

**RESOLUTION NO. 2026-143**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED FOR THE 10132 SHELDON ROAD REZONE AND MAP PROJECT (PLNG20-050) PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING); AND APPROVING A TENTATIVE PARCEL MAP FOR THE 10132 SHELDON ROAD REZONE AND MAP PROJECT (PLNG20-050) (ASSESSOR PARCEL NUMBER 127-0080-054)**

**WHEREAS**, the Community Development Department of the City of Elk Grove (the “City”) received an application on December 17, 2020, from the Darrell D/Darlene F Schuh Living Revocable Trust (Property Owner and Applicant) requesting a Rezone and Tentative Parcel Map for the 10132 Sheldon Road Rezone and Map Project PLNG20-050 (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 127-0080-054; and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on May 21, 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, and voted 3-0 (Fernandez and Singh absent) to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on June 24, 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 required for the Project pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following finding:

**California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required for the Project 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.

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a 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.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the parcel split will result in new parcels over two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or projected farmland and, therefore, does not require mitigation. While there is no physical construction proposed with this Project, buildout consistent with the EGMC would likely result in the development of one new single residential unit on each of the newly created lots. Any future construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and possible mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project. The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impact; the Project would not exceed the City’s VMT limit for the Rural Residential land use.

The Applicant has provided a Cultural Resources Analysis for the site which was peer-reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan’s goals related to the protection of cultural and tribal resources. The implementation of Conditions of Approval #9 and #10 will address the potential for encountering undiscovered cultural resources and/or tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during future grading or construction activities, work will halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards in archaeology shall be retained to determine the significance of discovery.

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 EIR.

Cumulative impacts determined to be less than significant include:

- Impact 5.6.4 – Future development resulting from the proposed Project could occur in locations where public sewer service is not available;
- Impact 5.11.1.1 – Implementation of the proposed Project would increase demand for fire protection and emergency medical services, which could trigger the need for additional fire stations, the construction of which could result in impacts on the physical environment; and
- Impact 5.11.4.1 – Implementation of the proposed Project would increase requirements for park and recreation facilities, and trails, the construction of which could result in impacts on the physical environment.

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 15183, no further environmental review is required.

**AND, BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves a Tentative Parcel Map for the Project as described in Exhibit A, illustrated in Exhibit B, and subject to the conditions of approval in Exhibit C (all attached and incorporated herein by this reference), based upon the following findings:

### **Tentative Parcel Map**

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

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

### Evidence:

- a. The proposed Project is consistent with the Elk Grove General Plan land use designation of Rural Residential and policies limiting extension of water and sewer services. The proposed Project is also consistent with minimum lot size and density.
- b. The proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with EGMC Title 23 (Zoning), Title 22 (Land Division), the General Plan land use designation of Rural Residential, and policies requiring connection to well and septic.
- c. The site is physically suitable for residential development. As conditioned, both parcels will have access from Sheldon Road. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for residential development.
- d. Services and facilities to serve the Project site, including private well and septic, private propane tanks, water supply for fire suppression, and electricity, are available. Therefore, the site is appropriate for the proposed density for development.
- e. The Project site is not located in an environmentally sensitive area and no other special circumstances exist that would create a reasonable possibility that the Project will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

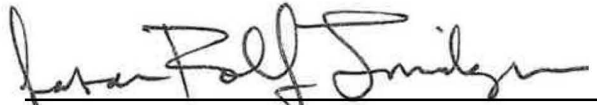
- f. The design of the subdivision will not cause serious public health problems based upon the Project's consistency with EGMC Title 23, Zoning development standards and the General Plan land use designation for the site. The site will have access to improved roads and is not located within a flood plain.
- g. The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Development Engineering Division of the Community Department.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> 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**  
**10132 Sheldon Road Rezone and Map Project (PLNG20-050)**  
**Project Description**

**PROJECT DESCRIPTION**

The 10132 Sheldon Road Rezone and Map Project (the “Project”) consists of a Rezone to amend the designation of ±4.97 gross acres from the AR-5 (Agricultural Residential – Minimum 5-Acre Lot) designation to the AR-2 (Agricultural Residential – Minimum 2-Acre Lot) and a Tentative Parcel Map (TPM) to subdivide one existing parcel into two new parcels, each consisting of a lot area of at least 2.0 gross acres. Each parcel will have access off Sheldon Road through an existing proposed 40-foot-wide private road and utility easement. Any future home construction will be required to comply with the City’s Climate Action Plan (CAP) measures for new single-unit residential construction.

# EXHIBIT B

## 10132 Sheldon Road Project (PLNG20-050)

### Tentative Parcel Map Exhibit

**THE SCHUH TENTATIVE PARCEL MAP**  
 PARCEL 3 OF THE PARCEL MAP  
 ENTITLED "A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, T.7N., R.6E. M.D.B.M." FILED IN BOOK 95 OF PARCEL MAPS AT PAGE 1 CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA  
 1" = 40'  
 PREPARED - SEPTEMBER 2025



**OWNER:**  
 DARRELL SCHUH AND DARLENE SCHUH  
 DAVID SCHUH, AND MONICA SCHUH  
 10132 SHELTON ROAD  
 ELK GROVE, CA 95624  
 Ph: 916-682-1688

**SUBDIVIDER:**  
 DARRELL SCHUH AND DARLENE SCHUH  
 DAVID SCHUH, AND MONICA SCHUH  
 10132 SHELTON ROAD  
 ELK GROVE, CA 95624  
 Ph: 916-682-1688

**PROPERTY LOCATION:**  
 10132 SHELTON ROAD  
 ELK GROVE, CA 95624  
 A.P.N.: 127-0080-054

**APPLICANT/ENGINEER:**  
 DENNIS BARKSDALE, P.E., P.L.S.  
 CLAYBAR ENGINEERING, INC.  
 9354 ELK GROVE-FLOREN RD.  
 ELK GROVE, CA 95624  
 Ph: 916-684-7901  
 CELL. NO.: 916-207-9026  
 EMAIL: ddb@claybar.com

**UTILITY INFORMATION:**  
 WATER: PRIVATE WELL  
 SANITATION: PRIVATE SEPTIC SYSTEM  
 SCHOOL DISTRICT: ELK GROVE SCHOOL DISTRICT  
 9510 ELK GROVE-FLOREN ROAD  
 ELK GROVE, CA 95624  
 Ph: 916-686-5085

**FIRE DISTRICT:**  
 COSUMES COMMUNITY SR. DIST. FIRE DEPT.  
 8820 ELK GROVE BLVD.  
 ELK GROVE, CA 95624  
 Ph: 916-405-7100

**DRY UTILITIES:**  
 ELECTRICITY - S.M.U.D.  
 1708 59th STREET  
 SACRAMENTO, CA 95819-4628  
 Ph: 916-432-5700

**GAS - PRIVATE PROPANE TANK**  
 FRONTIER COMMUNICATIONS  
 9324 W. STOCKTON BLVD.  
 ELK GROVE, CA 95758  
 Ph: 916-432-1818

**PHONE:**

**CABLE:**  
 COMCAST  
 4350 PELL DRIVE  
 SACRAMENTO, CA 95838  
 Ph: 916-648-8379

**LEGAL DESCRIPTION:**  
 ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL 3 OF THE PARCEL MAP ENTITLED "A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, T.7 N., R.6 E. M.D.B.M." FILED IN BOOK 95 OF PARCEL MAPS AT PAGE 1, OFFICIAL RECORDS OF SACRAMENTO COUNTY.  
 A.P.N. 127-0080-054

**PROPERTY ZONING INFORMATION:**  
 PRESENT ZONING: AR-5 AGRICULTURAL RESIDENTIAL  
 PROPOSED ZONING: AR-2 AGRICULTURAL RESIDENTIAL  
 NUMBER OF PARCELS: 2  
 TOTAL AREA: 217,548 SF  
 4,994 ACRES

**PARCEL 1**  
 87,130 SF  
 2,000 ACRES

**PARCEL 2**  
 130,418 SF  
 2,994 ACRES

**EXISTING TREE NOTE:**  
 ALL EXISTING OAK TREES LOCATED ON THE PROJECT SITE SHALL NOT BE REMOVED OR DAMAGED.

**LEGEND:**

	BOUNDARY LINE
	PARCEL LINE
	EXISTING FENCE
	DIMENSION POINT
	P.U.E. PUBLIC UTILITY EASEMENT
	R/W RIGHT-OF-WAY
	( ) RECORD INFORMATION
	I.O. IRREVOCABLE OFFER OF DEDICATION
	E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
	* EXISTING WALNUT TREE
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT

**BENCHMARK NOTE:**  
 STANDARD 2" BRASS DISC SET IN THE NORTHWEST CORNER OF A STREET LIGHT ON THE SOUTHEAST CORNER OF SHELTON ROAD AND MILTON OAKS COURT, EAST OF BAKER ROAD.  
 CITY ID. ID-82  
 ELEVATION -85.68 NGVD 1929

**FLOOD ZONE NOTE:**  
 THE PARCEL IS LOCATED IN A ZONE X FLOOD ZONE, OUT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. NO. 06067C 0337H

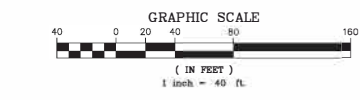
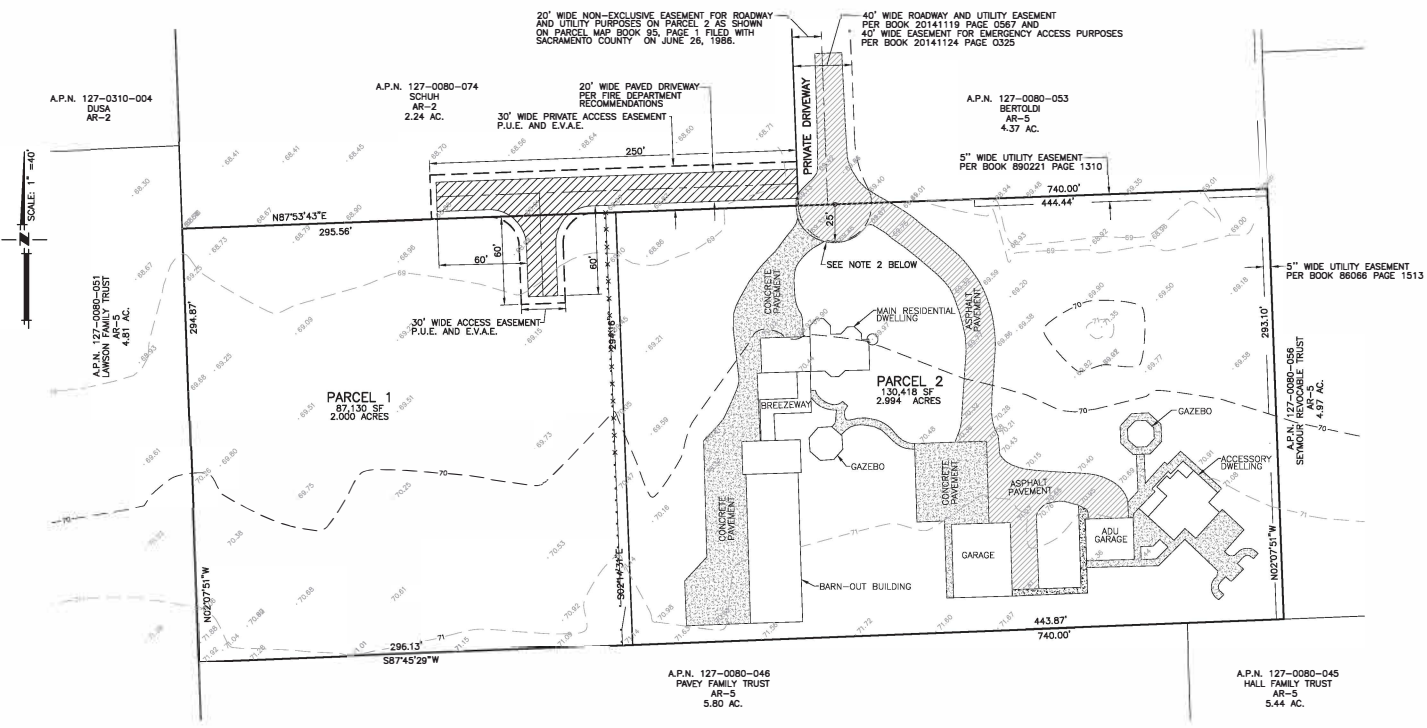
**TITLE REPORT EASEMENT NOTES:**

1. THE PARCEL MAP FILLED IN BOOK 95 OF PARCEL MAPS AT PAGE 1 INDICATES A 20 FOOT WIDE ACCESS AND UTILITY EASEMENT LYING ADJACENT TO AND PARALLEL WITH THE WEST PROPERTY LINE OF PARCEL 2 OF SAID MAP. THE MAP ALSO INDICATES A 40 FOOT RADIUS TURN AROUND AREA LOCATED ON PARCEL 3 OF SAID MAP THAT CAN NOT BE LOCATED ACCURATELY BASED ON SAID MAP. THE ROADWAY EASEMENT AND TURN AROUND AREA AS DESCRIBED ABOVE WERE USED TO PREPARE AN EASEMENT GRANT DEED FILED IN BOOK 910822 PAGE 0232 AND A ROADWAY MAINTENANCE AGREEMENT RECORDED IN BOOK 910822 PAGE 0233, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
2. A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND UTILITY PURPOSES OVER THAT CERTAIN "TURNAROUND" OF A RADIUS OF 40 FEET IS LOCATED ON THE SCHUH TENTATIVE MAP PROPERTY WAS DEDICATED BY EASEMENT GRANT DEED FILED IN BOOK 20141119 BOOK 0567 OFFICIAL RECORDS OF SACRAMENTO COUNTY IS SHOWN ON THIS TENTATIVE MAP. AN EASEMENT FOR EMERGENCY ACCESS PURPOSES OVER THE SAME PROPERTY WAS GRANTED TO THE CITY OF ELK GROVE BY EASEMENT GRANT DEED FILED IN BOOK 20141124 BOOK 0325 OFFICIAL RECORDS OF SACRAMENTO.

**SURVEYOR'S NOTE:**  
 I HEREBY STATE THAT ALL OF THE EASEMENTS AS INDICATED IN THE STENWART TITLE COMPANY PRELIMINARY TITLE REPORT FILE NO. 2732140 DATED AS OF SEPTEMBER 9, 2025 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTES PLACED HEREON. ALL EASEMENT PROPOSED TO BE ABANDONED OR OUTLINED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

*Dennis C. Barksdale*  
 DENNIS C. BARKSDALE, L.S. 8752  
 DATE: 2/17/2026  
 LICENSED REGISTRATION EXPIRES: 12/31/2028

**CLAYBAR ENGINEERING, INC**  
 8354 ELK GROVE-FLOREN ROAD  
 ELK GROVE, CA 95624  
 Ph: 916-684-7901  
 Fax: 916-684-2627



**EXHIBIT C**  
**10132 Sheldon Road Rezone and Map Project (PLNG20-050)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	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 applicable federal, state, and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner 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.	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	
5.	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, specifically including but not limited to the following: <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Title 22 (Land Division)</li> <li>• Elk Grove Rural Road Standards</li> </ul>	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
6.	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.	On-Going	Planning Engineering SCWA SMUD PG&E	
7.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Engineering Building CCSD SCWA	
8.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plans (Title 16.44 of the EGMC)</li> <li>• Tree Preservation (Title 19.12 of the EGMC)</li> <li>• Swainson's Hawk Mitigation (Title 16.130 of the EGMC)</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department Review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA	
9.	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 Division 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.  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.	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
10.	<p>Before the start of any grading activities, the Applicant shall retain a qualified scientist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearances, and types of fossils likely to be seen during construction, and property notification procedures should fossils be encountered. Training on paleontological resources shall be provided to all other construction workers but use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources are discovered during grading or construction activities within the Project Area, work shall immediately be halted within 50 feet of the discovery, and the Planning Division shall be immediately notified. The Applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology Guidelines. The recovery plan may include but it not limited to a field survey, construction monitoring, sampling and date 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 paleontological resources were discovered.</p>	On-Going	Planning	
11.	The Tentative Parcel Map approval is valid for three (3) years from the date of Planning Commission 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.	Three years, from date of approval	Planning Engineering	
12.	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	
13.	Any gates across fire access roads or access driveways shall first obtain a permit and meet the minimum requirements of the Cosumnes Fire Department Emergency Access Gates and Barriers standard.	On-Going	CCSD Fire	
14.	Private road(s) shall meet the minimum fire access requirements of the California Fire Code, the Elk Grove Municipal Code, and the Cosumnes Fire Department fire access standards.	On-Going	CCSD Fire	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
15.	SMUD has existing overhead 12kV facilities along the western border, northeastern border, and on the Project site 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	
16.	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.	On-Going	SMUD	
17.	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.	On-Going	SMUD	
18.	SMUD reserves the right to use any portion of its easements on or adjacent to 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	
19.	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.).	On-Going	SMUD	
20.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	On-Going	SMUD	
21.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <a href="https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services">https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services</a> .	On-Going	SMUD	
22.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	On-Going	SMUD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
23.	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.	On-Going	SMUD	
24.	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.	On-Going	SMUD	
25.	The existing well, septic system(s), and all associated components must remain on Parcel 2 and cannot cross the new parcel line. Provide an updated site map that would include the existing well and septic system(s) to ECLandUse@saccounty.gov.	On-Going	Sac EMD	
26.	If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.	On-Going	Sac EMD	
27.	If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@saccounty.gov with any questions.	On-Going	Sac EMD	
<b>PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL</b>				
28.	This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH# 201706105). This includes all pre-construction measures prior to grading. Until the MMRP deposit of \$5,000 has been paid and the General Plan MMRP has been recorded with the County Recorder against the subject property, no Final Map from the City will be approved.	Improvement Plans or Grading Permit(s), whichever occurs first	Planning	
29.	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	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
30.	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	
31.	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	
32.	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	
33.	The project shall incorporate LID practices (e.g., bioretention, pervious pavement) consistent with the City's Stormwater Quality Manual. Final design shall be reviewed and approved by the City.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
34.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
35.	The Applicant shall record a 30' wide Access Easement, Public Utility Easement, and Emergency Vehicle Access Easement, as shown on the Tentative Map, to the satisfaction of the City.	Improvement Plans	Engineering	
36.	The Applicant shall design and construct a 20' wide driveway, as shown on the Tentative Map, in accordance with the City's Rural Road Improvement Standards and to the satisfaction of the City and the Consumnes Community Services District Fire Department. The Applicant shall submit a report from a licensed geotechnical engineer indicating that the required structural section of the fire access lane can support 78,000 pounds.	Improvement Plans	Engineering CCSD Fire	
37.	The existing private road shall have a minimum paved width of 20 feet.	Improvement Plans	CCSD Fire	
38.	The entire length of new fire access easement shall be marked with no parking fire lane signs or striping.	Improvement Plans	CCSD Fire	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>PRIOR TO FINAL MAP APPROVAL</b>			
39. Prior to recording of a final map, the project area shall annex into the <b>Maintenance Mello-Roos Community Facilities District 2006-1 (CFD)</b> , to fund the project's fair share of landscape-related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. 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. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a>	Final Map	Finance	
40. Prior to recording of a final map, the project area shall annex into the <b>Police Services Community Facilities District 2003-2 (CFD)</b> , to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicant should plan accordingly. 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. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a>	Final Map	Finance	
41. Prior to recording of a final map, the project area shall annex into the <b>Street Maintenance Assessment District No. 1, Zone 3</b> , to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</a>	Final Map	Finance	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
42.	<p>Prior to recording of a final map, the project area shall annex into the <b>Storm Water Drainage Fee Zone 2</b> to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see <a href="http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10">http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10</a>.</p>	Final Map	Finance	
43.	<p>Prior to recordation of the final map, 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. 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, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that 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, or approval of the Improvement Plan shall be provided.</p> <p>It is the responsibility of the Applicant or their representative to contact the Cosumnes Fire Department to initiate the Community Facilities District process.</p>	Final Map	CCSD Fire	
44.	<p>The Applicant shall record a Fire Access Agreement and Fire Access Roadway Maintenance Agreement between the parcels connected to and served by the fire access.</p>	Final Map	CCSD Fire	
<b>PRIOR TO ISSUANCE OF BUILDING PERMIT</b>				
45.	<p>The Applicant shall enter into a Covenant and Agreement with the City for reciprocal access and parking between Parcel 1 and the northerly property (APN 127-0080-074).</p>	Building Permit	Engineering	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
46.	<p>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.</p> <p><a href="https://www.cosumnescsd.gov/DocumentCenter/View/24138/CSD-Emergency-Access-Easement-PDF">https://www.cosumnescsd.gov/DocumentCenter/View/24138/CSD-Emergency-Access-Easement-PDF</a></p>	Building Permit	CCSD Fire	
47.	<p>A Fire Access Roadway Maintenance Agreement (RMA) between Cosumnes Community Services District and all parcels connected to and served by the fire access roadway shall be provided. Fire Access Roadway Maintenance Agreement shall be on the form provided by the District and recorded with the Sacramento County Recorder. The roadway maintenance agreement shall include the following:</p> <ul style="list-style-type: none"> <li>• Provisions for the necessary repair and maintenance of the roadway surface.</li> <li>• 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')</li> <li>• Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping</li> <li>• Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.</li> </ul> <p><a href="https://www.cosumnescsd.gov/DocumentCenter/View/24139/CSD-Road-Maintenance-Agreement-Must-be-notarized-PDF">https://www.cosumnescsd.gov/DocumentCenter/View/24139/CSD-Road-Maintenance-Agreement-Must-be-notarized-PDF</a></p>	Building Permit	CCSD Fire	
48.	<p>Driveways leading to individual parcels shall have a minimum turning radius of 25 feet inside and 50 feet outside to access each individual parcel.</p>	Building Permit	CCSD Fire	
49.	<p>Required roadways, fire access lanes, street signs, and addresses shall be installed prior to combustible construction or on-site storage of combustible materials.</p>	Building Permit	CCSD Fire	

<b><u>Conditions of Approval</u></b>		<b><u>Timing / Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
50.	Provide rural address markers at the entrance of the new private driveway, at the intersection of Sheldon Road and the existing private driveway, and at the new parcels entry points of each driveway indicating the addresses that the driveways serve. Rural address marker 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.	Building Permit	CCSD Fire	
51.	Prior to issuance of a building permit, each newly developed lot must have its own water well installed. The newly installed well must be installed and in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.	Building Permit	Sac EMD	
52.	Prior to issuance of a building permit, each Parcel must have its own water well installed. The newly installed well must be installed and in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.	Building Permit	Sac EMD	
53.	Prior to issuance of a building permit, each Parcel must have its own septic system installed and cannot connect to the existing septic system. The septic system cannot encroach on the water supply lines and must meet all required setbacks. The septic system must be in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@saccounty.gov with any questions.	Building Permit	Sac EMD	
54.	The existing well, septic system(s), and all associated components must remain on Parcel 2 and cannot cross the new parcel line. Provide an updated site map that would include the existing well and septic system(s) to ECLandUse@saccounty.gov.	Building Permit	Sac EMD	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-143**

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

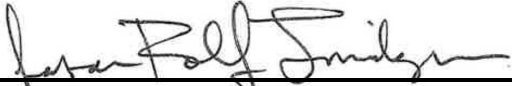
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 24, 2026 by the following vote:*

**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**