

RESOLUTION NO. 2012-75

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE PARCEL MAP, DESIGN REVIEW AND CONDITIONAL
USE PERMIT FOR THE FALLS OF ELK GROVE PROJECT NO. EG-11-053
ASSESSOR'S PARCEL NUMBER: 132-2130-003**

WHEREAS, the Planning Department of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number 132-2130-003; and

WHEREAS, an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) has been prepared finding no further impacts as a result of the project, pursuant to the California Environmental Quality Act (CEQA) Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the site is appropriate for the proposed assembly development, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative parcel map, design review, and conditional use permit will not cause serious public health problems as the Project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; 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 Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Parcel Map subject to the conditions of approval for the Falls of Elk Grove Project No. EG-011-053 (Project) contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding: The Findings provided in California Government Code Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan, Specific Plan Amendment, and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Laguna Ridge Specific Plan, and design standards of the Elk Grove Municipal Code.
- c. The site is physically suitable for an assembly use because the site provides adequate area for the two proposed buildings, parking, and access from roadways.
- d. The site is physically suitable for the specified density of development because the BP zone does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan, Specific Plan, and zoning because the property is not subject to physical constraints that would impede development, the General Plan, Specific Plan and Zoning Code do not establish a minimum or maximum parcel size, and all public services would be provided to the properties. Further, the subject property is a disturbed site with existing uses on it which eliminates wildlife, their habitat and aquatic areas. Therefore, the subdivision of the property is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Design Review subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding 1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning

Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

Evidence 1: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, Citywide Design Guidelines, and Laguna Ridge Town Center Design Guidelines, and it is concluded that the Project's architecture and site planning meet all applicable development standards. The proposed elevations have been designed to be distinctive and unique architecture, but compatible with the neighboring multi-family residential buildings (to the north) in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, plaster, brick, and cantilevered metal awnings over the entry ways. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the entry way from Elk Grove Boulevard. The Project has a clear design concept that is carried through to all elements of the Project by matching the brick and stone façade with the clay bar tile roofing and using a similar hue with the metal cantilevered entryways. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

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

Evidence 2: The proposed architecture, site design, and landscaping are suitable for the building and site and will enhance the character of the neighborhood. The architecture allows large assembly areas within the building and provides for outside assembly areas, enclosed by fencing, along the eastern portion of the building. A distinctive entrance provides a sense of entry to those assembling at the buildings. The site design accommodates access and parking for large assembly uses while minimizing visibility from adjacent streets through landscaping. The Project provides pedestrian access through the use of multi-use trails and on-site walkways that will facilitate the congregation of people. The proposed site plan and building elevations provide all design elements required by the Citywide Design Guidelines, the Laguna Ridge Town Center Design Guidelines and Zoning Code. These Guidelines are fulfilled through the consistent detailing of the architectural style on all four elevations, variety and quality of materials exemplified through the use of brick, stone, glass and steel, pedestrian amenities that include onsite walkways, and recessed entry ways that provide a sense of entry to the buildings. Further, the Project provides application of a consistent color palette throughout the buildings. Therefore, the building and site will enhance the character of the neighborhood and community.

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

Evidence 3: The proposed elevations have been designed to be distinctive but compatible with the surrounding multi-family residential buildings in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, stone, brick, standing metal seam roofing and clay roofing. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the site's entry ways.

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

Evidence 4: The proposed Project includes pedestrian access, distinguished with colored stamped concrete from the eastern portion of the drive aisle that extends from Elk Grove Boulevard to Civic Center Drive. The pedestrian access extends along this drive aisle and connects to concrete walkways leading to building entrances. Access to the site will be from one driveway along Elk Grove Boulevard and from two drive ways on Civic Center Drive. Additionally, pedestrian connectivity is provided to the eastern and western properties through a walkway that bisects the site on an east-west lateral. The walkway provides a speed table crossing the drive aisle in order to reduce pedestrian-vehicle circulation issues. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Conditional Use Permit subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding 1: The Project is consistent with the goals and policies of the Elk Grove General Plan.

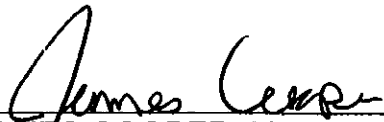
Evidence 1: The proposed Project provides new jobs, helping the City to achieve its jobs-housing balance (General Plan Policy ED-7 and supporting actions). As an assembly use, the proposed Project expands the City's regional-assembly office activities and expands the local economy by attracting those seeking an assembly area (General Plan Policy ED-16).

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence 2: The establishment, maintenance and operation of the use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The Project provides adequate parking for the intended use and the surrounding

roadway system and utilities can support the planned activities. Assembly activities will generally occur inside the proposed building and any outdoor common areas are located away from the existing residential development. Further, the addendum prepared during the environmental review of the Project found there to be no new impacts as a result of the Project. The noise study prepared for the Project concluded that the Project will not result in noise levels that exceed City standards as prescribed by the General Plan. Therefore, the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the City.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.



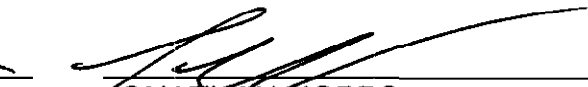
JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN HOBBS,
INTERIM CITY ATTORNEY

The Falls of Elk Grove
Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>A. On-Going</p> <p>1. The development approved by this action is for a Tentative Parcel Map, to subdivide one parcel totaling 4.99 acres into one 2.52± acre piece and another 2.47± acre piece; and a Design Review and Conditional Use Permit to construct and operate two (2) 13,387 square foot buildings, associated parking lot, access, landscaping, and other associated features as described in the Planning Commission report and associated Exhibits and Attachments dated April 19, 2012, as illustrated in the project plans described below and attached herein as Exhibit B:</p> <ul style="list-style-type: none"> • Tentative Parcel Map – Received March 22, 2012 • Site Plan – Received March 22, 2012 • Landscape Plan – Received March 22, 2012 • Lighting Plan – Received March 22, 2012 • Elevation Plans – Received March 22, 2012 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as 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.</p>	On-Going	Planning	

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3.	This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Tentative Parcel Map approval is valid for three (3) years from the date of City Council approval, unless an extension of time is subsequently approved or extended by the City or legislation. "Legislation" includes any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of City Council approval	Planning	
5.	The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project.	On-Going	Planning	
6.	If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	
7.	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 Public Resources Code Section 5097.98.	On-Going	Planning	
8.	The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Code Enforcement/Planning	
9.	Water supply shall be provided to each building by the Sacramento County Water Agency.	Ongoing	Sacramento County Water Agency (SCWA)	

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10. The property owner shall maintain the landscaping along Elk Grove Blvd and Civic Center Drive. Landscape areas not privately maintained shall be required to conform to City and/or Cosumnes Community Services District Standards as well as improvement plan preparation, processing, and approval requirements.	Ongoing	City of Elk Grove	
11. Connection to the Sacramento Area Sewer District (SASD) sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.	Ongoing	Sacramento Area Sewer District (SASD)	
12. Each parcel with a sewage source shall have a separate connection to SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Ongoing	Sacramento Area Sewer District (SASD)	
13. If site furnishings are proposed for the project at a future time, product information must be submitted and approved to the satisfaction of the Planning Director.	Ongoing	Landscape Architect and Planning	
<u>B. Prior to Improvement Plans or Grading</u>			
14. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project entitlement for the Laguna Ridge Specific Plan. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) shall be submitted to the applicant.	Prior to Improvement Plans	Planning	

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	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
15.	<p>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; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; 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 drainage study shall be prepared to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)</p>	<p>Public Works</p>	
16.	<p>The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i>. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.</p>	<p>Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s)</p>	<p>Public Works</p>	

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	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
17.	The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works.	Improvement Plans	Public Works	
18.	The Applicant shall obtain the appropriate clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.	Improvement Plans	Public Works	
19.	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, as assigned by Public Works during the first plan review, shall be added to plans.	Improvement Plans	Public Works	
20.	The Applicant shall comply with the City's Municipal Code Section 12.09.120 regarding any excavation in newly renovated City Streets within five years.	Improvement Plans	Public Works	
21.	The Applicant shall design and improve Elk Grove Boulevard along the project frontage in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
22.	All water lines shall be located within a public right-of-way or within easements dedicated to the Sacramento County Water Agency (SCWA). Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval.	Prior to Improvement Plan Approval	SCWA	
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.	Improvement Plans	SCWA	

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<p>24. In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure shall be required to serve this project. Sewer layout will be verified during the review of improvement plans, which must be approved before issuance of the building permits. No sewer study is required for this project.</p>	<p>Improvement Plans</p>	<p>Sacramento Area Sewer District (SASD)</p>	
<p>25. SASD requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by SASD on a case by case basis. During the submission of the improvement plans, the applicant shall demonstrate that this condition is met.</p>	<p>Improvement Plans</p>	<p>Sacramento Area Sewer District (SASD)</p>	
<p>26. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that SASD can properly maintain the sewer line. During the submission of the improvement plans, the applicant shall demonstrate that this condition is met.</p>	<p>Improvement Plans</p>	<p>Sacramento Area Sewer District (SASD)</p>	
<p>27. Prior to issuance of improvement plans, the final design of any slopes shall include benches or modified slopes that would enable the establishment of plant material to the satisfaction of the City. Slopes shall be no steeper than 3:1 grade.</p>	<p>Improvement Plans</p>	<p>Landscape Architect and Planning</p>	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	Prior to issuance of improvement plans, and consistent with Chapter 19.12.200, paving within the critical root zone of trees shall only be allowed under the approval of the City Arborist and porous material shall be used or an alternative design solution implemented.	Improvement Plans	Landscape Architect and Planning	
29.	Prior to approval of improvement plans, the applicant shall submit a revised landscape plan demonstrating that conflicts with parking lot light standards have been resolved.	Improvement Plans	Landscape Architect and Planning	
30.	The preliminary landscape plan shall be updated to be consistent with the Laguna Ridge Specific Plan Design Guidelines.	Improvement Plans	Landscape Architect and Planning	
31.	The preliminary landscape plan shall demonstrate that the parking lot shading meets the standards listed in Chapter 23.54.050 of the City of Elk Grove's Municipal Code.	Improvement Plans	Landscape Architect and Planning	
31a.	Prior to potholing or any excavation near gas transmission facilities, the excavator shall call USA when requesting PG&E to locate and mark gas pipe. The applicant shall request a field meeting with PG&E locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby. The PG&E standby person is required to be onsite whenever excavation is within a 5-foot distance from the edge of a pipe. Excavator shall call PG&E (916-386-5153) 48 hours in advance to request inspector standby.	Improvement Plans / Grading	PG&E	

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<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>31b. Prior to using any power operated equipment, the approximate location of the pipe must first be determined by hand excavation or careful probing. The applicant shall probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth of 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe. PG&E standby shall be present.</p> <p>Should PG&E's gas transmission facilities have the potential to be affected, PG&E requests that improvement plans with accurate pathed depths be sent to PG&E to ensure consistent uses around PG&E's facilities areas prior to any construction activities or heavy grading equipment crossing over PG&E's high pressure gas transmission line.</p>	<p>Improvement Plans / Grading</p>	<p>PG&E</p>	
<p>C. Prior to Final Map</p>			
<p>32. Prior to any Final Parcel Map approval, the Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).</p>	<p>Final Parcel Map</p>	<p>Public Works</p>	
<p>33. The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove within the landscape corridor adjacent to Elk Grove Blvd for overhead and/or underground facilities and appurtenances, where such easements do not already exist, to the satisfaction of Public Works.</p>	<p>Final Parcel Map</p>	<p>SMUD/Public Works</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34. No future driveways (other than the approved driveways for this project) shall be permitted along Elk Grove Blvd. The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) along Elk Grove Blvd to the satisfaction of Public Works.	Final Parcel Map	Public Works	
35. The Applicant shall increase the total width of any parking stalls to 11 feet for those stalls that are at a 90° angle to one another.	Final Parcel Map	Public Works	
36. The Applicant shall dedicate to the City of Elk Grove, a pedestrian easement within the landscape corridor adjacent to the project's Elk Grove Boulevard frontage to the satisfaction of Public Works.	Final Parcel Map	Public Works	
37. The Applicant shall record a reciprocal access and parking agreement between the parcels of this development and the parcel to the west. The agreement shall, at a minimum, address common area ownership, maintenance, joint access and parking in a manner acceptable to the City of Elk Grove.	Final Parcel Map	Public Works	
38. Developing this property will require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Final Parcel Map	Sacramento Area Sewer District (\$ASD)	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Parcel Map	Finance	
40.	Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.	Final Parcel Map	Finance	
D. Prior to Building Permits				
41.	Patio spaces and the walls enclosing them that are located within the protection zone of existing trees shall be designed and constructed with a methodology (e.g., clear span fencing, raised patio decks) approved by the City Arborist and Planning Director.	Prior to Issuance of Building Permit	Landscape Architect and Planning Director	
42.	Prior to the issuance of building permits, this project shall conduct a water use efficiency review and submit the findings in required documentation for the project.	Prior to issuance of Building Permit	SCWA	
43.	Prior to the issuance of building permits, this project shall install efficient cooling systems and re-circulating pumps for fountains and ponds.	Prior to issuance of Building Permit	SCWA	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
44. Prior to the 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 Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to issuance of Building Permit	SCWA	
45. The building permit plans shall show the location of security cameras if they are to be used.	Prior to issuance of Building Permit	Elk Grove Police Department	
46. The Final Parcel Map shall be completed, approved, and recorded prior to 1 st Building Permit.	Building Permit	Public Works	
47. The Applicant shall replace all existing handicap ramps adjacent to the project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of Public Works.	Building Permit	Public Works	
48. The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	
49. The driveway on Elk Grove Boulevard shall be limited to right-turn movements only.	Building Permit	Public Works	
50. Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps.	Building Permit	Public Works	
51. The Applicant shall construct the 36-foot landscape corridor adjacent to Elk Grove Boulevard to the satisfaction of Public Works.	Building Permit	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
52.	The Applicant shall remove the existing AC path and construct the 10-foot trail along the project's Elk Grove Boulevard frontages, as shown on the Site Plan and Tentative Parcel Map Exhibit, in accordance to the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The proposed trail shall conform and tie-in to the existing path just east and west of the project site.	Building Permit	Public Works	
53.	Parcel addressing shall be issued by the City after recommendation by CSD Fire Department.	Prior to plan approval	Building Cosumnes Fire Department	
54.	Underground fire service main shall be minimum 10 inch and shall have two points of connection.	Prior to approval of civil plans	Cosumnes Fire Department	
55.	Each building shall be provided with a fire control room. This room shall have an exterior access door, house the fire sprinkler riser and fire control panel, and be provided with emergency illumination. It may also be a common utility (electrical)/fire control room.	Prior to approval of civil plans	Cosumnes Fire Department	
E. Prior to Final or Occupancy				
56.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
57.	Landscaping shall meet the requirements of the City's Water Efficient Landscape Section 14.10 of the City's Municipal Code. Specifically, upon completion of the landscape installation the project Landscape Architect shall certify that the installed landscape complies with all City Water Efficient Landscape Ordinance requirements. Certification shall be accomplished by submitting a Certificate of Conformance including an Irrigation Audit performed by Certified Irrigation Auditor on a form provided by the City in addition to any other requirements listed in the Code. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final Occupancy	Landscape Architect and Planning	

Exhibit A: Conditions of Approval

General Information and Compliance Items:

The following items are noted for the Applicant's information and compliance.

Public Works:

The following items are noted for the Applicant's information and compliance.

- a. 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.
- b. 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)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. 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)
- e. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- f. 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)
- g. Improvement plans shall be approved by Public Works prior to recordation of final map or prior to issuance of the 1st building permit, whichever occurs first. (Public Works)
- h. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- i. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- j. The internal circulation and access shall be subject to the review and approval of Public Works. (Public Works)
- k. 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)

Exhibit A: Conditions of Approval

- 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 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 the City of Elk Grove Municipal Code Section 16.44 "Land Grading and Erosion Control". 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 of Elk Grove Municipal Code Section 16.44 "Land Grading and Erosion Control". If the project size is more than one acre, a Notice of Intent (NOI) shall 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 applicable information 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

Exhibit A: Conditions of Approval

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. 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. (Public Works)
- s. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column. (Public Works)

Fire Department:

The following items are standard fire department comments clearly addressed in policy and guidelines. This information is provided only to clarify the scope of requirements typical for most individual projects. Specific requirements may vary and will be clarified in the plan checking/plan review process prior to each project. The following comments should be included in the Planning/Environmental document report:

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- c. 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.
- d. 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 (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:
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- e. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
- f. 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.

Exhibit A: Conditions of Approval

- g. 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.
- h. 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.
- i. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes CSD 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 Cosumnes CSD Fire Department.
- j. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
- k. 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 Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
- l. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - B. 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.
 - C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - D. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

SASD Advisories:

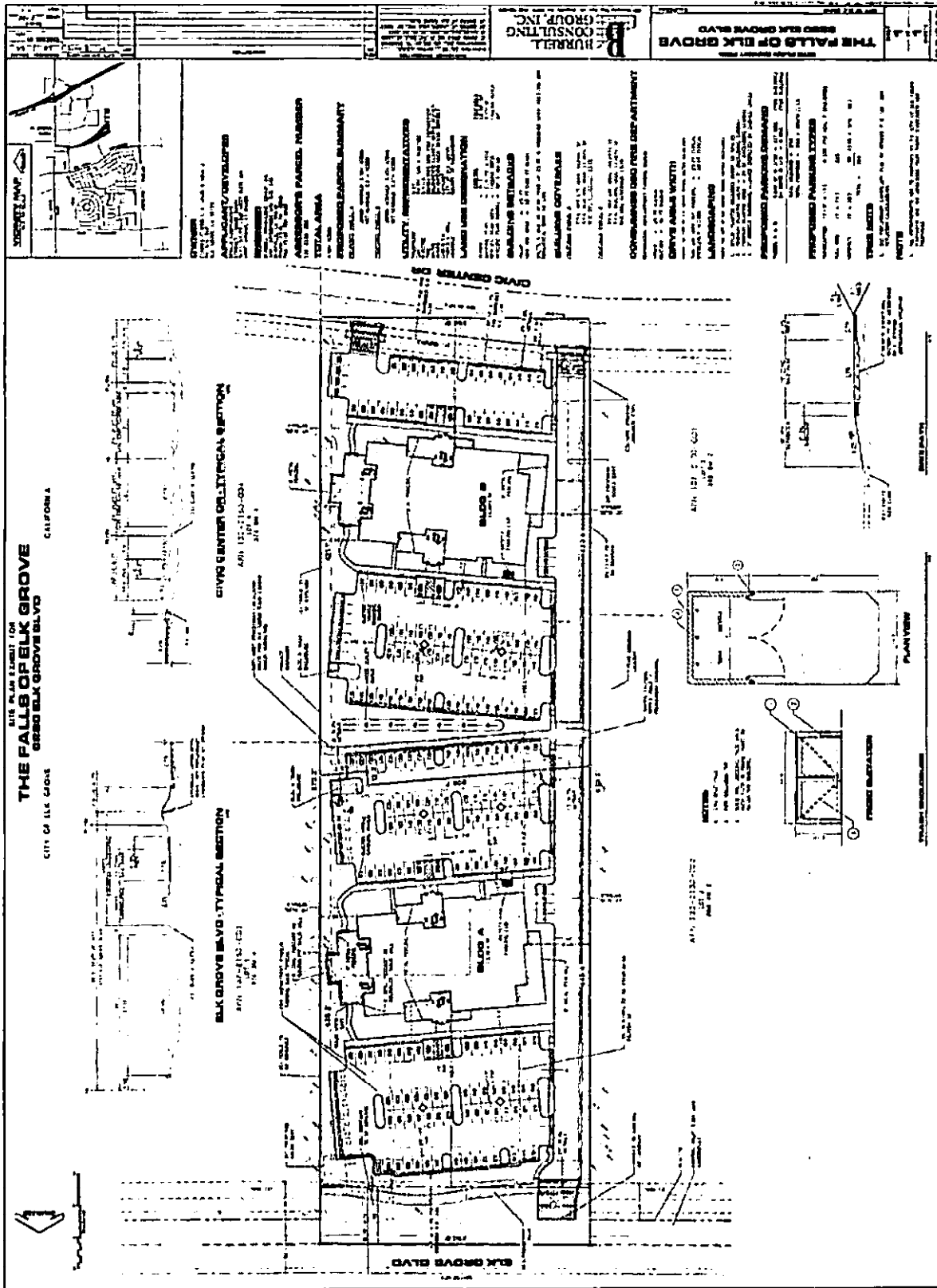
- a. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved

Exhibit A: Conditions of Approval

in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

- b. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Exhibit B: The Falls of Elk Grove Site Plan Exhibit



GENERAL NOTES	SPECIFICATIONS	CONTRACT INFORMATION
<p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ELK GROVE SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ELK GROVE.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.</p>	<p>CONCRETE</p> <p>1. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.</p> <p>2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE CITY OF ELK GROVE SPECIFICATIONS.</p> <p>STEEL</p> <p>1. ALL STEEL SHALL BE A36 STEEL.</p> <p>2. ALL STEEL SHALL BE WELDED IN ACCORDANCE WITH THE CITY OF ELK GROVE SPECIFICATIONS.</p> <p>PAINTS</p> <p>1. ALL PAINTS SHALL BE OF THE BEST QUALITY AVAILABLE.</p> <p>2. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF ELK GROVE SPECIFICATIONS.</p>	<p>OWNER</p> <p>THE FALLS OF ELK GROVE 6280 ELK GROVE BLVD ELK GROVE, CA 95624</p> <p>ARCHITECT</p> <p>BURRILL CONSULTING GROUP, INC. 1000 ELK GROVE BLVD ELK GROVE, CA 95624</p> <p>ENGINEER</p> <p>THE FALLS OF ELK GROVE 6280 ELK GROVE BLVD ELK GROVE, CA 95624</p> <p>DATE</p> <p>APRIL 15, 2003</p> <p>PROJECT NO.</p> <p>127-110-003</p>

Exhibit B: The Falls of Elk Grove Project Plans

**SITE PLAN EXHIBIT FOR
THE FALLS OF ELK GROVE
8880 BLK GROVE BLVD**

CALIFORNIA

CITY OF ELK GROVE

APN	132-2130-001
LOT	4
AREA	378 SQ. FT.
OWNER	THE FALLS OF ELK GROVE
DESIGNED BY	BURRELL GROUP INC.
CHECKED BY	[Signature]
DATE	08/15/2017
CITY ADOPTION	
REVISION	
SCALE	1" = 20'
DATE	

OWNER
THE FALLS OF ELK GROVE
8880 BLK GROVE BLVD
ELK GROVE, CA 95624

ARCHITECT/DEVELOPER
BURRELL GROUP INC.
10000 WILSON BLVD, SUITE 200
ELK GROVE, CA 95624
TEL: (916) 438-1100
WWW.BURRELLGROUP.COM

ENGINEER
MORRISON MADDEN
1000 WILSON BLVD, SUITE 200
ELK GROVE, CA 95624
TEL: (916) 438-1100
WWW.MORRISONMADDEN.COM

APPROVED PARCEL NUMBERS
132-2130-001

TOTAL AREA
179,100 SQ. FT.

PROPOSED PARCEL SUMMARY
RESIDENTIAL
SINGLE-FAMILY
SINGLE-UNIT
SINGLE-FAMILY
SINGLE-UNIT
SINGLE-FAMILY
SINGLE-UNIT

UTILITY REPRESENTATIVES
ELECTRIC: CALIFORNIA ELECTRIC
GAS: SOUTHWEST GAS
WATER: SUTRO WATER
SEWER: SUTRO WATER
CITY OF ELK GROVE

LAND USE DESIGNATION
RESIDENTIAL
SINGLE-FAMILY
SINGLE-UNIT
SINGLE-FAMILY
SINGLE-UNIT
SINGLE-FAMILY
SINGLE-UNIT

PERMITTED SETBACKS
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT

FULL-TIME COVERS
TOTAL: 100
COVERED: 100
UNCOVERED: 0

PERMITTED PARCEL SUMMARY
TOTAL: 100
COVERED: 100
UNCOVERED: 0

CONSTRUCTION PERMITS DEPARTMENT
TOTAL: 100
COVERED: 100
UNCOVERED: 0

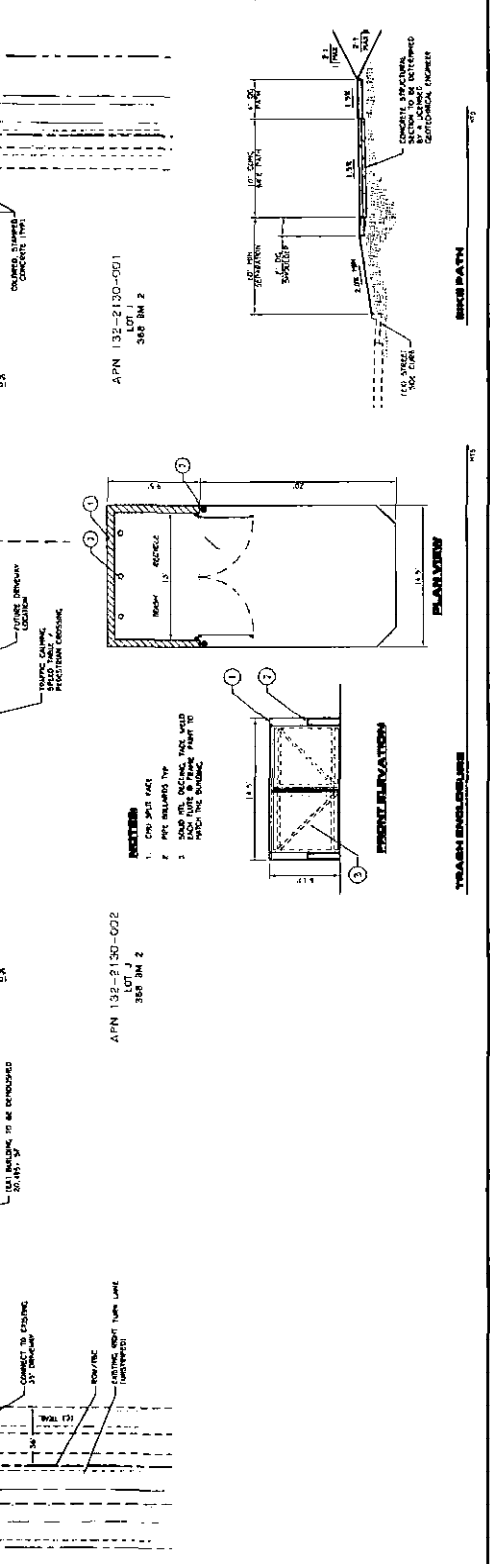
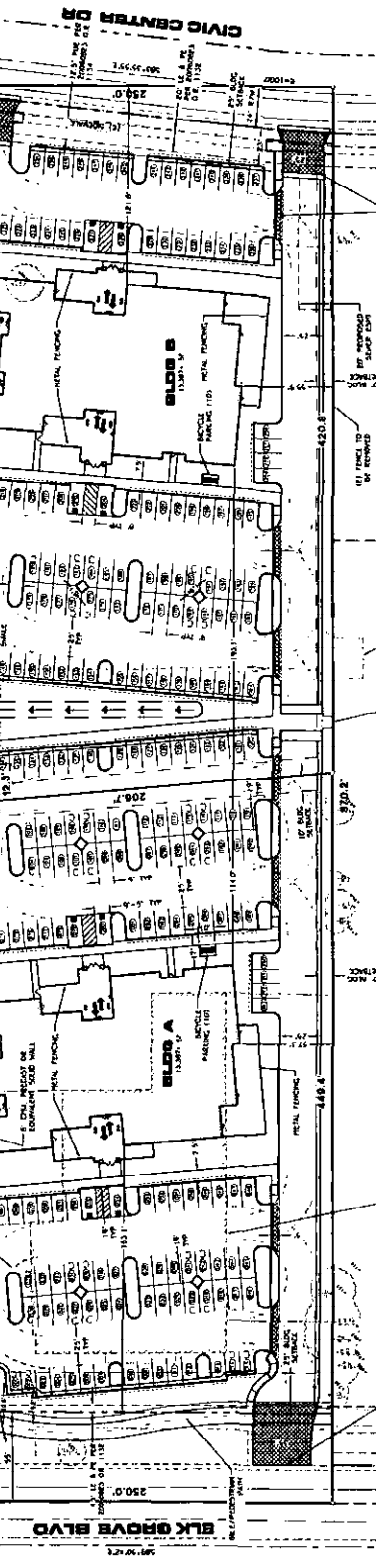
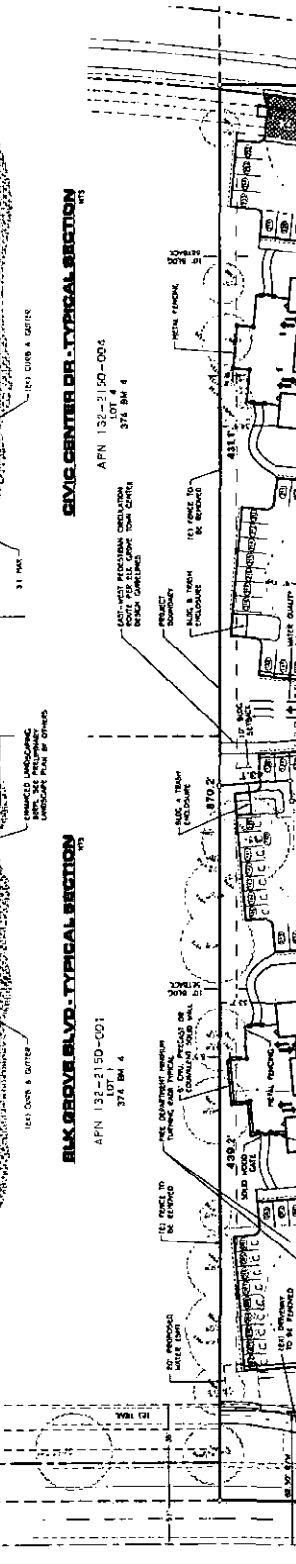
DRIVE AHEAD WIDTH
TOTAL: 100
COVERED: 100
UNCOVERED: 0

LANDSCAPING
TOTAL: 100
COVERED: 100
UNCOVERED: 0

PROPOSED PARKING DEMAND
TOTAL: 100
COVERED: 100
UNCOVERED: 0

PROPOSED PARKING TYPES
TOTAL: 100
COVERED: 100
UNCOVERED: 0

THE NOTE
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



CONSULTANT

CONTRACTOR

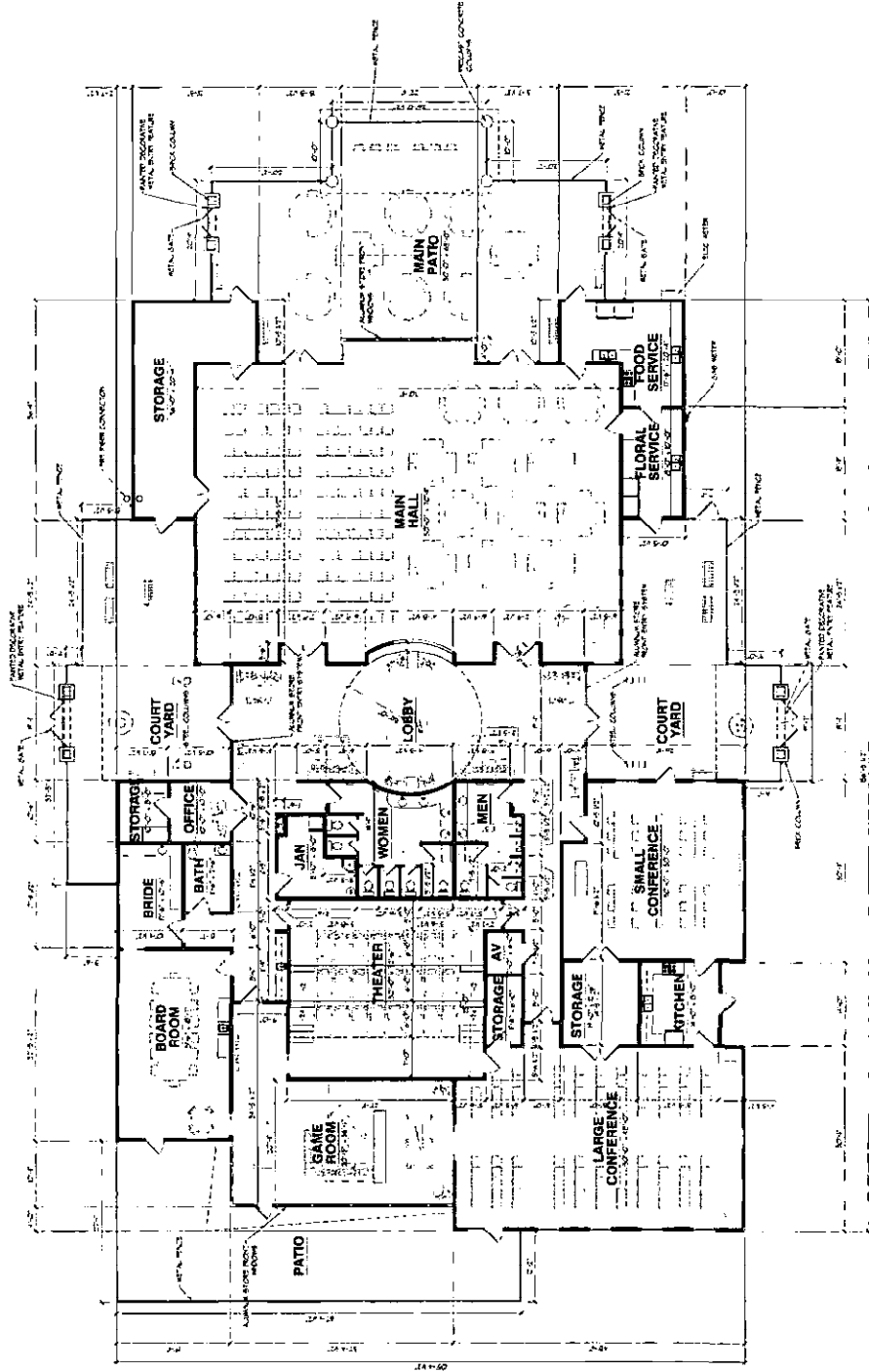
PROJECT NAME:
**THE FALLS OF
ELK GROVE**
8288 ELK GROVE BLVD
ELK GROVE, CALIFORNIA

SCALE:
AS SHOWN
ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE NOTED
FOR FURTHER INFORMATION CONTACT THE ARCHITECT
FOR ANY QUESTIONS REGARDING THIS DRAWING
OR ANY OTHER DRAWING IN THIS SET
CONTRACT NO. 08-0000000000000000

DRAWING NAME:
FLOOR PLAN

CREATED BY:
AS
CHECKED BY:
AS
DATE:
20 MARCH 2012
PROJECT #:
1122

A1.1



CONSULTANT

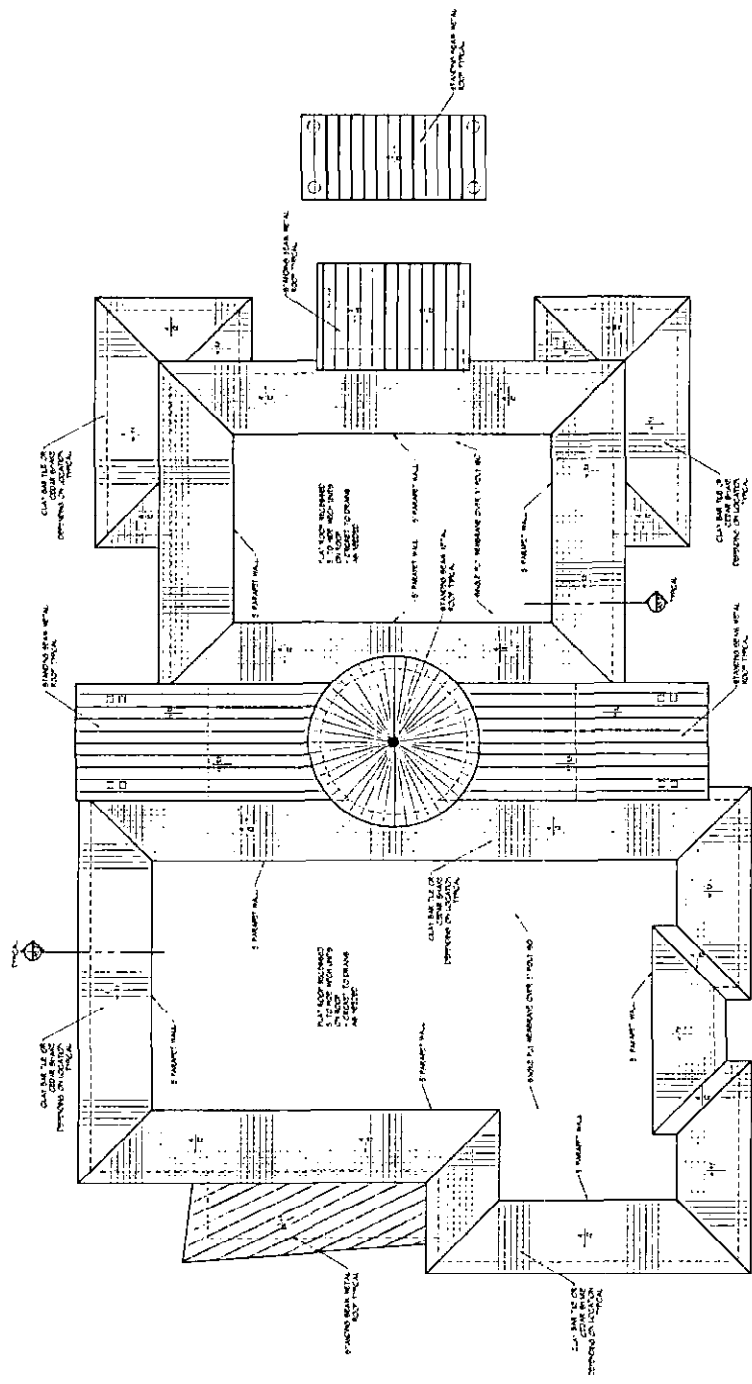
CONTRACTOR

PROJECT NAME
**THE FALLS OF
ELK GROVE**
8280 ELK GROVE BLVD
ELK GROVE, CALIFORNIA

DATE PREPARED: 2017.03.07
DRAWN BY: AS
CHECKED BY: AS
DATE: 20 MARCH 2017
PROJECT # 1122

DRAWING NAME
ROOF PLAN

A4.1



PONTIS
ARCHITECTURAL GROUP
PO BOX 242
SPRINGVILLE, UT 84603
(801) 704-9551

CONSULTANT

CONTRACTOR

PROJECT NAME:
**THE FALLS OF
ELK GROVE**
8280 ELK GROVE BLVD
ELK GROVE, CALIFORNIA

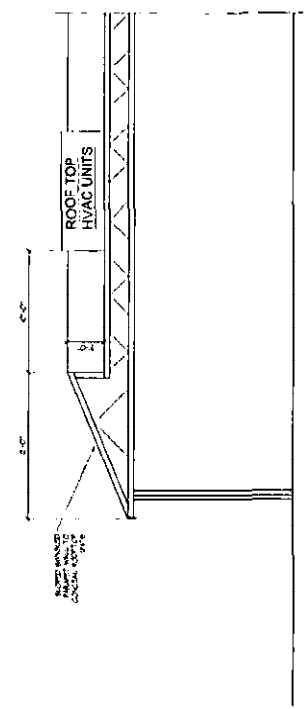
DESIGNED BY:
ARCHITECTURAL GROUP
1000 SOUTH 1000 WEST, SUITE 100
SPRINGVILLE, UT 84603
PHONE: (801) 704-9551
FAX: (801) 704-9552
WWW.PONTISARCHITECTURAL.COM

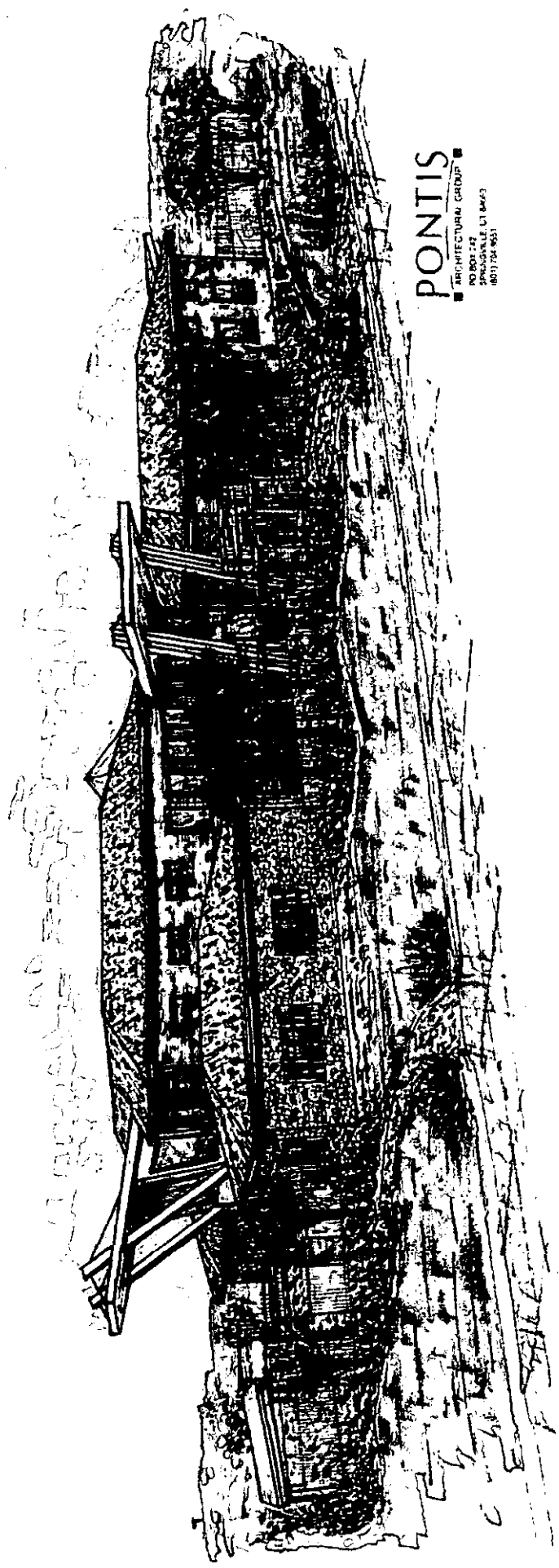
DATE:
11/12

DRAWING NAME:
**ROOFTOP UNIT
SECTION**

DRAWN BY:
CHECKED BY:
DATE:
PROJECT #:

A5.2





PONTIS

ARCHITECTURAL GROUP
PO BOX 242
SPRINGVILLE, UT 84603
(801) 734-4551

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2012-75**

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

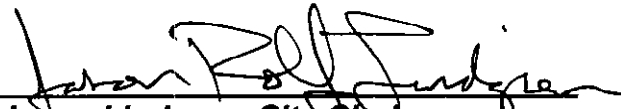
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 9, 2012 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Davis, Detrick, Scherman

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Hume


**Jason Lindgren, City Clerk
City of Elk Grove, California**