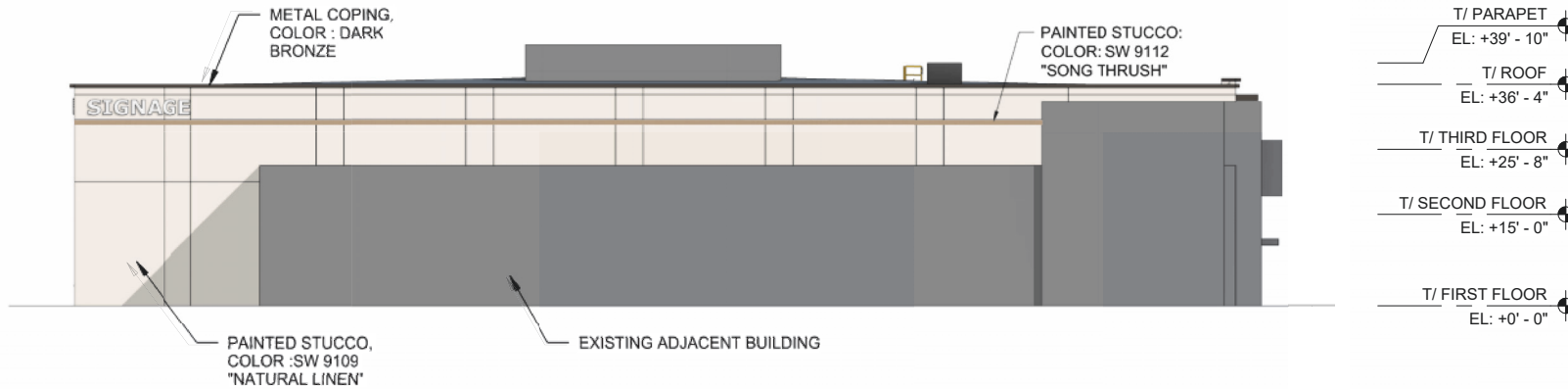
2 WEST ELEVATION
SCALE: 1" = 20'-0"

LEGEND

- ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLASS, COLOR: DARK BRONZE
- EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9109 "NATURAL LINEN"
- EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9110 "MALABAR"
- EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9112 "SONG THRUSH"
- ADHERED MANUFACTURED STONE VENEER, MANUFACTURER: ELDORADO STONE, STYLE: CLIFFSTONE COLOR: MANZANITA INSTALLATION: JOINTLESS / DRY STACK



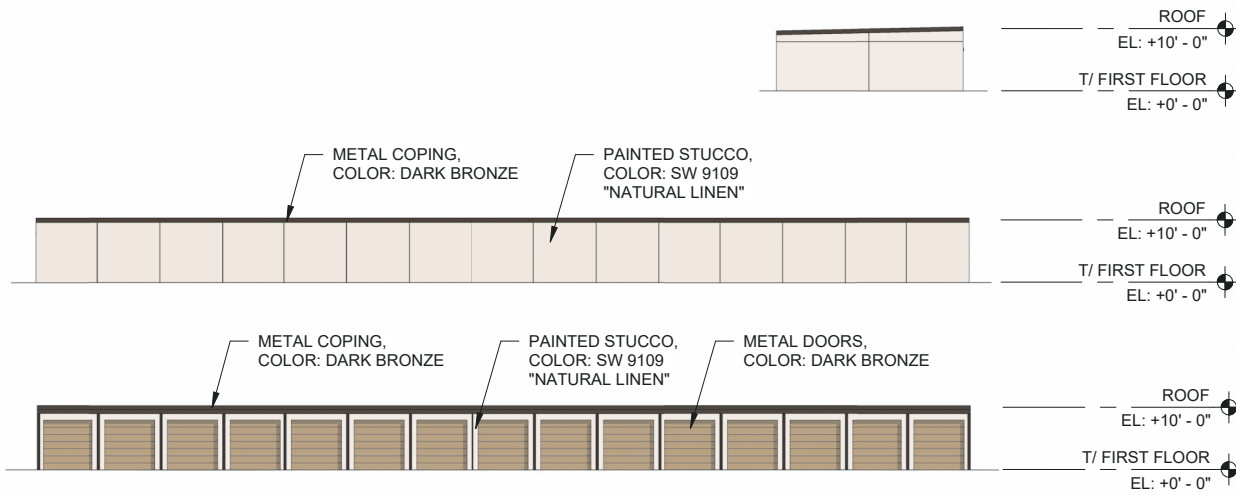
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"

LEGEND

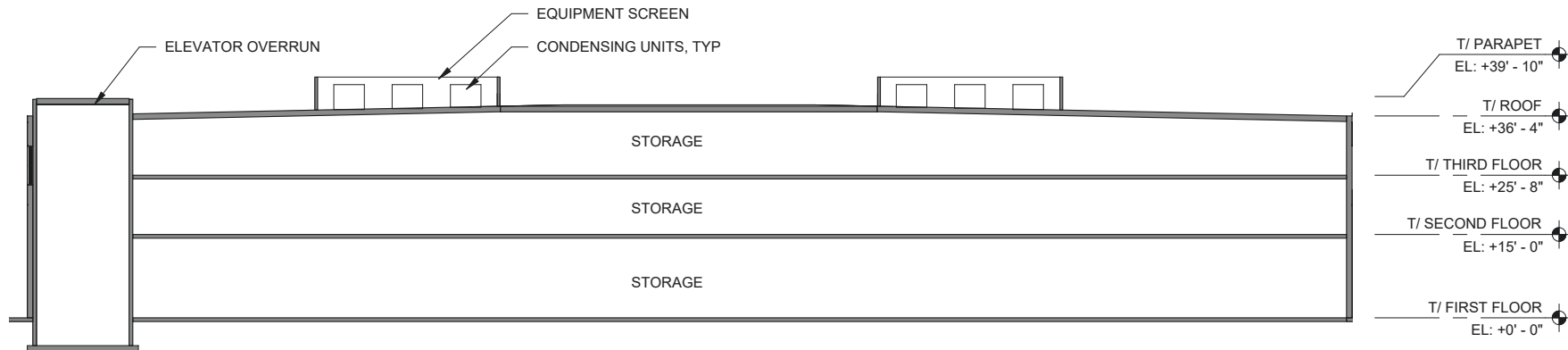
-  ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLASS, COLOR: DARK BRONZE
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9109 "NATURAL LINEN"
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9110 "MALABAR"
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9112 "SONG THRUSH"
-  ADHERED MANUFACTURED STONE VENEER, MANUFACTURER: ELDERADO STONE, STYLE: CLIFFSTONE COLOR: MANZANITA INSTALLATION: JOINTLESS / DRY STACK



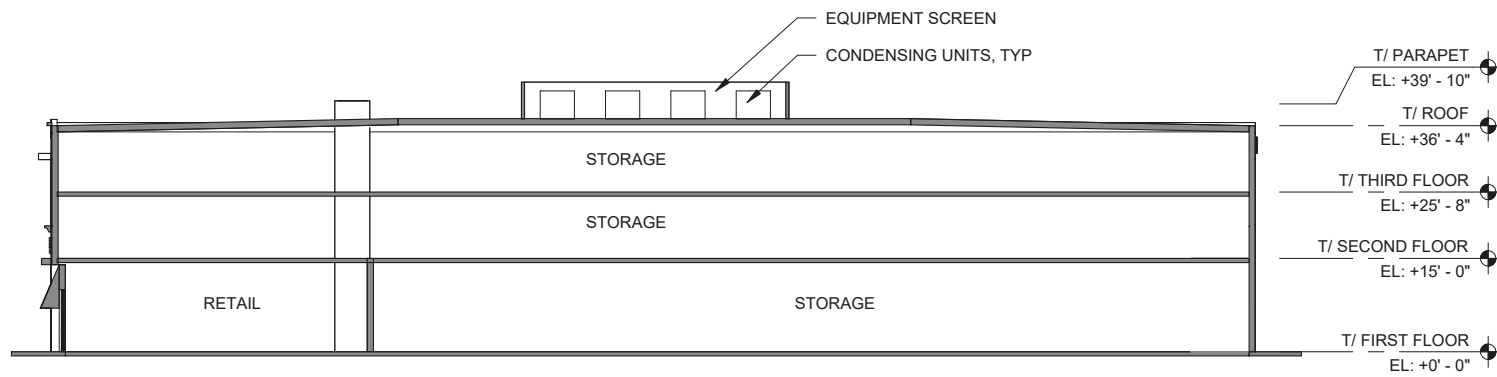
1 DRIVE UP ELEVATIONS
SCALE: 1" = 20'-0"

LEGEND

-  ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLASS, COLOR: DARK BRONZE
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9109 "NATURAL LINEN"
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9110 "MALABAR"
-  EXTERIOR PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: SW 9112 "SONG THRUSH"
-  ADHERED MANUFACTURED STONE VENEER, MANUFACTURER: ELDORADO STONE, STYLE: CLIFFSTONE, COLOR: MANZANITA, INSTALLATION: JOINTLESS / DRY STACK



1 WEST - EAST SECTION
SCALE: 1" = 20'-0"



2 NORTH - SOUTH SECTION
SCALE: 1" = 20'-0"

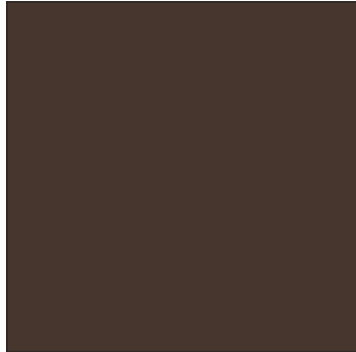


© 2025 / SULLIVAN GOULETTE & WILSON, LTD. / SGWARCH.COM



ELK GROVE FLORIN STORAGE
ELK GROVE, CA 95624

PERSPECTIVE



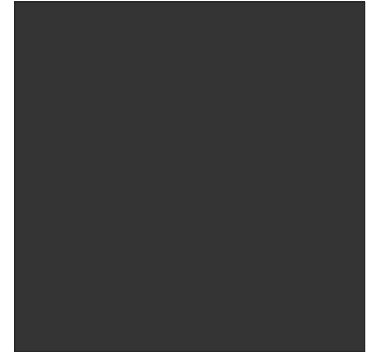
ALUMINUM A-1

Kawneer Finish #40 Dark Bronze
Storefront Glazing
Faux Windows
Metal Panel, Metal Overhangs/Canopies



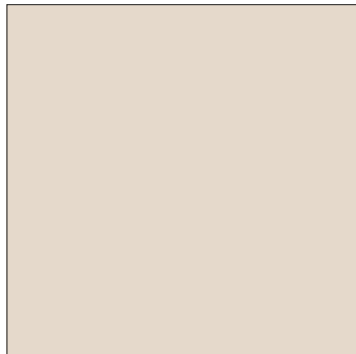
STONE S-1

El Dorado Stone
"Manzanita Cliffstone"
Drystack
Stone Trim



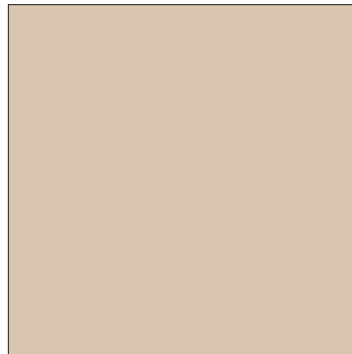
FABRIC AWNING

Sunbrella
#4606 "Black"



PAINT FINISH P-1

Sherwin Williams:
SW 9109 "Natural Linen"
Stucco



PAINT FINISH P-2

Sherwin Williams:
SW 9110 "Malabar"
Stucco



PAINT FINISH P-3

Sherwin Williams:
SW 9112 "Song Thrush"
Stucco
Stucco Banding

Exhibit E
Calvine Pointe Major 3 Mixed Use Retail and Storage (PLNG26-001)
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 Chapter 19.12 (Tree Preservation and Protection) • EGMC Title 22 (Land Development) 	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>The Applicant shall design and construct all Project improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City.</p> <p>Public sewer, water, and other utility infrastructure for the Project shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SacSewer SMUD PG&E	
6.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs for the Project as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SacSewer), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer	
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals for the Project, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SacSewer	
8.	<p>The trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	
9.	<p>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 and Applicant reserve all rights.</p>	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<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. 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>
11.	<p>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.</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>
12.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going	Planning	
13.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	On-Going	SCWA	
14.	SMUD has existing underground 12kV facilities on the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
15.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.	On-Going	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of 15-feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval	On-Going	SMUD	
17.	Public lower laterals shall not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	On-Going	SacSewer	
18.	SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.	On-Going	SacSewer	
19.	Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	On-Going	SacSewer	
20.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable	On-Going	SacSewer	
21.	The Applicant shall comply with the Business Operation and Security Plan submitted for the Project dated April 2026.	On-Going	Police Department	
22.	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 Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	Trees overhanging the fire lane shall be maintained at least 13 feet 6 inches of vertical clearance to maintain fire apparatus access.	On-Going	CCSD Fire Department	
24.	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. https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems .	On-Going	CCSD Fire Department	
25.	Operational permits as set forth in California Fire Code Chapter 1 may apply to this project.	On-Going	CCSD Fire Department	
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
26.	The Applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Calvine Pointe Project.	Prior to issuance of any plans or permits associated with the Project	Planning	
27.	Construction measures for the new facility and/or on-site work shall be subject to the local requirements for land disturbance.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
28.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Improvement Plans	SacSewer	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	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, whichever occurs first	Engineering	
30.	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, whichever occurs first	Engineering	
31.	The Applicant shall verify that the existing bioretention planters are constructed consistent with the previously approved as-built plans.	Improvement Plans	Engineering	
32.	The Applicant shall provide details and demonstrate adequate capacity for trash, recycling, and organics enclosures with the City's adopted Space Allocation and Enclosure Guidelines for Solid Waste.	Improvement Plans	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	<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</p>	<p>Prior to the issuance of building permit(s) or approval of the improvement plan, whichever comes first</p>	<p>CCSD Fire Department</p>	
34.	<p>This Project shall provide a fire pump room, adjacent to but separated from, the fire control room if a fire pump is required.</p>	<p>Prior to improvement plan approval (if fire pump is needed)</p>	<p>CCSD Fire Department</p>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35.	<p>Fire apparatus access roads for aerial fire apparatus shall be provided for all buildings exceeding 30 feet in height. Aerial apparatus access roads shall be provided on the project site and on at least 2 intersecting building sides. Overhead utility and power lines shall not be located over aerial apparatus access roads or between the access road and the building. Shade trees shall not interfere with aerial operations. Underground vaults or utility boxes shall not be located within designated aerial operations areas to avoid conflict with outriggers. The unobstructed width of aerial apparatus roads shall not be less than 26 feet. Aerial apparatus access roads shall be located in relation to buildings as follows:</p> <ul style="list-style-type: none"> a. Buildings 30 to 40-ft in height, located a minimum of 14-feet from building b. Buildings 41 to 50-ft in height, located a minimum of 20-feet from building c. Buildings 51 to 60-ft in height, located a minimum of 27-feet from building d. Buildings 61-ft in height and greater, located a minimum of 33-feet from building. 	Improvement Plans	CCSD Fire Department	
36.	<p>Loading and unloading zones for private storage shall be clearly marked and shall not encroach into the designated fire lane.</p>	Improvement Plans	CCSD Fire Department	
37.	<p>“NO PARKING FIRE LANE” signs and/or red painted curbs shall be installed in accordance with the California Fire Code and to the satisfaction of the fire department. Width is measured from flow line to flow line or to edge of pavement if no curb is provided. ACCESS ROADWAY WIDTH*: PARKING RESTRICTIONS ON ROADSIDE:</p> <ul style="list-style-type: none"> Less Than 26No parking either side 26’ to 32’Parallel parking one side only Over 32’ Parking allowed both sides 	Improvement Plans	CCSD Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
38.	All onsite sewer plans and offsite sewer plans shall be submitted separately to SacSewer for review and approval.	Improvement Plans	SacSewer	
39.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure shall have a roof.	Improvement Plans	SacSewer	
40.	Installation of a public cleanout is required at the right-of-way. These improvements shall be shown on the plans.	Improvement Plans	SacSewer	
41.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line shall connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. 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 shall have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements shall be shown on the plans.	Improvement Plans	SacSewer	
42.	Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.	Improvement Plans	SacSewer	
43.	The Applicant shall provide public water service to each building.	Building Permit	SCWA	
44.	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.	Improvement Plans	SCWA	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
45.	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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of 15- feet tall at full maturity.	Improvement Plans	SMUD	
46.	All landscaping should follow the two-foot/six-foot rule. All ground cover should be two feet or less and lower tree canopies should not extend lower than six feet. This increases natural surveillance and eliminates hiding areas within the landscaping. Tree canopies should not interfere with or block the lighting along sidewalks. This creates shadows and areas of concealment.	Improvement Plans	Police Department	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
47.	The Applicant shall pay a fair-share cost pursuant to the Conditions of Approval/Mitigation Measures Nos. 91, 92, 93, 100, and 101 of the Calvine Pointe Project (EG-01-156). The fee for the Project shall be assessed at a rate proportional to trip generation figures in the latest ITE Manual (12th Edition) for the Project uses (54.45 trips per 1,000 sq. ft. of retail and 1.45 trips per 1,000 sq. ft. of personal storage) using the original 2008 retail rate of \$0.33 per/sq. ft. escalated to the current year consistent with the Elk Grove Roadway Fee Program escalation methodology.	Building Permit	Engineering	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48.	<p>Within 60 days of Project approval or prior to issuance of the Building Permit, whichever occurs first, the Applicant shall provide an emergency only reciprocal access easement to the parcels to the south (8480 Elk Grove Florin Road - APN 115-0180-012 & 8484 Elk Grove Florin Road – APN: 115-0180-013) as shown on Exhibit D. Improvement and maintenance of the access shall be the responsibility of the parcels to the south, and the Applicant shall provide access to the property owner(s)/developers and their contractors for work necessary to construct the access improvements. Fulfillment of this condition does not eliminate the obligation to provide general reciprocal access to APN 115-0180-012 as conditioned on the Calvine Pointe Project (EG-01-156) and recorded as “Declaration and Notice of Covenant to Grant Reciprocal Access” by Sacramento Country in Book 20070709 Page 0422 on July 9, 2007.</p>	Building Permit	Engineering	
49.	<p>The Applicant shall install and maintain an interior and exterior surveillance camera system attached to the Project building that retains footage for a minimum of 30 days. When there is a public safety issue, immediate viewing of surveillance camera footage shall be made available to the police department upon request.</p>	Building Permit/On-Going	Police Department	
50.	<p>The Applicant shall 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 Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.</p>	Building Permit	Police Department	
51.	<p>The storage area always be accessible to the police department. A “Knox Box” should be installed on the building exterior near the front entrance and contain a master key that allows the police department staff to access the gated property.</p>	Building Permit/On-Going	Police Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	Self-storage facility shall provide controlled access at all vehicular and pedestrian entry points.	Building Permit/On-Going	Police Department	
53.	This project shall provide a fire control room meeting the standards of the Cosumnes Fire Department for each fire sprinklered building.	Building Permit	CCSD Fire Department	
54.	Elevators shall meet the minimum gurney requirements of the California Building Code and the Cosumnes Fire Department.	Building Permit	CCSD Fire Department	
55.	This project shall submit on-site improvement plans to the Cosumnes Fire Department for review and approval prior to beginning construction.	Prior to the start of construction	CCSD Fire Department	
56.	Required onsite fire access lanes shall be fully installed and meet the minimum fire apparatus access requirements prior to vertical construction or on-site storage of combustible materials.	Prior to the start of construction	CCSD Fire Department	
57.	Water mains and fire hydrants designated for a project shall be fully installed, tested, flushed, inspected, and able to provide the required fire flow prior to construction.	Prior to the start of construction	CCSD Fire Department	
58.	This project shall request 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 the start of construction	CCSD Fire Department	
59.	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 or as required by the County of Sacramento radio communications shop and subject to Cosumnes Fire Department review and approval.	Prior to the start of construction	CCSD Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
60.	The Applicant shall provide public water service to each building.	Building Permit	SCWA	
61.	The owner shall 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	
62.	Relative to SMUD only, 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.	Building Permit	SMUD	
63.	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	
64.	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	
65.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Building Permit	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
66.	Subject to SMUD only, the Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of 15-feet at full maturity.	Building Permit	SMUD	
67.	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.	Building Permit	SMUD	
68.	Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent.	Building Permit	SMUD	
69.	The Applicant shall reconstruct any existing ADA compliance improvements on the Project site to meet current standards.	Building Permit	Engineering	
70.	The Project shall comply with the City's Climate Action Plan (CAP) for non-residential development.	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-120

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 June 10, 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