

RESOLUTION NO. 2007-148

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING
A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING
AND REPORTING PROGRAM AND APPROVING THE HOME MARK HOMES
REZONE AND TENTATIVE PARCEL MAP, PROJECT EG-05-915**

WHEREAS, the Planning Division of the City of Elk Grove received an application on August 12, 2005 from Salvatore Ali requesting a Rezone and Tentative Parcel Map to subdivide one parcels totaling 10± acres into five parcels, each totaling 2.0± acres, and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN127-0030-019; and

WHEREAS, the City determined that the Home Mark Homes Project was subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, a Mitigated Negative Declaration was prepared and circulated, and the Applicant has agreed to implement the proposed mitigation measures to reduce the potentially significant adverse effect(s) to less than significant levels; 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 Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting reviewed this project as part of their May 3, 2007 regular meeting, and

WHEREAS, the Planning Commission recommended approval of the project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting, and

WHEREAS, the City Council concurred with the Planning Commission's recommendation of approval;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the proposed project based on the following findings and

subject to the conditions of approval and mitigation monitoring and reporting program described in Exhibit A and as illustrated in Exhibits B and C:


Tentative Parcel 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 current and proposed zoning that identifies the site as appropriate for residential use.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan that designates the site for rural residential development.
- c. The site is physically suitable for residential development. The surrounding area is developed with and/or designated for residential 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, 1-units per two acres. Services and facilities to serve the project will be provided or are available.
- e. The proposed Tentative Parcel Map will not cause substantial environmental damage. An Initial Study/Mitigated Negative Declaration was prepared for this project and all necessary mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels.
- f. The proposed Tentative Parcel 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.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of June 2007.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



PEGGY E. JACKSON, CITY CLERK



JONATHAN P. HOBBS,
INTERIM CITY ATTORNEY

Exhibit A - Conditions of Approval/MMRP

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
ON-GOING			
1. The development approved by this action is for a Rezone and Tentative Parcel Map to create four single family residential lots and one remainder lot, as illustrated in Exhibits B and C.	On-Going	Planning Division	
Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.			
2. The Tentative Parcel Map is valid for 36 months from the date of approval.	36 Months from the Date of Approval	Planning Division	
3. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning Division	
5. All plans shall be based on the City of Elk Grove Building Regulations and currently adopted 2001 California Building Code (i.e., as adopted by the State of California as of November 1, 2002). The applicant is directed to the Building Department for submittal procedures.	On-Going	Building Department	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
Prior to Approval of Final Map			
6. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project area. Until the MMRP has been recorded and the estimated MMRP fee of \$2000 has been paid, no final map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to Final Map	Planning	
7. Applicant shall dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights-of-way	Final Map	SMUD / Public Works	
8. The applicant shall dedicate Sheldon Road, south half section of 55' from the approved centerline. Improvements will be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
9. The applicant shall dedicate, design and improve the full width of the internal street, back of ditch to back of ditch, within the project boundaries in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section for the first 150' south of Sheldon Road shall consist of two 12' travel lanes, two 2' paved shoulders and the roadside ditches. The remaining portion of the street section shall consist of two 10' travel lanes, two 2' paved shoulders and the roadside ditches. An additional 2 feet of graded native material shall separate the shoulder from the roadside drainage ditch. The drainage ditch shall be graded at a 4:1 slope per Section 4-5 of the Improvement Standards. Additional ROW may be required for the drainage ditch depending on the size of ditch dictated by the drainage study results.	Final Map	Public Works	
10. The applicant shall pay \$18,600 in lieu of construction standard improvements along the project's Sheldon Road frontage pursuant to City Ordinance 16-2006.	Final Map	Public Works	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
11. The applicant shall dedicate access rights (direct vehicular ingress and egress to Sheldon Road) for the remainder parcel to the City of Elk Grove. All lots shall take access off of the new north-south roadway and no lot shall take access directly off of Sheldon Road.	Final Map	Public Works	
12. On Lot 4 dedicate a floodway easement for the FEMA Zone X Floodplain. No grading shall be conducted and no structures shall be built within the easement.	Final Map	Public Works	
13. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Final Map	Public Works	
14. Provide a new street name for the access road to the 2 acre parcels. The street name shall be submitted to the Consumnes CSD Fire Department and the City of Elk Grove. Street names will be approved in accordance with the Sacramento County Guidelines. Contact Nick Gorman at 916.405.7108.	Final Map	Consumnes CSD Fire	

	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p style="text-align: center;">CONDITIONS OF APPROVAL</p> <p>15. (Mitigation Measure 1) Prior to approval of final map, the project applicant shall:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost (8.0 gross acres). This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR • Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect; OR • Submit proof that mitigation credits for 8.0 gross acres of Swainson's hawk foraging habitat have been purchased at a California Department of Fish and Game approved mitigation bank. 	<p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.</p>	<p>City of Elk Grove Development Services- Planning in consultation with CDFG</p>	
<p>16. (Mitigation Measure 2) In order to mitigate for the loss of existing trees of significance on the project site (trees 77 and 78 on the project's tree schedule, listed on the Tentative Subdivision Map, dated August 24, 2006), the applicant shall develop and implement a tree replacement plan per the following specifications:</p> <p>The Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect. The Plan shall comply with the City Code and General Plan policies and shall be submitted to the City for review. Current policies</p>	<p>Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first.</p>	<p>Planning</p>	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. Said replacement shall be of the same species tree as being removed or other native species. The Plan shall include, at minimum, the following elements:</p> <ol style="list-style-type: none"> 1. Species, size and location of all replacement plantings; 2. Method of irrigation; 3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4. Planting, irrigation and maintenance schedules; 5. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period. <p>17. (Mitigation Measure 3) In order to reduce potential adverse impacts to existing trees on the project site, the applicant shall develop and implement a tree protection plan per the following specifications:</p> <p>The plan shall include a list of native and non-native trees to be preserved on the project site, including the species, condition, and diameter at breast height of each tree, and an exhibit depicting the location of those trees.</p> <p>All oak trees that are 6 inches dbh or larger on the project</p>	<p>Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first.</p>	<p>Planning</p>	

CONDITIONS OF APPROVAL

site and other trees that have been selected for preservation, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
2. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
3. Before initiating any construction activity near protected trees, install chain link fencing or a similar protective barrier at least one foot outside the dripline of each tree or as far as possible from the tree trunk where the existing road is within the tree dripline. The barrier fencing will remain in place for the duration of construction activity.
4. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
5. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
6. No grading (grade cuts or fills) shall be allowed with the driplines of protected trees except where paved

**TIMING/
IMPLEMENTATION**

**ENFORCEMENT/
MONITORING**

**VERIFICATION (DATE
AND SIGNATURE)**

<p style="text-align: center;">CONDITIONS OF APPROVAL</p>	<p style="text-align: center;">TIMING/ IMPLEMENTATION</p>	<p style="text-align: center;">ENFORCEMENT/ MONITORING</p>	<p style="text-align: center;">VERIFICATION (DATE AND SIGNATURE)</p>
<p>roadway already exists and where it can be demonstrated that the health of the tree will not be significantly impacted. Removal of pavement and grading within the driplines of oak trees shall be conducted in the presence of a certified arborist to ensure that damage and stress to any oak tree is minimized.</p> <p>7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.</p> <p>8. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.</p> <p>9. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.</p> <p>10. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.</p> <p>11. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p> <p>12. Prior to the installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected trees.</p> <p>13. During construction, the frequency and amount of watering for protected trees shall not differ from that</p>			

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>received prior to construction.</p> <p>18. In order to ensure that future development of the lot adjacent to Sheldon Road complies with General Plan Noise element policies and is compatible with the rural character of the area, any future residence shall be designed so that the outdoor activity areas are located on the backside of the residential structure and shielded from Sheldon Road traffic noise. A Noise analysis shall be included with the building permit application for the lot adjacent to Sheldon Road to verify that noise levels in the outdoor activity area complies with General Plan Noise Element policies.</p> <p>The applicant shall include the following note on the Final Map:</p> <p><i>“Design any new home on the lot adjacent to Sheldon Road so that the outdoor activity areas are located on the backside of the residential structure and shielded from Sheldon Road traffic noise. Noise levels at the outdoor activity areas shall be verified through a noise analysis to be submitted with the building permit application for this lot.”</i></p>	<p>Prior to approval of Final Map and issuance of building permits.</p>	<p>Planning</p>	
<p>Prior to Issuance of Grading Permits</p> <p>19. 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 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.</p>	<p>Prior to issuance of Grading Permits</p>	<p>Public Works</p>	
<p>Prior to Approval of Improvement Plans</p> <p>20. 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</p>	<p>Prior to Improvement Plans Submittal</p>	<p>Public Works</p>	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>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 a sufficient portion of each lot 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, accurate, and adequate.</p> <p>21. The applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards including any approved revisions thereto. Streetlight identification numbers shall be added to plans as assigned by Public Works during the first plan review.</p>	<p>Prior to Improvement Plans Submittal</p>	<p>Public Works</p>	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>22. Identification signage issued by Public Works shall be mounted by the applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.</p>	<p>Prior to acceptance of Public Improvements</p>	<p>Public Works</p>	
<p>23. 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, applicant shall use water from agricultural wells for grading and construction.</p>	<p>Prior to Improvement Plans</p>	<p>Zone 40</p>	
<p>Prior to Issuance of Building permit</p>			
<p>24. Keep the septic tanks 3.00 feet from the backs of the 12.5-foot public utility easements. No grading shall be conducted and no structures shall be built within the easement.</p>	<p>Prior to Building Permit</p>	<p>SMUD / Public Works</p>	
<p>25. The applicant shall design and construct a turn around at the end of the internal street between Lot 3 and Lot 4 in accordance with Fire Department Standard and to the satisfaction of Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>26. 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.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	
<p>27. The applicant shall submit a Flood Elevation Certification for each structure. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.</p>	<p>Prior to Building Permit</p>	<p>Public Works</p>	

	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p style="text-align: center;">CONDITIONS OF APPROVAL</p> <p>28. 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 structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement.</p> <p>29. Applicant shall test all water wells for arsenic at the time of construction</p> <p>30. All homes built within the 2 acre lot splits shall be installed with fire sprinklers in accordance with NFPA-13D.</p>	<p>Prior to the issuance of each Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>Prior to the issuance of each Building Permit</p>	<p>Public Works</p> <p>Zone 40</p> <p>Consumnes CSD Fire</p>	

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.

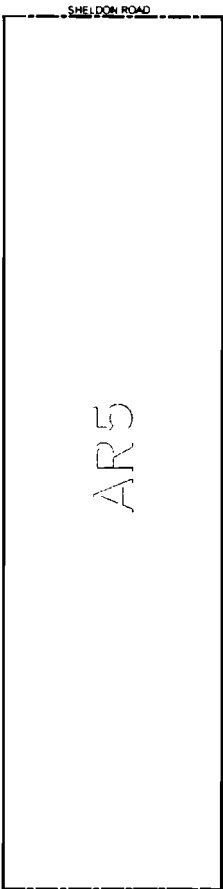
- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- d. 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)
- e. 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)
- f. If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. 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)
- i. The applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- k. The Final Map shall be completed, approved and recorded prior to 1st Building Permit. (Public Works)
- l. 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)
- m. 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)
- n. 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)
- o. 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)

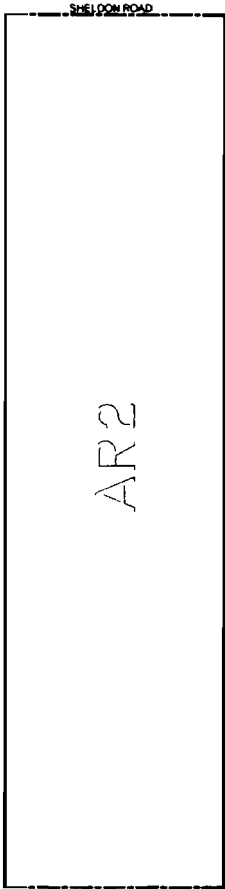
- p. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water 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)
- q. 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)
- r. Applicant to locate, identify on the map, and isolate any existing water well(s), and locate and identify any existing septic systems(s) that may be located on the parcel. Prior to any development, properly destroy any wells and septic systems under permit from Sacramento County Environmental Health. (Community Enhancement)
- s. 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. (Community Enhancement)
- t. Applicant shall not provide for a nuisance during the construction or intended use of the project. (Community Enhancement)
- u. New property owners will be required to contact the Sacramento County Environmental Health for appropriate water well and septic system permits. (Community Enhancement)
- v. The property owners shall participate in future groundwater management and well protection programs adopted by the Sacramento County Water Agency that are applied uniformly throughout Zone 40. (Zone 40)
- w. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (Consumnes CSD Fire)
- x. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (Consumnes CSD Fire)
- y. 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. (Consumnes CSD Fire)
- z. 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. (Consumnes CSD Fire)
- aa. 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 educational 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 of the execution of a purchased 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. (Consumnes CSD Fire)
- bb. 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 submits 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 9CD). 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 (Consumnes CSD Fire):

- a. DXF (Drawing Interchange file) any DXF version is accepted
- b. DWG (Applies to AUTOCAD drawing file) any AutoCAD DWG version is accepted
- cc. Addresses for all lots shall be provided to the Fire Department within sixth (60) days of Fire Department signature of approval for development plans. (Consumnes CSD Fire)
- dd. 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 Consumnes CSD Fire Department should be consulted on this matter. (Consumnes CSD Fire)
- ee. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSU static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSU 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. (Consumnes CSD Fire)
- ff. 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. (Consumnes CSD Fire)
- gg. CCSDFD approved traffic pre-emption devices of a type approved by the Consumnes 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 Consumnes Fire Department. (Consumnes CSD Fire)
- hh. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Consumnes Fire Department and the water purveyor having jurisdiction. (Consumnes CSD Fire)
- ii. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or other traffic calming devices is subject to standards outlined by the Consumnes Fire Department. All proposed traffic-mitigation plans shall be submitted to the Consumnes CSD Fire Department for review and approval prior to installation. (Consumnes CSD Fire)
- jj. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply (Consumnes CSD Fire):
 - Provide non-combustible fences along all development areas adjacent to wetlands, creeks, or open spaces
 - 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.
 - Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.



EXISTING ZONING



PROPOSED ZONING

REZONE EXHIBIT

MAY 15 2007
SHELDON HOMEMARK
SUBDIVISION # EG-05-915
A P N 127-0030-019

Date: AUGUST 1, 2005 Scale: 1"=100'

Owner/Applicants: HOMEMARK HOMES
DENNIS MCKENNA
509 DRUM POINT ROAD
BRICK, NEW JERSEY 08723

Site Address: 9534 SHELDON RD, ELK GROVE, CA 95624

Submitted by: ROSE'S ENGINEERING
9152 ELK GROVE BLVD
ELK GROVE, CA 95624
(916) 486-5445

Parcel Description: E 1/2 LOT 8 WEEKS CO. #1

Source of Topo: Field Survey
Contour Interval: 2 Feet
Existing Area: 10.01 GROSS ACRES
Existing Zoning: AR5
Proposed Zoning: AR2

Proposed Use: Single Family Dwellings
Existing Improvements: Single Home

F.E.M.A. Zone X
Roads: City of Elk Grove

Water: Private

Sewage: Private

Gas: Pacific Gas & Electric (916) 488-4743
8800 Footh-Peters Rd., Sacramento, CA 95828

Electric: S I M U.D., (916) 725-7075
1701 9th St., Sacramento, CA 95817

Telephone: Frontier (916) 211-7771
8201 West Madison Blvd., Elk Grove, CA 95758

Fire: Elk Grove CSD (916) 886-8828
8828 Elk Grove Blvd., Suite 2, Elk Grove, CA 95624

School: Elk Grove Unified School Dist. (916) 689-6888
8819 Elk Grove-Footh Rd., Elk Grove, CA 95624

Drainage: Elk Grove Public Works (916) 687-3287
6400 Laguna Palms Way, Elk Grove, CA 95758

Recreation & Parks: Elk Grove CSD (916) 455-4337
8828 Elk Grove Blvd., Suite 2, Elk Grove, CA 95624

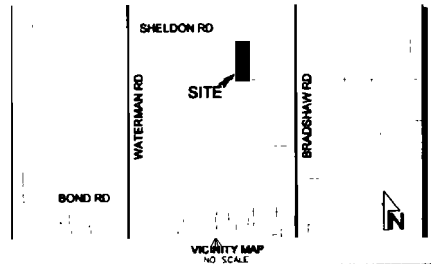


Exhibit B - Rezone Exhibit

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-148**

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

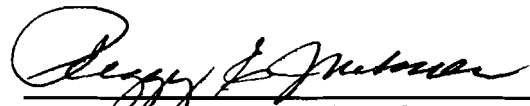
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 27, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Scherman, Davis, Leary, Hume

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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

