

RESOLUTION NO. 2014-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT TENTATIVE SUBDIVISION MAP, SMALL LOT TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR LARGE LOT TENTATIVE SUBDIVISION MAP AND SMALL LOT TENTATIVE SUBDIVISION MAP LAYOUTS FOR THE FIELDSTONE NORTH PROJECT , PROJECT NO. EG-13-004 ASSESSOR PARCEL NUMBER 134-0110-154

WHEREAS, the Planning Department of the City of Elk Grove received an application on January 31, 2013 from LVP & Pappas Arizona LP & ETAL (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and Design Review for the Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map layouts for the Fieldstone North Project (the "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 APN: 134-0110-154; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§ 21000 et seq.; and

WHEREAS, the State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15162(a) identifies that when an environmental impact report (EIR) has been certified or a mitigated negative declaration (MND) has been adopted for a project, the CEQA Guidelines allow a subsequent environmental document to be prepared in the event that changes are made to the previously approved project and only minor changes are needed to the MND or EIR to address the changed project; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a General Plan Amendment, Specific Plan Amendment, Rezone Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map for this Project will have a significant effect on the environment beyond what was analyzed in the Subsequent Mitigated Negative Declaration prepared for the Project and disclosed; and

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, East Elk Grove Specific Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) standards, City's Design Guidelines, and all other applicable State and local regulations; 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 Applicant, and public testimony presented in writing and at the meeting, and voted 3-1 to recommend approval of the Project to the City Council; and

WHEREAS, section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be heard by the City Council at the January 22, 2014 hearing date under a separate item (Item 9.3); 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; and

WHEREAS, January 22, 2014, the City Council adopted Resolution No. 2014-14, adopting a Mitigated Negative Declaration (MND) for the Fieldstone North Project; and

WHEREAS, on January 22, 2014, the City Council adopted Resolution No. 2014-16, adopting a General Plan Amendment for the Fieldstone North Project; and

WHEREAS, on January 22, 2014, the City Council adopted Resolution No. 2014-17, adopting a Specific Plan Amendment for the Fieldstone North Project; and

WHEREAS, on January 22, 2014, the City Council introduced Ordinance No. 02-2014, amending the Zoning Map of the City of Elk Grove for the Fieldstone North Project;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby approves the Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and Design Review for the Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map Layouts for the Fieldstone North Project (EG-13-004), subject to the Conditions of Approval contained in Exhibit A for the Large Lot Tentative Subdivision Map and Exhibit B for the Small Lot Tentative Subdivision Map, and as illustrated in Exhibits C and D, based upon the following findings:

Large Lot Tentative Subdivision Map

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.

- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: Finds (a) through (g) in Section 66474 of the California Government Code do not apply to this Project.

- a. The proposed map is consistent with the City's General Plan and the EEGSP as it will facilitate development of the property with residential uses consistent with the proposed tentative subdivision map.
- b. The design of the proposed map is consistent with the City's General Plan and the EEGSP as each resultant parcel will have access to the public right-of-way and future facilities.
- c. The site is physically suitable for residential development. The EEGSP land use map has anticipated the site for single-family residential development. Access to the site will be provided and all necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed single-family residential development consisting of a density of 5 dwelling units per acre. Under the EEGSP, this density range provides for an average assumed density of 5 dwelling units per acre, which is consistent with surrounding development in the Plan area. Furthermore, all proposed parcels meet the EEGSP's development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. The proposed large lot tentative subdivision map will not cause substantial environmental damage. An Initial Study/Subsequent Mitigated Negative Declaration was prepared for the Project, which the environmental analysis determined that potential environmental impacts from site development could be mitigated to less than significant levels.
- f. The design of the subdivision 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.

Small Lot Tentative Subdivision Map

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

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

Evidence: Finds (a) through (g) in Section 66474 of the California Government Code do not apply to this Project.

- a. The proposed map is consistent with the City's General Plan and the EEGSP as it will facilitate development of the property with residential uses consistent with the proposed tentative subdivision map.
- b. The design of the proposed map is consistent with the City's General Plan and the EEGSP as each resultant parcel will have access to the public right-of-way and future facilities.
- c. The site is physically suitable for residential development. The EEGSP land use map has anticipated the site for single-family residential development. Access to the site will be provided and all necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed single-family residential development consisting of a density of 5 dwelling units per acre. Under the EEGSP, this density range provides for an average assumed density of 5 dwelling units per acre, which is consistent with surrounding development in the Plan area. Furthermore, all proposed parcels meet the EEGSP's development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. The proposed small lot tentative subdivision map will not cause substantial environmental damage. An Initial Study/Subsequent Mitigated Negative Declaration was prepared for the Project, which the environmental analysis determined that potential environmental impacts from site development could be mitigated to less than significant levels.
- f. The design of the subdivision 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.

Large Lot Tentative Subdivision Map Design Review

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: The Large Lot Tentative Subdivision Map has been evaluated and meets the applicable standards pursuant to the EEGSP, Elk Grove Municipal Code Title 22 Land Development standards, Public Work's Improvement Plans, Zoning Code, and Citywide Design Guidelines. The Large Lot Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements necessary to serve the subdivision independently from the Small Lot Tentative Subdivision Map.

Finding #2: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The Large Lot Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation as the map is to only subdivide the property into large lots for the purpose of enabling the transfer of certain residential large lots to commercial homebuilders.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: Although the purpose of the Large Lot Tentative Subdivision Map is to only subdivide the property into large lots, the map has been conditioned to construct F Street and G Street as shown on the map to provide connection between Grant Line Road and Wyland Drive. This connection would provide an alternative thoroughfare to the residences located west of the Project site.

Small Lot Tentative Subdivision Map Design Review

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: The Small Lot Tentative Subdivision Map has been evaluated and meets the applicable standards pursuant to the EEGSP, Elk Grove Municipal Code Title 22 Land Development standards, Public Work's Improvement Plans, Zoning Code, and Citywide Design Guidelines. The Small Lot Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The

conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.


Finding #2: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The layout of the Small Lot Tentative Subdivision Map provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes. All proposed street widths meet the City's Improvement Standards and a minimum of 4-foot sidewalks are provided throughout the internal streets. A 25-foot wide multi-use trail will also be provided from the park site to Wyland Drive, and from the F Street bridge to Grant Line Road. Thus, the Small Lot Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Small Lot Tentative Subdivision Map includes an interconnected street system as well as sufficient open space and landscaping. The Project includes a 25-foot wide multi-use trail that provides bicycle and pedestrian connectivity from the park site to Wyland Drive, and also trail segment from the F Street bridge to Grant Line Road. A pedestrian access to Grant Line Road is also provided at the southeast corner of the Project site. Access to the Project site is provided by six access points, one entrance off of Grant Line Road, four entrances off of Wyland Drive, and one entrance off of Mainline Drive. The proposed design blends seamlessly into the surrounding neighborhood.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of January 2014.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Conditions of Approval
Fieldstone North
Large Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
On-Going				
1.	<p>The Project approved by this action is for a Large Lot Tentative Subdivision Map and Design Review for Large Lot Tentative Subdivision Map as specifically described in the January 22, 2014 City Council staff report and as illustrated in the following project plans dated November 26, 2013 and attached as Exhibit C.</p> <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>The Large Lot Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.</p>	Three years, from date of City Council approval	Planning	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

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Conditions of Approval
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Large Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
4.	The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Project or any environmental or other documentation related to approval of this Project.	On-Going	Planning	
5.	The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.	On-Going	Planning	
6.	Except as otherwise specified or provided for on the Tentative Subdivision Maps, Project Plans, or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • East Elk Grove Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On-Going	Planning Public Works	
7.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Public Works. Private sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.	On-Going	Public Works SCWA, SASD, SMUD PG&E	

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Large Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
8.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.	On-Going	Planning Public Works CCSD, SCWA, SASD, EGWD	
9.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning, Public Works, Building, CCSD, SCWA, SASD, EGWD	

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Large Lot Tentative Subdivision Map**

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
Prior to Improvement Plans or Grading				
10.	The Applicant shall comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Project. Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000 has been paid, no final subdivision 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 issuance any plans or permits associated with this project the applicant shall: <ol style="list-style-type: none"> 1. Record the MMRP 2. Submit deposit to the City of Elk Grove 	Planning	
11.	The Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove's Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific plan and/or master plan.	Improvement Plan Submittal, Prior to Issuance of Grading Permit(s) or Final Map, whichever occurs first	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
12.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plan Acceptance or Grading Permit Issuance, whichever occurs first	Public Works	
13.	EGWD shall be responsible for cutting in tees or performing hot taps on EGWD owned water pipes. The Applicant shall be responsible for exposing the pipe at the tie-in point(s) prior EGWD's work. The Applicant shall be responsible for backfilling and capping the exposed area(s) per applicable Standards after EGWD completes the tie-in(s).	Improvement Plans	EGWD	
14.	A Utility Agreement between EGWD and the Applicant shall be executed specifying that the developer/owner reimburse EGWD for all costs related to tying into EGWD water system. EGWD shall prepare the Utility Agreement.	Improvement Plans	EGWD	
15.	The Applicant shall be responsible for notifying EGWD upon the completion of installing all meter boxes and meter setters. After receiving this notification, EGWD will then bill the developer/owner the cost of meters per the most currently dated Ordinance governing the charges for water meters. After receiving full payment for the meters, EGWD shall install the meters.	Improvement Plans	EGWD	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
Final Map				
16.	The Applicant shall dedicate Lots 8, 9, 11, and 13 to the City in the form of an Irrevocable Offer of Dedication (IOD) and to the satisfaction of Public Works.	Final Map	Public Works	
17.	The Applicant shall design and construct all required public improvements within Lots 8, 9, and 11-13 to the satisfaction of Planning, Public Works and CCSD.	Final Map	Planning, Public Works and CCSD	
18.	The Applicant shall dedicate, design and construct the street (F & G Streets) connecting Grant Line Road and Wyland Drive to the satisfaction of Public Works. Dedication to the City shall be in the form of an IOD to the satisfaction of Public Works.	Final Map	Public Works	
19.	All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	

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20.	<p>The Applicant shall dedicate, design and construct a downstream detention basin on Assessor's Parcel No. 134-0110-124. The basin shall accommodate the post-design storm runoff from the project. The basin shall be designed outside the 100-year floodplain boundary.</p> <p>Once constructed, provide an easement for ingress and egress for the continued maintenance of the basin to the satisfaction of the City. The easement area shall be an all-weather surface.</p> <p>Once the basin and the easements have been approved by the City dedicate the basin in fee simple to the City and dedicate the easement for ingress and egress.</p>	Final Map	Public Works	
21.	<p>The Applicant shall dedicate a drainage easement over the portion of Parcel 134-0110-124 that encompasses the adjacent Elk Grove Creek floodway to the satisfaction of Public Works.</p>	Final Map	Public Works	
22.	<p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p>	Final Map	Public Works	

Exhibit B
Conditions of Approval
Fieldstone North
Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
On-Going				
1.	<p>The Project approved by this action is for a Small Lot Tentative Subdivision Map and Design Review for Small Lot Tentative Subdivision Map layouts as specifically described in the January 22, 2014 City Council staff report and as illustrated in the project plans dated November 26 2013 and attached as Exhibit D.</p> <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p> <p><u>Small Lot Tentative Subdivision Map Lots 29-54 Park Alternative</u> As an alternative to the lot layout described in Exhibit G, the Applicant may, subject to a determination of substantial compliance by the City, record Lots 29 through 54 of the Small Lot Tentative Subdivision Map as part of the adjacent park site (Lot A).</p>	On-Going	Planning	
2.	<p>The Small Lot Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.</p>	Three years, from date of City Council approval	Planning	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

Exhibit B
Conditions of Approval
Fieldstone North
Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
4.	The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this permit or any environmental or other documentation related to approval of this Project.	On-Going	Planning	
5.	The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.	On-Going	Planning	
6.	Except as otherwise specified or provided for on the Tentative Subdivision Maps, Project Plans, or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • East Elk Grove Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On-Going	Planning Public Works	
7.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Public Works. Private sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.	On-Going	Public Works SCWA, SASD, SMUD PG&E	

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Conditions of Approval
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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
8.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.	On-Going	Planning Public Works, Finance, CCSD, SCWA, SASD, EGWD	
9.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following: <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • SASD Design Standards for on-site and off-site sewer construction. 	On-Going	Planning, Public Works, Building, CCSD, SCWA, SASD, EGWD	
10.	Lots C, G, H, I, L, M, N and O shall be privately owned and maintained.	On-Going	Public Works	

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Small Lot Tentative Subdivision Map

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Prior to Improvement Plans or Grading				
11.	The Applicant shall comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with Project. Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000 has been paid, no final subdivision 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 issuance any plans or permits associated with this project the applicant shall: 3. Record the MMRP 4. Submit deposit to the City of Elk Grove	Planning	
12.	The Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove's Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific plan and/or master plan.	Improvement Plan Submittal, Prior to Issuance of Grading Permit(s) or Final Map, whichever occurs first	Public Works	

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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
13.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plan Acceptance or Grading Permit Issuance, whichever occurs first	Public Works	
14.	The Applicant may rough grade the edge condition of the south side of Lot A to accommodate adjacent roadway improvements. No additional grading (cut or fill) shall be allowed on Lot A without prior written approval from CCSD and the City of Elk Grove which will not be unreasonably withheld provided the proposed grading does not create an excessive low area subject to holding runoff. Unless otherwise approved by the CCSD and City, Lot A shall also be free and clear of any deleterious construction materials and excessive mounds or stockpiles of dirt that are generated by any phase of development associated with this project.	Grading Permit	CCSD Parks Public Works	
15.	The Applicant shall submit landscape and civil improvement plans for trail corridors to the CCSD for review and approval.	Improvement Plans	CCSD Parks	
16.	The Applicant shall submit civil improvement plans for the park site to the CCSD for review and approval.	Improvement Plans	CCSD Parks	
17.	Provide utility stubs in to the park site for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD. The CCSD shall timely pay any applicable water fees associated with the stubbing of water service to the park site.	Improvement Plans	CCSD Parks	

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Fieldstone North
Small Lot Tentative Subdivision Map

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18.	EGWD shall be responsible for cutting in tees or performing hot taps on EGWD owned water pipes. The Applicant shall be responsible for exposing the pipe at the tie-in point(s) prior EGWD's work. Developer/owner shall be responsible for backfilling and capping the exposed area(s) per applicable Standards after EGWD completes the tie-in(s).	Improvement Plans	EGWD	
19.	A Utility Agreement between EGWD and the Applicant shall be executed specifying that the Applicant reimburse EGWD for all costs related to tying into EGWD water system. EGWD shall prepare the Utility Agreement.	Improvement Plans	EGWD	
20.	The Applicant shall be responsible for notifying EGWD upon the completion of installing all meter boxes and meter setters. After receiving this notification, EGWD will then bill the Applicant for the cost of meters per the most currently dated Ordinance governing the charges for water meters. After receiving full payment for the meters, EGWD shall install the meters.	Improvement Plans	EGWD	
21.	Provide access to Lot F Open Space/Preserve at the end of V Street cul-de-sac pursuant to the Cosumnes Fire Dept.'s Standard.	Improvement Plans	CCSD Fire	
22.	Provide access to Lot E Open Space/Drainage at the corner of M Street and L Street per Cosumnes Fire Dept.'s Standard.	Improvement Plans	CCSD Fire	
23.	Provide access to Lot D Open Space/Drainage at E Street and K Street per Cosumnes Fire Dept.'s Standard.	Improvement Plans	CCSD Fire	

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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
24.	Bridge/Culvert over Lot D Open Space/Drainage shall be designed in accordance with the California Fire Code, California Building Code, City of Elk Grove Standards, and Cosumnes Fire Dept.'s Standards.	Improvement Plans	CCSD Fire	
25.	Bridge/Culvert over Lot E Open Space/Drainage shall be designed in accordance with the California Fire Code, California Building Code, City of Elk Grove Standards, and Cosumnes Fire Dept.'s Standards.	Improvement Plans	CCSD Fire	
26.	Lot I Emergency Access adjacent to Lot 23 in Village 5 shall be designed in accordance with the Cosumnes Fire Department's Standard for Required Roadways.	Improvement Plans	CCSD Fire	
27.	Lot I Emergency Access adjacent to Lot 23 in Village 5 shall be marked as "No Parking Fire Lane" pursuant to the Cosumnes Fire Dept.'s Standard.	Improvement Plans	CCSD Fire	
28.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required. Sewer infrastructure shall be constructed pursuant to the approved sewer study.	Improvement Plans	SASD	
29.	Each parcel with a sewage source shall have a separate connection to the 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.	Improvement Plans	SASD	

Exhibit B
Conditions of Approval
Fieldstone North
Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
30.	SASD shall require an approved Subdivision Level (Level 3) sewer study prior to recordation of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.	Improvement Plans	SASD	
31.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans	Acceptance of Public Improvements	Public Works	

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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
Final Map				
32.	The Applicant shall design and construct a northbound left-turn pocket on Grant Line Road for the F Street entrance to the satisfaction of Public Works. The left-turn lane shall include a minimum 150' pocket with a 120' bay taper. Appropriate transitions, including all necessary signage and striping north and south of G Street. The transition shall be in accordance with the latest version of California Manual of Uniform Traffic Control Devices and to the satisfaction of Public Works.	Final Map	Public Works	
33.	If the Applicant proposes to record multiple final maps, the Applicant shall dedicate/acquire property rights for, design and construct all infrastructure improvements, as specified in these conditions, determined by the City to be necessary to serve the lots proposed to be created with each Final Map. Unless otherwise approved by the City and the CCSD Fire Department, each Final Map phase shall result in a local street system with connections to two different arterial streets.	Final Map	Public Works	
34.	The Application shall install All-Way stop signs at the intersections of D Street/Ileen Drive, G/K Streets, G Street/Ileen Drive, Wayland Drive/G Street, D/K Streets. The Applicant shall install stop signs at the intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	
35.	All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
36.	The Applicant shall dedicate a 12.5 foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets to the satisfaction of Public Works.	Final Map	Public Works	
37.	Lots J and K shall be dedicated in fee title to the City of Elk Grove.	Final Map	Public Works	
38.	Park and Drainage Channel/Open Space lots (Lots A, B, D, E, F, J and K) shall be design and constructed to the satisfaction of Planning, Public Works and CCSD.	Final Map	Planning, Public Works, CCSD	
39.	The Applicant had previously dedicated the westerly half of Grant Line Road 56' from the approved centerline based on 120' equivalent special thoroughfare in accordance with the City of Elk Grove Improvement Standards along the Project's frontage. The Applicant shall also dedicate a southbound right-turn pocket on Grant Line Road into F Street. The right-turn pocket shall be 11' wide, 300' in storage length with a 90' bay taper, which results in a westerly half section of 71' from the approved centerline within the right-turn pocket. The right-turn pocket may be located within the 36' wide landscape corridor.	Final Map	Public Works	

Exhibit B
Conditions of Approval
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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
40.	The Applicant shall design and improve the westerly half of Grant Line Road as described above, along the Project's frontage, including transitions. Public Works may agree to defer these improvements and collect a contribution in-lieu of design and construction of the outside travel lane and standard frontage improvements in accordance with City Code Chapter 12.03. The in-lieu fee shall subtract out any costs associated to eligible improvements within the City's Roadway Fee Program eligibility is solely determined by the City of Elk Grove. If an in-lieu fee is collected and the improvements are deferred, the Applicant shall construct an interim right-turn pocket. The interim pocket shall be 150' with a 90' bay taper in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
41.	The Applicant shall dedicate, design and improve Wyland Drive to the City and to the satisfaction of Public Works. The 4' sidewalk will be separated from the street with 6' of landscaping.	Final Map	Public Works	
42.	The Applicant shall dedicate, design, and improve F Street to the City based on an expanded intersection at Grant Line Road.	Final Map	Public Works	
43.	The Applicant shall dedicate, design and construct a 36' wide corridor for landscaping and pedestrian uses along the Project's frontages to Grant Line Road and Bradshaw Road to the City. Public Works may agree to defer some or all of these improvements and collect a contribution in-lieu of design and construction of the improvements in accordance with City Municipal Code Chapter 12.03.	Final Map	Public Works	

Exhibit B
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Fieldstone North
Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
44.	The Applicant shall pay an in-lieu fee covering the Project's fair share towards the design and construction of the future Wyland Drive bridge over Elk Grove Creek. The fee shall be based on an engineer's estimate and will not to exceed 25% of the total proposed cost of the bridge, as determined by Public Works. If the bridge is added to the City's Roadway Fee Program, this condition will be no longer applicable.	Final Map	Public Works	
45.	All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter.	Final Map	Public Works	
46.	<p>The Applicant shall dedicate, design and construct a downstream detention basin on Assessor's Parcel No. 134-0110-124. The basin shall accommodate the post-design storm runoff from the Project. The basin shall be designed outside the 100-year floodplain boundary.</p> <p>Once constructed, provide an easement for ingress and egress for the continued maintenance of the basin to the satisfaction of the City. The easement area shall be an all-weather surface.</p> <p>Once the basin and the easements have been approved by the City dedicate the basin in fee simple to the City and dedicate the easement for ingress and egress.</p>	Final Map	Public Works	
47.	The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.	Final Map	Public Works	

Exhibit B
Conditions of Approval
Fieldstone North
Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
48.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	
49.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works.	Final Map	Public Works	
50.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
51.	The Applicant shall explore the opportunity to provide a trail connection between Bradshaw Road and the Community Park by either 1) through the CCSD owned parcel identified as APN: 134-0110-140, or 2) through the rural residential parcel identified as APN: 131-0110-142. If the Applicant is unable to enter into an agreement with either identified parcel owners, the Applicant shall provide a 25-foot wide trail connection through Lot 25, or an <i>alternative location</i> to the satisfaction of the Planning Department and Public Works Department.	Final Map	Public Works	
52.	All eligible park lands, including Lot A, shall be dedicated in fee title to the Cosumnes Community Services District.	Final Map	CCSD Parks	

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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
53.	Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map unless approved by the CCSD. Any structures, walls, fences, wells or storage tanks must be removed pursuant to the CCSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.	Final Map	CCSD Parks	
54.	Provide the CCSD with verifications no wetlands are on the LOT A park site. Alternatively, provide documentation verifying all wetland fill requirements have been addressed.	Final Map	CCSD Parks	
55.	The CCSD shall enter into an agreement with the Applicant to purchase 6.2 acres in addition to the 5.7 acres dedicated parkland for purposes of extending the existing Community Park. If no such agreement is entered into within 120 days of the City Council's approval of the Tentative Map this condition is null and void. The 120 days may be extended upon mutual written agreement of both parties.	Final Map	CCSD Parks	

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Conditions of Approval
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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
56.	<p>Prior to the recordation of the final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District.</p>	Final Map	CCSD Fire	
57.	<p>Prior to final map, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so Applicants should plan accordingly. The Application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp.</p>	Final Map	Finance	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
58.	Prior to final map, the Project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. 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 Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
59.	Prior to final map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 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 Map	Finance	
60.	Sewer easements may be required. If required, all sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Final Map	SASD	

Exhibit B
Conditions of Approval
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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
61.	The Applicant, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by SASD maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be a responsibility of successors in interest in future land transfers and divisions, and by language approved by SASD. SASD will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If disturbed surfacing consists of decorative or stamped concrete, SASD will only replace with standard concrete.	Final Map	SASD	
Building Permit				
62.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	1 st Building Permit	Public Works	
63.	The Applicant shall submit a Flood Elevation Certification for Lots/Parcels that are located within the 100-year flood plain limit. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.	1 st Building Permit	Public Works	

Exhibit B
Conditions of Approval
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Small Lot Tentative Subdivision Map

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
64.	The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement, and ADA compliance improvements 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.	1 st Building Permit	Public Works	
65.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.	1 st Building Permit	Public Works	
66.	If the park site abuts residential lots, or private facility lots, install a 6 ft. high masonry wall, which shall be built to the specifications of the CCSD along the park area where it abuts these lots. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	1 st Building Permit	CCSD Parks	
67.	Applicant shall construct & install landscape improvements in trail corridors and designated landscape lots according to plans and specifications approved by the CCSD.	1 st Building Permit	CCSD Parks	
68.	A full block wall or partial open fencing, consisting of block wall and tubular steel, shall be installed on all homeowner parcels along trail and drainage corridors. Fence specifications are determined by the CSD. The fence is on the homeowner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the homeowner, not the CCSD.	1 st Building Permit	CCSD Parks	

Exhibit C Large Lot Tentative Subdivision Map

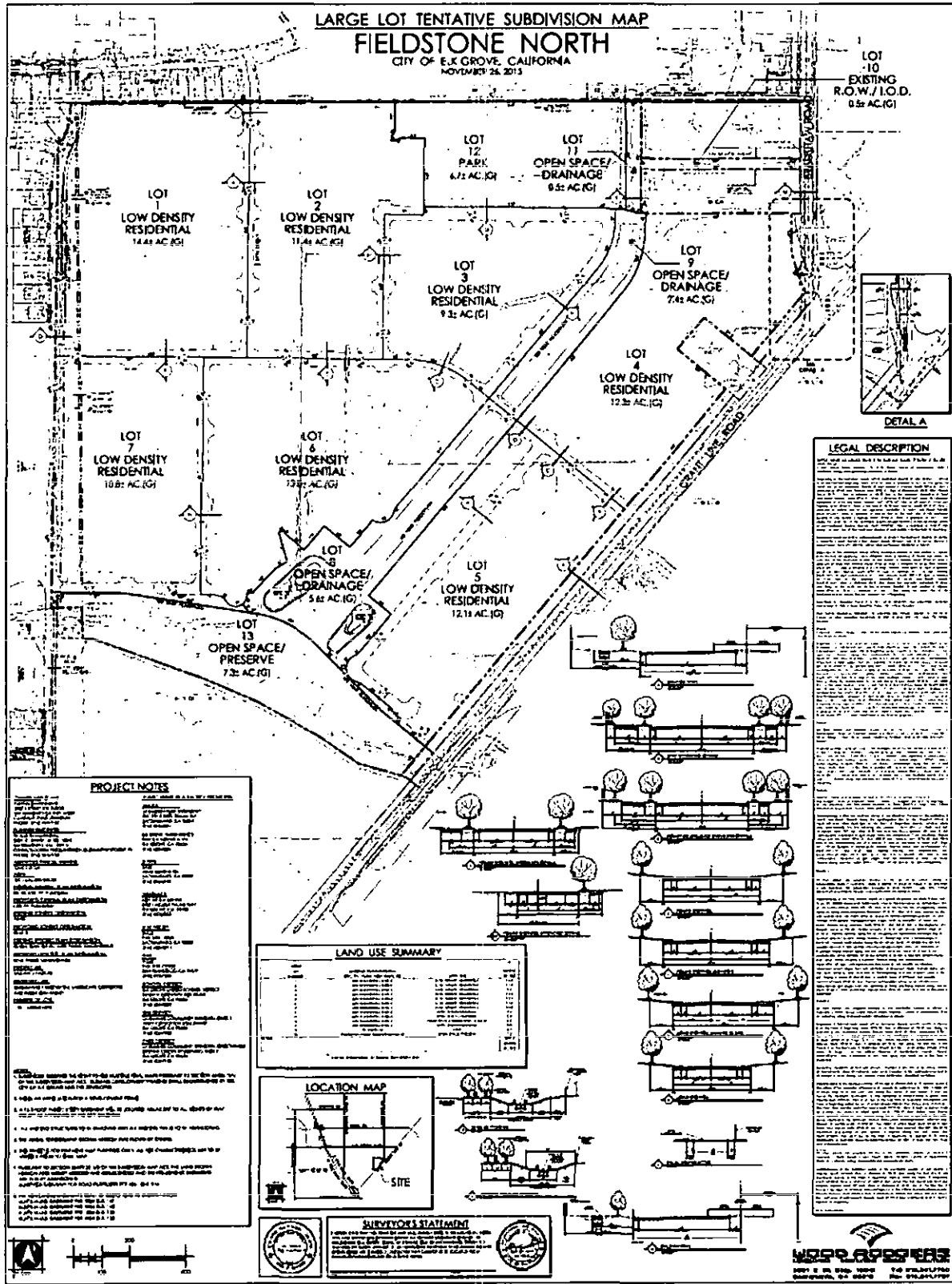
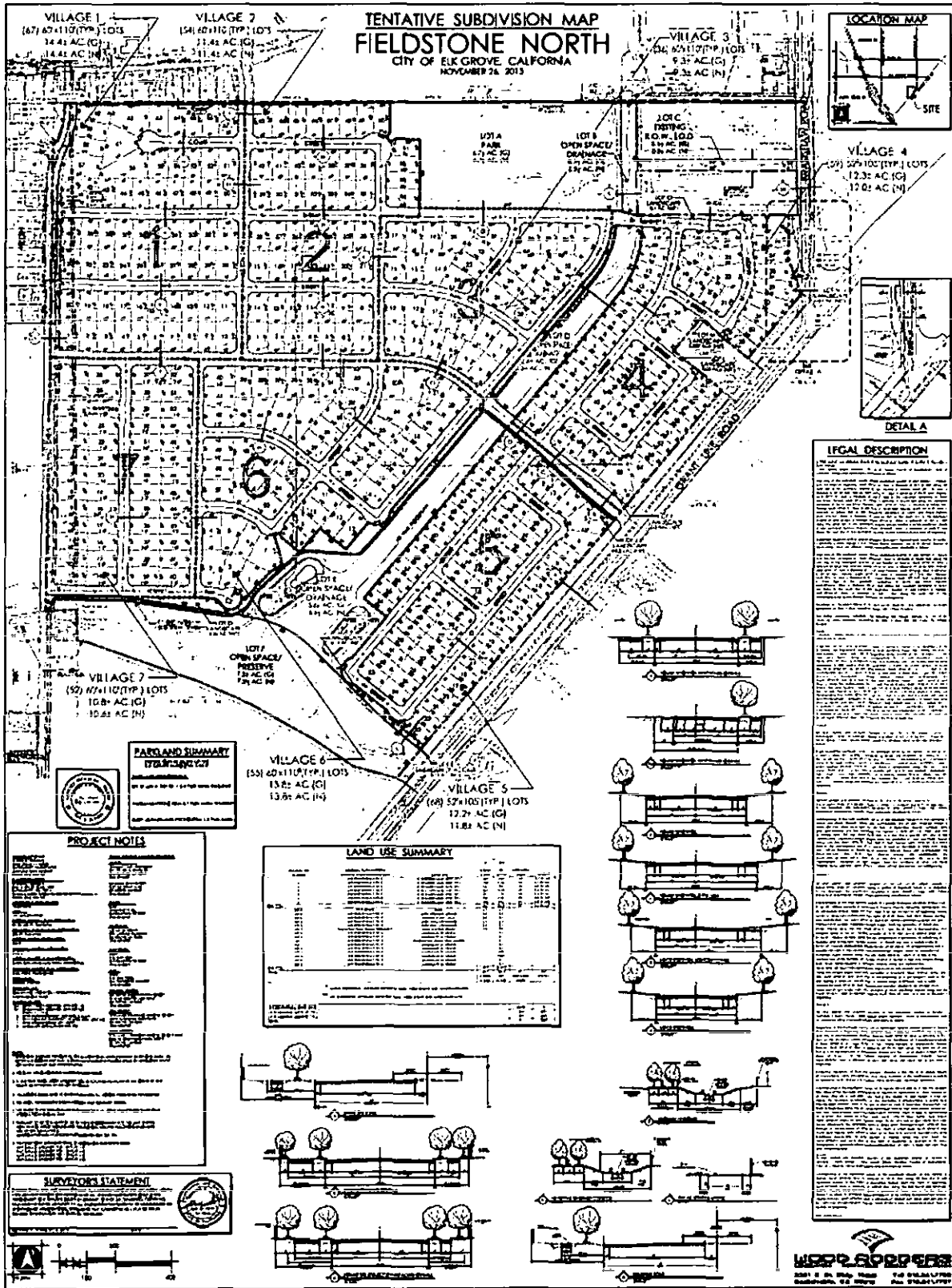


Exhibit D Small Lot Tentative Subdivision Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-19**

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 January 22, 2014 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Cooper, Detrick, Trigg*

NOES: **COUNCILMEMBERS:** None

ABSTAIN : **COUNCILMEMBERS:** Hume

ABSENT: **COUNCILMEMBERS:** None


Jason Lindgren, City Clerk
City of Elk Grove, California