

Resolution No. 2006-235

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND SUBDIVISION
DESIGN REVIEW
G.K. HOMES WATERMAN SUBDIVISION
PROJECT NO. #EG-03-410 – APN: 127-0140-019-0000**

WHEREAS, Chris Davis (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Tentative Subdivision Map and Subdivision Design Review; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as 127-0140-019-0000; and

WHEREAS, the proposed project is consistent with the General Plan Land Use Policy Map, East Elk Grove Specific Plan, Design Guidelines and Zoning Code requirements; and

WHEREAS, the City determined that the G.K. Homes Waterman Subdivision Project was subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, the Initial Study identified potentially significant adverse effects in the areas of biological resources; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation; and

WHEREAS, the City determined that the mitigation proposed in the Mitigation Monitoring and Reporting Program would reduce the impacts to a less than significant level and that a Mitigated Negative Declaration should be prepared; and

WHEREAS, the City distributed the Notice of Intent to Adopt the Mitigated Negative Declaration on May 18, 2006 and was posted at the Sacramento County Clerk's Office, distributed through the State Clearinghouse and at the City offices, pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on May 24, 2006 and closed June 24, 2006. The Mitigated Negative Declaration was made available to the public during this review period; and

WHEREAS, the City received written comment letters within the 30 day public review period and responded to those comments in the project staff report; and

WHEREAS, the City has considered the comments received during the public review period and incorporated minor corrections and clarifications that do not alter the conclusions in the Initial Study and Mitigated Negative Declaration; and

WHEREAS, conditions of approval have been imposed on the project; and

WHEREAS, the City of Elk Grove, Development Services Planning Department, located 8401 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on July 20, 2006 and recommended City Council approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the project, subject to the conditions of approval as illustrated in Exhibit A and Tentative Subdivision Map as illustrated in Exhibit B, based on the following findings:

CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed, conditioned and mitigated will have a significant effect on the environment. A Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

Evidence: An Initial Study with a Mitigated Negative Declaration evaluating the potential environmental effects of the project was prepared for the proposed project. Potentially significant adverse effects related to biological resources were identified in the Initial Study. Mitigation Measures have been imposed on the project and the Applicant has agreed to implement proposed mitigation measures that reduce the impacts to a less than significant level. Preparation of a Mitigation Monitoring and Reporting Program (MMRP) is required in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation. The project is located within the East Elk Grove area and is also subject to the applicable mitigation measures of the East Elk Grove Specific Plan EIR which was adopted by the Sacramento Board of Supervisors (October 1995).

The City distributed the Notice of Intent to Adopt the Negative Declaration on May 18, 2006. It was posted at the Sacramento County Clerk's Office, distributed through the State Clearinghouse and at the City offices, pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on May 24, 2006 and closed on June 24, 2006. The Mitigated Negative Declaration was made available to the public during this review period.

Public comments were received from the Elk Grove Community Services District (CSD) regarding a reference correction and Quimby Fees, from the Public Utilities Commission regarding rail crossing safety, and from the Department of Water Resources regarding potential permit requirements from The Reclamation Board. The comments have been considered and addressed. A revised Initial Study was prepared with minor corrections and clarifications. The corrections do not alter the analysis or conclusions of the circulated document and contain no new information that would require recirculation.

General Plan

Finding: The project is consistent with the goals and policies of the Elk Grove General Plan and East Elk Grove Specific Plan.

Evidence: The Elk Grove General Plan and East Elk Grove Specific Plan designate the site for Open Space and Low Density Residential use. The subject project which subdivides the property to create 22 new residential parcels and one (1) open space parcel conforms to the low density residential and open space designation and all applicable policies of the General Plan and Specific Plan. The site is suitable for open space and residential development and is consistent with surrounding parcels, which consist of similar uses.

Tentative Subdivision Map

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

Evidence: Findings (a) through (g) in Section 66474 of the Subdivision Map Act do not apply to the project.

- a. The proposed map is consistent with the Elk Grove General Plan and East Elk Grove Specific Plan and current and proposed zoning that identifies the site as appropriate for residential and open space uses.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Specific Plan that designate the site for residential development and open space use.
- c. The site is physically suitable for low density residential development and open space use. The surrounding area is developed with and/or designated for low density residential and open space uses. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed density of development of five (5) units per acre. Services and facilities to serve the project will be provided or are available.
- e. The proposed Tentative Subdivision Map will not cause substantial environmental damage. The project is a low density use and open space use located in the urbanized area of Elk Grove and is consistent with the General Plan, Specific Plan and Zoning.

- f. The proposed Tentative Subdivision Map will not cause serious public health problems. The project has been reviewed by local agencies, including Fire, Water Resources, Public Works, Planning, Police, Sanitation, Parks, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval and ensure protection of public health, welfare, and safety.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Subdivision Design Review

Finding: The proposed project is consistent with the Citywide Design Guidelines.

Evidence: The site layout has been reviewed against the Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed site design, layout and landscaping are suitable for the purposes of the subdivision and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed subdivision map and related plans provide all the design elements required by the Citywide Design Guidelines, including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

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

Evidence: The project does not propose any structures. Subsequent design review of master home plans for future residential development is required and will ensure consistency with all standard requirements.

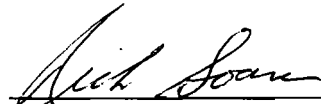
Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements and the safe integration of the project into the local transportation network.

Finding: The residential subdivision is well integrated into the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

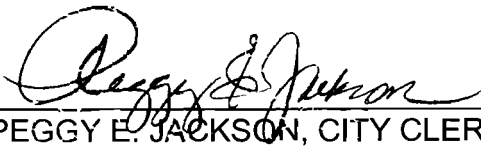
Evidence: The proposed subdivision connects to and extends the existing street and trail network. It enhances the overall neighborhood vehicle, bicycle and pedestrian circulation. The subdivision is compatible with the existing neighborhood. Master home plans for future residences are subject to Design Review Guidelines which ensure future homes will be constructed in an appropriate and consistent architectural style.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of September 2006.



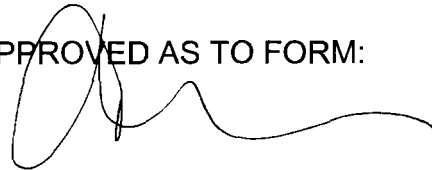
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Grove Specific Plan are required for this project along with the Mitigation Measures in the Mitigated Negative Declaration prepared for this project.</p>			
<p>6. Applicant will not allow any 'strictly prohibited signs' (i.e. lighter-than-air or balloon devices) to be displayed for advertising or other functions within this project.</p>	On-Going	Community Enhancement	
<p>7. Applicant shall not create a nuisance during the construction or intended use of the project.</p>	On-Going	Community Enhancement	
<p>8. Applicant shall use graffiti-resistant paint or clear graffiti-resistant coating of all masonry walls, and any subdivisions signs</p>	On-Going	Community Enhancement	
<p>9. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.</p>	On-Going	CSD-1	
<p>B. Prior to Improvement Plans/Grading/Site Disturbance</p>			
<p>10. Prior to the issuance of any grading permits, the Applicant shall comply with, record, and pay a deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP deposit of \$1,500 has been paid, no Final Map, grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.</p>	Prior to Approval of Improvement Plans and Grading Permits or Final Map	Planning	
<p>11. The Applicant shall record a notice stating that a Rezone, Tentative Subdivision Map, and Subdivision Design Review was approved by the Elk Grove City Council on August 23, 2006 for Assessor's Parcel Number(s) 127-0140-019-0000. The notice shall also state that the permit was granted subject to 60 conditions of approval, which run with the land and that a copy of these conditions is on file with the City of Elk Grove Development</p>	Prior to Approval of Improvement Plans, Grading Permits, Final Map or Commencement of the use	Planning	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Services – Planning. The notice shall be recorded prior to issuance of recordation of a final map, issuance of any development permits or commencement of the use.			
12. The Applicant shall include a concrete pad for a bus stop along Waterman Road, consistent with the approved tentative map.	Prior to Approval of Improvement Plans	Planning	
13. The following note shall be placed on improvement plans and construction contracts for the project:	Prior to Approval of Improvement Plans and Grading Permits	Planning	
Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and Development Services Planning shall be immediately notified. At that time, Development Services Planning will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources.			
In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.			
If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to			

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<p>Public Resources Code Section 5097.98. (Mitigation Measure "H" for East Elk Grove Specific Plan)</p> <p>14. The Walnut Tree on lot #22 (Tree #514 as identified in the Arborist Report prepared for the project) shall be field verified with the City Arborist for preservation. Protection measures shall be to the satisfaction of the City Arborist, including but not limited to:</p> <ul style="list-style-type: none"> • Chain link or City approved barrier to be installed one (1) foot outside the dripline protection area; • No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiles or, located within the dripline area; • No grading (grade cut or fills) shall be allowed within the dripline protection area; • Any pruning shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist in order to correct a safety hazard, structural defect, crown cleaning or arborist recommended pruning in the tree. • Include all the above measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the Department of Public Works and/or Planning Department for each project, as well as any/all revisions to Plans which are subsequently submitted. 	<p>Prior to Approval of Improvement Plans and Grading Permits</p>	<p>Planning Landscaping</p>	
<p>15. The landscape corridor along Waterman Road, the trail easement and subdivision's model homes and subdivision's model homes shall incorporate the City's Water Conserving Landscape Requirements. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</p>	<p>Prior to Approval of Improvement/Landscaping Plans</p>	<p>Planning/Landscaping</p>	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
16. The Applicant shall design and install vertical curbs adjacent to all planter strips, and on Stone Springs Drive west of lot 22 on the north half of said street, and west of APN: 127-0780-012 on the south half of said street.	Improvement Plan (design) / Final Map (install)	Public Works	
17. The Applicant shall design and construct the multi purpose trail on Parcel '23', as shown on the tentative map, to the satisfaction of Public Works and Planning.	Improvement Plan (design) / Final Map (construct)	Public Works/ Planning	
18. The Applicant shall design and construct a mid-block crossing for the multi-use trail across the Stone Springs Drive extension. The design of said crossing shall provide safe and adequate access for pedestrians and equestrians, including features such as, but not limited to, bulb-outs, raised cross-walk, speed cushions, etc. The ultimate design of said crossing shall be to the satisfaction of Public Works and Planning.	Improvement Plan (design) / Final Map (construct)	Public Works/ Planning	
19. The Applicant shall provide traffic calming devices (i.e. bulb-outs, speed cushions, etc.) on Stone Springs Drive, within the project boundary and to the east of the project site. The design and construction of all traffic calming devices, including location of installation, shall be to the satisfaction of Public Works.	Improvement Plan (design) / Final Map (construct)	Public Works	
20. The Applicant shall dedicate and improve the proposed cul-de-sac and the extension of Rushing Creek Way as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plan (design) / Final Map (improve)	Public Works	
21. The Applicant shall design, dedicate and improve Waterman Road, east half section of 36', measured from the approved centerline to the back-of-curb. A 6' separated sidewalk shall be constructed within the 25' landscape corridor/easement adjacent to the right-of-way/back-of-curb. Improvements shall	Improvement Plan (design) / Final Map (dedicate & improve)	Public Works	

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>include adequate lane tapers to transition to/from existing improvements, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> <p>22. The Applicant shall design, dedicate and improve the intersection of Waterman Road and Stone Springs Drive, as an expanded intersection including the bus turn out on Waterman Road. Stone Springs Drive shall expand per the section "B2" shown on the tentative map, except that sidewalk shall be 4' wide on the north half of said street. Waterman Road shall expand to a 48' half street section (north of Stone Springs Dr), measured from the approved centerline to the back-of-walk. Sidewalk within the expanded intersection shall be attached to the curb and located within the right-of-way. The length of turn lanes and tapers shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Improvement Plan (design) / Final Map (dedicate & improve)</p>	<p>Public Works</p>	
<p>23. The Applicant shall design and install street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works.</p>	<p>Improvement Plans (design) / Final Map (install)</p>	<p>Public Works</p>	
<p>24. The Applicant shall dedicate, acquire, and improve the full width extension of Stone Springs Drive based on a 50' primary street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Eight foot sidewalks shall be provided adjacent to the future park on the south side of Stone Springs Drive, for a total right-of-way of 54 feet for that section. Additional right-of-way for an expanded intersection shall be provided as noted within these conditions.</p>	<p>Improvement Plan (design) / Final Map (dedicate & improve)</p>	<p>Public Works</p>	
<p>25. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be</p>	<p>Prior to Improvement Plan approval and Prior</p>	<p>Public Works</p>	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	to issuance of Grading Permits		
26. Provide an additional fire hydrant on the proposed Rushing Creek extension. As the homes located furthest north on the proposed Rushing Creek extension exceed two hundred fifty feet from the new fire hydrant located at the corner of Stone Springs Drive and Rushing Creek.	Improvement Plans	Elk Grove Fire Department	
27. The Applicant shall provide EGCS D Parks with improvement plans for Stone Springs Drive for review and approval prior to any improvement work.	Prior to Approval of Improvement Plans	EGCS D Parks	
28. Water supply will be provided by the Sacramento County Water Agency	Improvement Plans	Department of Water Resources	
29. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural wells for grading and construction.	Prior to Approval of Improvement Plans	Department of Water Resources	
30. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Approval of Improvement Plans	CSD-1	
31. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Approval of Improvement Plans	CSD-1	
32. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.	Prior to Approval of Improvement	CSD-1	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>33. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.</p>	<p>Plans Prior to Approval of Improvement Plans</p>	<p>CSD-1</p>	
<p>C. Prior to Final Map</p>			
<p>34. Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive,</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>accurate, and adequate.</p> <p>35. The Applicant shall dedicate Parcel '23' to the City of Elk Grove for public open space / recreation purposes. All parcels to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	
<p>36. All existing easements, IODs, and other citations reported in the property's title, or required by these conditions, shall be shown and labeled on the final map. Any conflicts raised as a result of tentative map omissions shall be resolved prior to the recordation of the final map.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	
<p>37. The Applicant shall provide documents for "Grant of Public Right of Way Easements" for the southern half of Stone Springs Drive, located outside of the project boundary. The documents must be fully executed and submitted to the satisfaction of Public Works.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	
<p>38. The Applicant shall provide a letter of approval or easement agreement from SMUD, USA, NPC and PG&E that Stone Springs Drive can be constructed on top of the 475' power easements, as shown on the tentative map. If SMUD, USA, NPC and PG&E do not provide approval for the road through the easements, the resulting project will not be in substantial conformance with this project and shall be redesigned and re-scheduled for Planning Commission review.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	
<p>39. The Applicant shall dedicate a 25' landscape corridor, in fee title, on Waterman Road to the City of Elk Grove for the purposes of landscaping and pedestrian use.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>40. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public and private streets.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>41. For all single family corner lots an access restriction shall be</p>	<p>Final Map</p>	<p>Public Works</p>	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
placed on the property from the driveway around the corner to the property line of the side yard.			
42. Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment district, other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Director of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.	Prior to Final Map	Finance	
43. Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Prior to Final Map	Finance	
44. Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Prior to Final Map	Finance	
45. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.	Prior to Recordation of Final Map	SMUD	
D. Prior to Building Permits			
46. The Applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The Applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage	Prior to the issuance of each Building Permit	Public Works	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement.			
47. At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to issuance of 1 st Building Permit	Public Works	
48. The Applicant shall install landscaping on Waterman Road prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1 st Building Permit	Public Works	
49. The project shall pay all applicable City of Elk Grove administered development impact fees prior to building permit issuance (see current Development Related Fee Booklet at www.elkgrovecity.org)	Prior to Issuance of Building Permits	Finance	
E. Prior to Final or Occupancy			
50. For Lots # 18, 19, 20 & 22, as identified on the approved Tentative Subdivision Map, open fencing (i.e. wrought-iron fencing or decorative iron) shall be provided for all single family lot boundaries adjoining open space areas to the satisfaction of the Planning Director. Chain-link fencing is not an acceptable fencing material. Alternately, a 3-foot solid wall with 3 feet of open fencing on top may be provided.	Prior to Occupancy	Planning	
51. When utilities and related equipment are located above ground in landscape corridors, street medians, front or street side yards, equipment shall be screened with landscape features, planting, or a combination thereof. The intent is to visually screen the equipment from the street and not to preclude access to the equipment on all sides.	Prior to Each Occupancy	Planning	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
52. Any subdivision monument signs proposed to identify the development shall be reviewed and approved by the Planning Director prior to the construction or placement of the sign(s).	Prior to Occupancy	Planning	
53. Upon completion of the installation of the landscaping for the corridor and model homes, as approved by the City, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Occupancy	Planning/ Landscaping	
54. The landscape corridor along Waterman Road and the trail easement shall be landscaped as per City's Zoning Code, Design Guidelines, and EGCS D landscaping requirements.	Prior to Occupancy	Planning/ Landscaping	
55. Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance shall be provided to the City's landscape architect for approval.	Prior to Occupancy	Planning/ Landscaping	
56. Street trees are required on local residential streets as follows: A minimum of two 15-gallon trees shall be planted on each single family residential lot. One of the trees shall be planted near the street and sidewalk as listed below (street tree). The second tree (accent tree) may be located anywhere in the front yard area.	Prior to Each Occupancy	Planning/ Landscaping	
Where a monolith sidewalk abuts the back of curb, the street tree shall be planted within seven to eight feet from the back of walk.			
Where the sidewalk is separated from the back of curb with a planter strip, the street tree shall be planted centrally in the planter area.			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Sianature)
<p>Street trees on local residential streets will be reviewed in conjunction with the Master Home Plans. Alternative landscape design themes along local residential streets may be approved on a case-by-case basis.</p>			
<p>57. The Applicant shall submit Flood Elevation Certification for each structure or appropriate documents as determined by Public Works.</p>	<p>Prior to Occupancy</p>	<p>Public Works</p>	
<p>58. The owner/developer of the above noted property MUST disclose to future/potential buyers the following existing and potential 230 kV facilities.</p> <p>There is an existing overhead electrical 230 kV line located adjacent to the west property line.</p>	<p>Prior to Each Occupancy</p>	<p>SMUD</p>	
<p>59. The owner/developer of the above noted property MUST disclose to future/potential buyers the potential impacts from the Elk Grove CSD Sports Park. The owner/developer will provide future/potential buyer with a document that states the following:</p> <p>An Elk Grove CSD Sports Park will be developed in the vicinity of the GK Homes Waterman Subdivision. The facility may create visual and auditory impacts that effect the subdivision, including but not limited to, glare from night time use of stadium lights.</p> <p>The developer will also place a sign at a prominent location within the development that informs the future/potential residents of the same impacts. This sign may be removed only after the CSD park is fully constructed and operational.</p>	<p>Prior to Each Occupancy</p>	<p>Planning</p>	
<p>60. Provide metered connections to transmission mains to the satisfaction of the Sacramento County Water Agency</p>	<p>Prior to Occupancy</p>	<p>Department of Water</p>	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring Resources	Verification (date and Signature)
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General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

Pacific Gas & Electric (PG&E)

- a. PG&E operates and maintains tower lines which are located just west of the proposed development within the proposed project boundaries. **Land use is restricted within the easement.** One of PG&E's concerns is for continued access to the structures and lines with heavy equipment for maintenance and repair of towers, insulators, and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95 for the proposed improvements. Should an infraction occur, the developer will be responsible for the costs of raising or the relocating of the facilities. The planting of trees is considered an unacceptable use within our easements. Unless approved by PG&E's Vegetation Management personnel. (PG&E)

County Sanitation District 1 (CSD-1)

- b. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information. (CSD-1)

Department of Water Resources

- c. Prior to issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Department of Water Resources)
- d. Prior to issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Department of Water Resources)

Public Works)

- e. Upon full completion of Waterman Road, vehicular access to Stone Springs Drive at Waterman Road may be restricted to right-in / right-out turn movements only. Left turns from Waterman Road into Stone Springs Drive will be evaluated at the time of build-out for Waterman Road. (Public Works)
- f. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- g. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- h. Any improvements, public or private, damaged in construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- i. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench

- cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- j. Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed.
 - k. All structural street sections shall be designed to City of Elk Grove Standards.
 - l. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission
 - m. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
 - n. If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1st improvement plan submittal. (Public Works)
 - o. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
 - p. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
 - q. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
 - r. The Final Map shall be completed, approved and recorded prior to 1st Building Permit. (Public Works)
 - s. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
 - t. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)

- u. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- v. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- w. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
- x. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)

Elk Grove Community Services District Fire Department (EGSCD Fire Department)

- y. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (EGCSD Fire Department)
- z. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (EGCSD Fire Department)
- aa. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm. (EGCSD Fire Department)
- bb. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and

attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet. (EGCSD Fire Department)

cc. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing education materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition. (EGCSD Fire Department)

dd. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below (EGCSD Fire Department):

DXF (Drawing Interchange file) any DXF version is accepted

DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

ee. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (EGCSD Fire Department)

ff. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (EGCSD Fire Department)

gg. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (EGCSD Fire Department)

hh. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (EGCSD Fire Department)

ii. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (EGCSD Fire Department)

- jj. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction. (EGCSD Fire Department)
- kk. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation. (EGCSD Fire Department)
- ll. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply (EGCSD Fire Department):
 - i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-235**

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

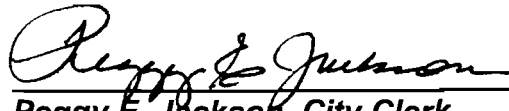
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 13, 2006 by the following vote:

AYES : COUNCILMEMBERS: Soares, Scherman, Briggs, Cooper

NOES : COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Leary



Peggy E. Jackson, City Clerk
City of Elk Grove, California

