

RESOLUTION NO. 2014-289

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR
TENTATIVE SUBDIVISION MAP LAYOUT FOR THE CAPITAL RESERVE PROJECT,
PROJECT NO. EG-14-008
ASSESSOR PARCEL NUMBER 116-0070-014**

WHEREAS, the Planning Department of the City of Elk Grove received an application on March 17, 2014 from Pappas Arizona, LP (the Applicants) requesting a General Plan Amendment, Rezone and Tentative Subdivision Map (and Design Review for subdivision layout) (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 116-0070-014; and

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

WHEREAS, an Environmental Impact Report for the 2014 Housing Element Update was certified by the City Council on February 12, 2014; and

WHEREAS, the 2014 Housing Element Update EIR considered development of the Project site with residential uses; and

WHEREAS, on August 18, 2014, the City released a Notice of Preparation for a Subsequent EIR (SEIR) for the Project; and

WHEREAS, on October 3, 2014, the City released a Notice of Availability for the Draft SEIR and the 45-day comment period was from October 3, 2014 through November 17, 2014; and

WHEREAS, the Planning Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), 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 4-0 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, 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, on December 10, 2014, the City Council adopted Resolution No. 2014-283, certifying the Subsequent Environmental Impact Report (SEIR) for the Capital Reserve Project (EG-14-008, the Project), subject to Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and

WHEREAS, on December 10, 2014, the City Council adopted Resolution No. 2014-287, adopting a General Plan Amendment for the Capital Reserve Project; and

WHEREAS, on December 10, 2014, the City Council introduced Ordinance No. 32-2014, amending the Zoning Map of the City of Elk Grove for the Capital Reserve Project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby approves the Tentative Subdivision Map and Design Review for Tentative Subdivision Map Layout for the Capital Reserve Project (EG-14-008), as described in Exhibit A and illustrated in Exhibit B, subject to the Conditions of Approval contained in Exhibit C (all incorporated herein by this reference), based upon the following findings:

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 map apply to this project.

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

Evidence:

- (a) As described in the Project staff report, the proposed Project is consistent with the Elk Grove General Plan. The proposed map is consistent with the proposed land use designation and policies in the Elk Grove General Plan, which has designated this site as Commercial, Medium Density Residential, Public Open Space/Recreation, and Private Streets. The subdivision map will allow for medium density residential housing at a consistent lot size.
- (b) As described in the Project staff report, the proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the General Plan for the proposed site.
- (c) The site is physically suitable for medium residential and commercial development. The General Plan land use map has anticipated the Project site for commercial development. The proposed General Plan land use designation and policies for this site are Commercial, Medium Density Residential, Public Open Space/Recreation, and Private Streets Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the medium density residential and commercial development proposed.
- (d) As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available. Therefore, the sites are appropriate for the proposed density of development.
- (e) The Project site is physically suitable for the proposed type of development based upon the analysis presented in the Subsequent Environmental Impact Report prepared for the Project.
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Subsequent Environmental Impact Report prepared for the Project.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Public Works Department.

Subdivision 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, and Citywide Design Guidelines adopted by the City.

Evidence: The site layout has been reviewed against the Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The proposed subdivision map and related plans provide all the design elements required by the Citywide Design Guidelines, including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions

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


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

Evidence: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. The Project includes pedestrian connectivity from the neighborhood to Laguna Springs Drive and Elk Grove Boulevard.

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 Project includes an interconnected street system as well as sufficient open space and landscaping. The Project also provides pedestrian connectivity from the neighborhood to Laguna Springs Drive and Elk Grove Boulevard. The proposed design blends seamlessly into the surrounding neighborhood and the street pattern encourages walking.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2014.



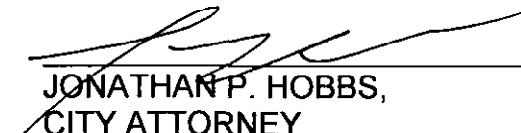
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Capital Reserve (EG-14-008)
Project Description

PROJECT DESCRIPTION

The proposed Capital Reserve Project (Project) consists of a General Plan Amendment from Commercial to a mix of Commercial, Medium Density Residential, and Public Open Space/Recreation and Private Street; a Rezone from SPALCF and AR-10(PDC) to LC, RD-10, and O; and a Tentative Subdivision Map (and concurrent Design Review for subdivision layout) to subdivide the site into 84 residential lots, 4 commercial lots, and various other lots for a park, open space, and a drainage/water quality basin. The Project includes the removal of select trees per arborist recommendation and/or for future development.

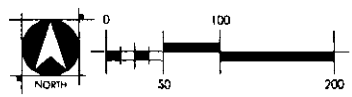
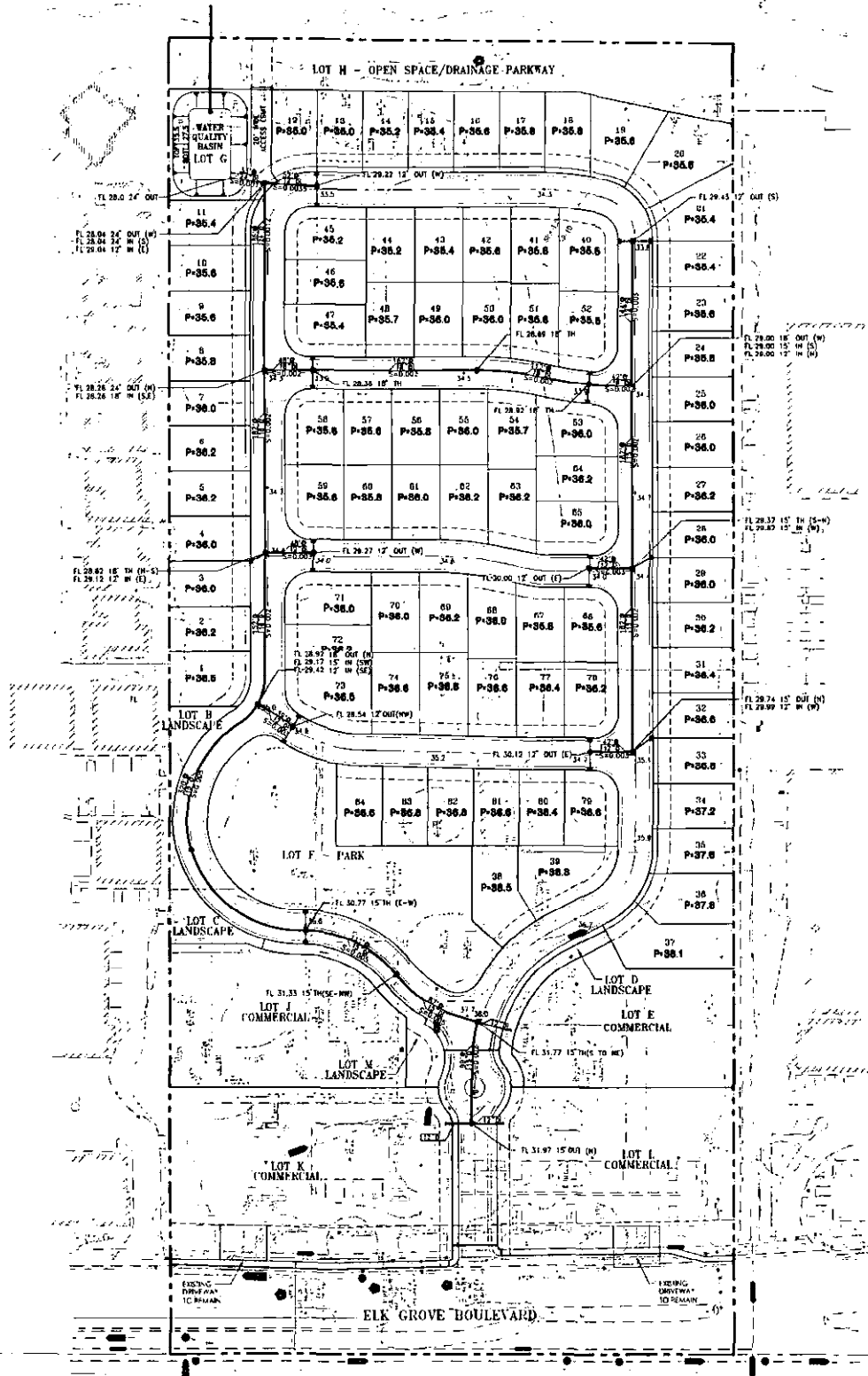
PRELIMINARY GRADING & DRAINAGE EXHIBIT

CAPITAL RESERVE

CITY OF ELK GROVE, CALIFORNIA

SEPTEMBER 16, 2014

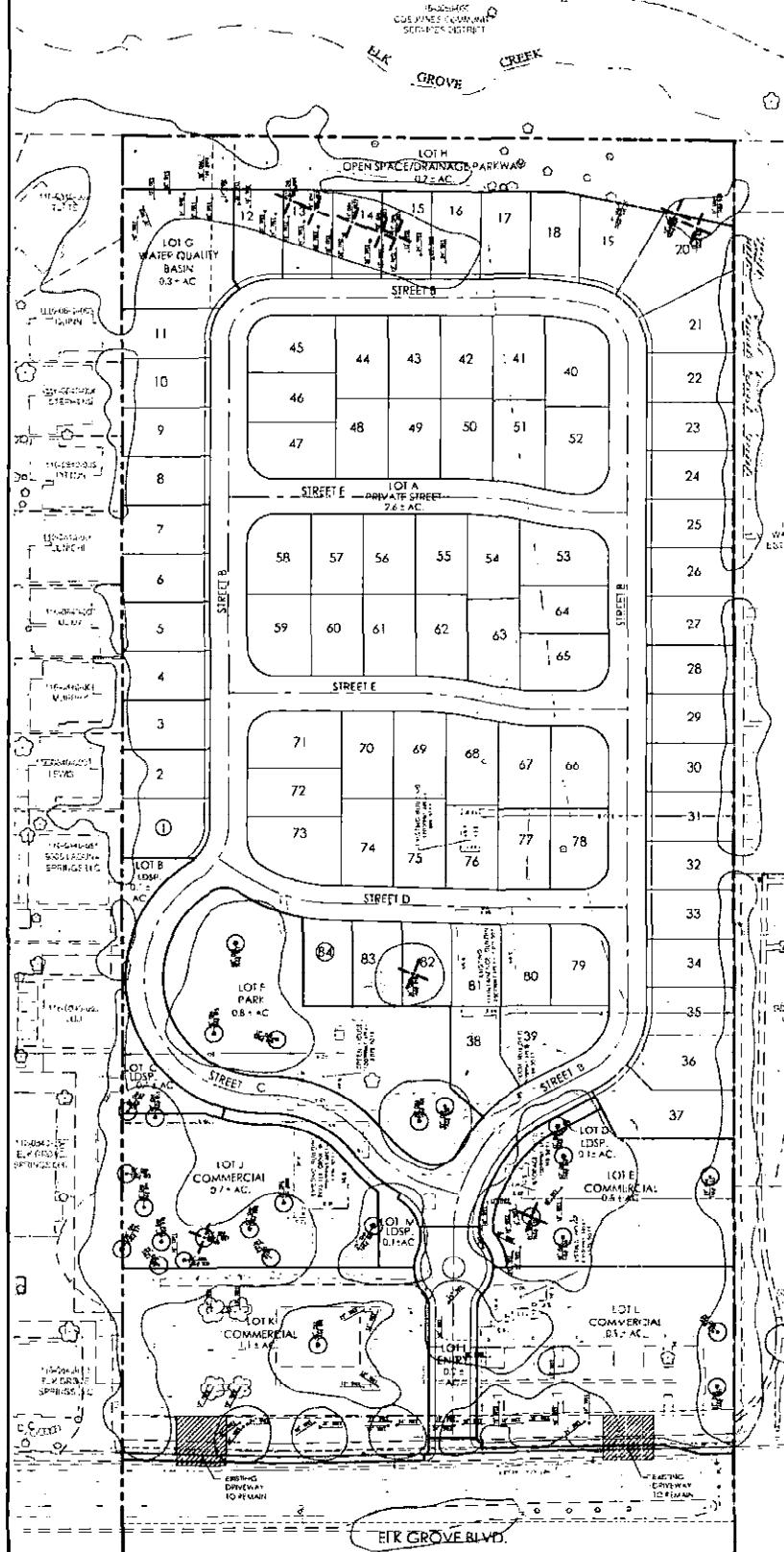
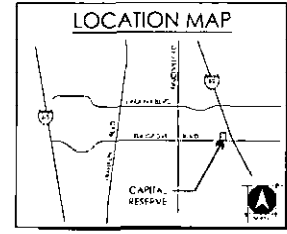
ELK GROVE CREEK



WOOD RODGERS
CONSULTANTS
3801 C St., 8th Fl., 100-8 Sacramento, CA 95816
Tel: 916.341.7760 Fax: 916.341.7767

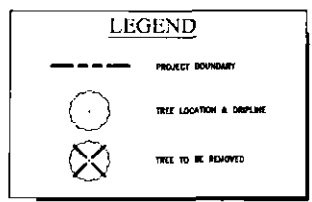
OAK TREE EXHIBIT CAPITAL RESERVE

CITY OF ELK GROVE, CALIFORNIA
SEPTEMBER 16, 2014



OAK TREE INVENTORY

NO.	TYPE	DBH (IN)	HEIGHT (FT)	HEALTH	REMARKS
101	Quercus agrifolia	12	15	Good	...
102	Quercus agrifolia	10	12	Good	...
103	Quercus agrifolia	11	14	Good	...
104	Quercus agrifolia	13	16	Good	...
105	Quercus agrifolia	14	17	Good	...
106	Quercus agrifolia	15	18	Good	...
107	Quercus agrifolia	16	19	Good	...
108	Quercus agrifolia	17	20	Good	...
109	Quercus agrifolia	18	21	Good	...
110	Quercus agrifolia	19	22	Good	...
111	Quercus agrifolia	20	23	Good	...
112	Quercus agrifolia	21	24	Good	...
113	Quercus agrifolia	22	25	Good	...
114	Quercus agrifolia	23	26	Good	...
115	Quercus agrifolia	24	27	Good	...
116	Quercus agrifolia	25	28	Good	...
117	Quercus agrifolia	26	29	Good	...
118	Quercus agrifolia	27	30	Good	...
119	Quercus agrifolia	28	31	Good	...
120	Quercus agrifolia	29	32	Good	...
121	Quercus agrifolia	30	33	Good	...
122	Quercus agrifolia	31	34	Good	...
123	Quercus agrifolia	32	35	Good	...
124	Quercus agrifolia	33	36	Good	...
125	Quercus agrifolia	34	37	Good	...
126	Quercus agrifolia	35	38	Good	...
127	Quercus agrifolia	36	39	Good	...
128	Quercus agrifolia	37	40	Good	...
129	Quercus agrifolia	38	41	Good	...
130	Quercus agrifolia	39	42	Good	...
131	Quercus agrifolia	40	43	Good	...
132	Quercus agrifolia	41	44	Good	...
133	Quercus agrifolia	42	45	Good	...
134	Quercus agrifolia	43	46	Good	...
135	Quercus agrifolia	44	47	Good	...
136	Quercus agrifolia	45	48	Good	...
137	Quercus agrifolia	46	49	Good	...
138	Quercus agrifolia	47	50	Good	...
139	Quercus agrifolia	48	51	Good	...
140	Quercus agrifolia	49	52	Good	...
141	Quercus agrifolia	50	53	Good	...
142	Quercus agrifolia	51	54	Good	...
143	Quercus agrifolia	52	55	Good	...
144	Quercus agrifolia	53	56	Good	...
145	Quercus agrifolia	54	57	Good	...
146	Quercus agrifolia	55	58	Good	...
147	Quercus agrifolia	56	59	Good	...
148	Quercus agrifolia	57	60	Good	...
149	Quercus agrifolia	58	61	Good	...
150	Quercus agrifolia	59	62	Good	...
151	Quercus agrifolia	60	63	Good	...
152	Quercus agrifolia	61	64	Good	...
153	Quercus agrifolia	62	65	Good	...
154	Quercus agrifolia	63	66	Good	...
155	Quercus agrifolia	64	67	Good	...
156	Quercus agrifolia	65	68	Good	...
157	Quercus agrifolia	66	69	Good	...
158	Quercus agrifolia	67	70	Good	...
159	Quercus agrifolia	68	71	Good	...
160	Quercus agrifolia	69	72	Good	...
161	Quercus agrifolia	70	73	Good	...
162	Quercus agrifolia	71	74	Good	...
163	Quercus agrifolia	72	75	Good	...
164	Quercus agrifolia	73	76	Good	...
165	Quercus agrifolia	74	77	Good	...
166	Quercus agrifolia	75	78	Good	...
167	Quercus agrifolia	76	79	Good	...
168	Quercus agrifolia	77	80	Good	...
169	Quercus agrifolia	78	81	Good	...
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171	Quercus agrifolia	80	83	Good	...
172	Quercus agrifolia	81	84	Good	...

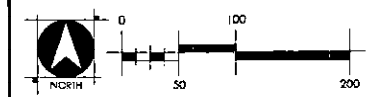


ARBORIST

TREE INFORMATION HAS BEEN PROVIDED BY SIERRA NEVADA ARBORISTS FOR THE ARBORIST REPORT DATED 08/23/14 AT CROFT BOULEVARD DATED DECEMBER 2, 2013. INFORMATION DATA HAS BEEN FIELD VERIFIED BY BURFEL CONSULTING GROUP.

TOPOGRAPHY

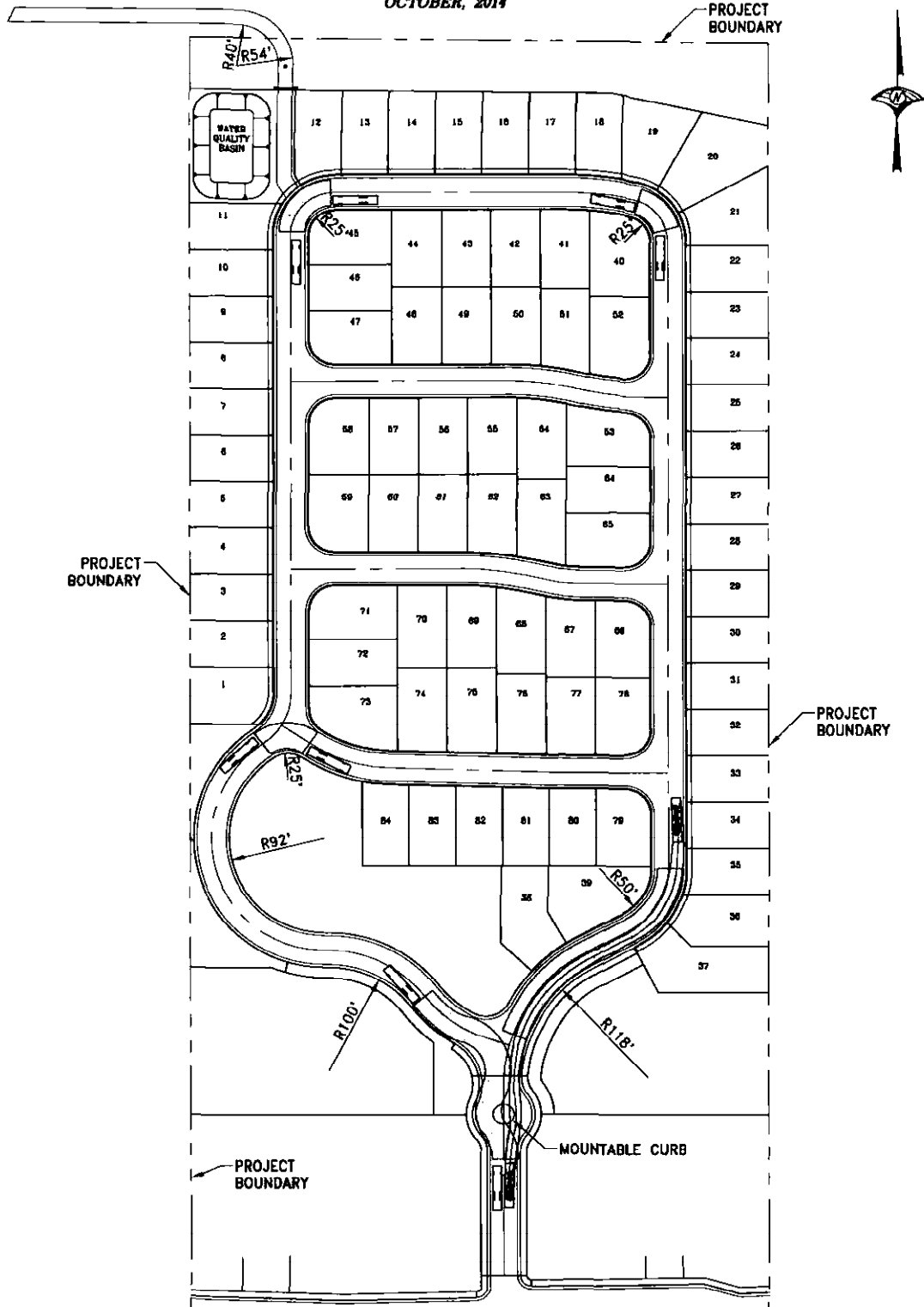
TOPOGRAPHICAL INFORMATION IS PROVIDED BY BURFEL CONSULTING GROUP, AND HAS NOT BEEN FIELD VERIFIED BY WOOD RODGERS, INC. ALL TOPOGRAPHICAL FEATURES AND ELEVATIONS ARE FOR INFORMATIONAL PLANNING PURPOSES ONLY.



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 G St, Bldg. 100-B Tel: 916.341.7780
 Sacramento, CA 95816 Fax: 916.341.7782

FIRE TRUCK TURN TEMPLATE EXHIBIT FOR CAPITAL NURSERY

PAPPAS INVESTMENTS
CITY OF ELK GROVE CALIFORNIA
OCTOBER, 2014



LEGEND



FIRE TRUCK TURN
TEMPLATE



SCALE: 1" = 100'



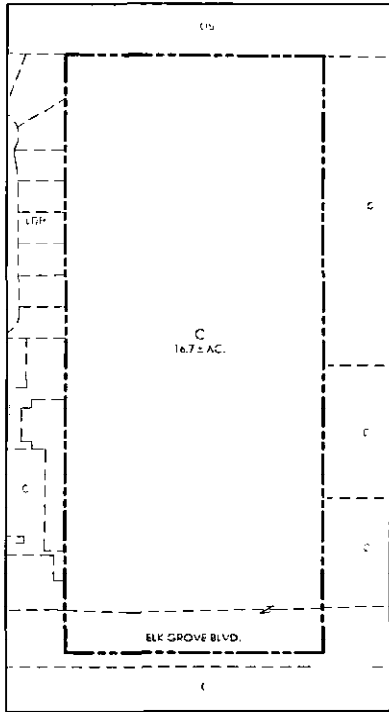
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

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Sacramento, CA 95816 Fax 916.341.7767

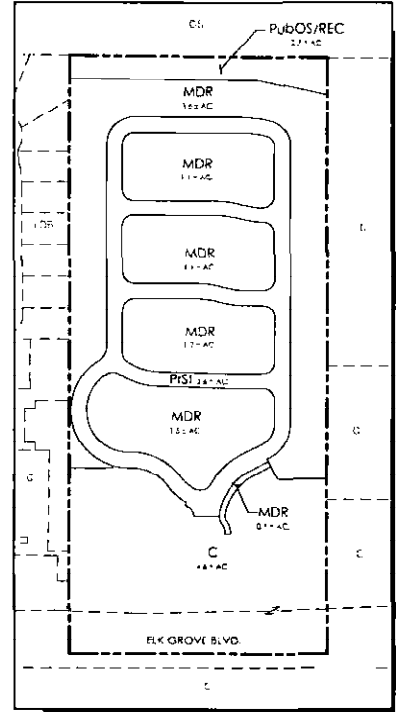
GENERAL PLAN AMENDMENT EXHIBIT

CAPITAL RESERVE

ELK GROVE, CALIFORNIA
JULY 2, 2014



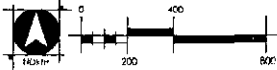
Existing General Plan



Proposed General Plan

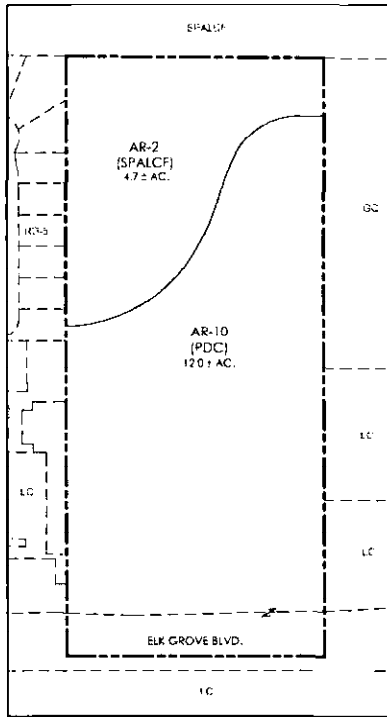
GENERAL PLAN AMENDMENT SUMMARY TABLE

GENERAL PLAN DESIGNATION	LAND USE DESCRIPTION	EXISTING ACRE	PROPOSED ACRE	DIFFERENCE
MDR	MEDIUM DENSITY RESIDENTIAL	0	8.6	8.6
PUBOS/REC	PUBLIC OPEN SPACE/DRIVEWAY	0	0.7	0.7
PSt	PRIVATE STREETS	0	2.6	2.6
C	COMMERCIAL	16.7	4.8	-11.9
		16.7	16.7	0.0

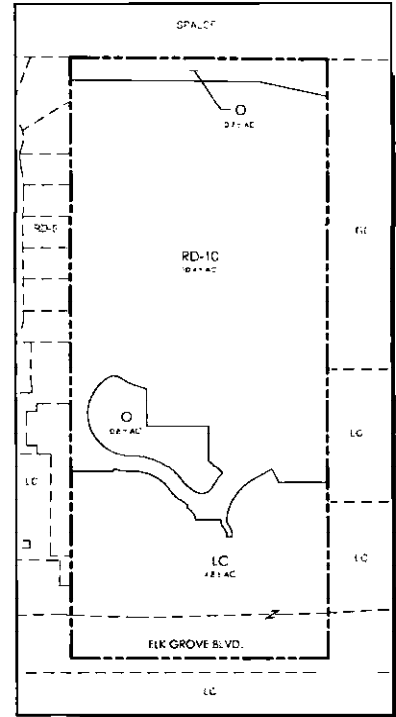


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Sacramento, CA 95818 Fax 916.341.7787

REZONE EXHIBIT
CAPITAL RESERVE
 ELK GROVE, CALIFORNIA
 JULY 2, 2014



Existing Zoning



Proposed Zoning

REZONING SUMMARY TABLE

ZONING DESIGNATION	LAND USE DESCRIPTION	EXISTING		DIFFERENCE
		ACRE	ACRE	
AR-10 (PDC)	AG-RESIDENTIAL 10	120	0	-120
AR-2 (SPALCF)	AG-RESIDENTIAL 2	4.7	0	-4.7
RD-1C	RESIDENTIAL DENSITY 10	0	10.4	10.4
O	PARK/OPEN SPACE/DRAINAGE PKWY.	0	1.5	1.5
LC	COMMERCIAL	0	4.8	4.8
		16.7	16.7	0.0


WOOD RODGERS
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I:\2014\11071_Capital Reserve\GIS\Map\Map_Summary_Table_02_07_2014.dwg 1/7/2014 12:15 PM Leonard Burt

**Exhibit C
Capital Reserve (EG-14-008)
Conditions of Approval**

	<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 General Plan Amendment, Rezone, and Tentative Subdivision Map, and Design Review for subdivision layout as illustrated in the approved plans as follows (Exhibit B):</p> <ul style="list-style-type: none"> • Tentative Subdivision Map dated September 16, 2014 <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 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 approval or any environmental or other documentation related to approval of this Application.</p>	On-Going	Planning	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.</p>	On-Going	Planning	
4.	<p>Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The City Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) 	On Going	Planning Public Works Building	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Unless shown as a standard deviation on the tentative map, the Applicant shall design and construct all improvements in accordance with the City Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. 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. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works SCWA SASD SMUD PG&E	
6.	<p>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), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works CCSD SCWA SASD	
7.	<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 (if applicable) • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • Environmental Management Department approval (if applicable) 	On-Going	Planning Public Works Building CCSD SCWA SASD	
8.	<p>Water supply will be provided by the Sacramento County Water Agency.</p>	On-Going	SCWA	
9.	<p>The Applicant shall provide public water service to each building.</p>	On-Going	SCWA	
10.	<p>The park site (Lot F) shall be maintained by a Homeowners Association.</p>	On-Going	CCSD Parks	
11.	<p>The driveways on Elk Grove Blvd shall be limited to right- in/right-out turn movements only.</p>	On--Going	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
	Improvement Plans			
12.	Comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Programs (MMRPs) associated with Capital Reserve Project and the 2013-2021 Housing Element. Until the MMRP has been recorded, 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 of any plans or permits associated with this project the applicant shall Record the MMRP.	Planning 1. MMRP Recorded	
13.	A deposit of \$8,000 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) will be submitted to the applicant.	Prior to issuance of any plans or permits associated with this project, the applicant shall submit the deposit to the City of Elk Grove.	Planning	
14.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plan	Planning	
15.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
16.	Applicant shall prepare and submit a drainage study 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.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)	Public Works	
17.	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.	Prior to Improvement Plan Approval and Prior to Issuance of Grading Permits	Public Works	
18.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of Public Works.	Improvement Plan	Public Works	
19.	The landscape easement along Elk Grove Boulevard shall be landscaped consistent with the existing streetscape improvements along the Boulevard and per the Elk Grove Design Guidelines.	Improvement Plans	Planning	
20.	The Applicant shall use graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, to the satisfaction of the Planning Department.	Improvement Plans	Planning	
21.	The Applicant shall submit landscape improvement plans (minimum planting, irrigation, and grading) meeting the requirements of the City's Zoning Codes, Elk Grove Design Guidelines for Residential Development, and the Water Efficient Landscape Ordinance (WELO) for the following: all lettered Landscape Lots, lettered Park Lots, open space lots (if improved), and any residential model home landscapes, and production typical landscapes meeting the thresholds of the WELO.	Improvement Plans	Landscape	
22.	The Applicant shall submit landscape and civil improvement plans and specifications for the park site and trail to the CCSD for review and approval.	Improvement Plans	CCSD Parks	
23.	The Applicant shall construct and install the park site and trail according to plans and specifications approved by the City and CCSD.	Improvement Plans	CCSD Parks	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
24.	The Applicant shall install full or partial open fencing as directed by the CCSD, consisting of half-height block wall and half-height tubular steel. The fencing shall be installed on all homeowner parcels along the open space corridor. Fence specifications shall be approved by CCSD. The fence shall be located on the homeowners' property. Accordingly, general maintenance, repair, or replacement of the fence is the responsibility of the homeowner.	Improvement Plans/On-Going	CCSD Parks	
25.	Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Improvement Plan Submittal	SASD	
26.	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 Plan Submittal	SASD	
27.	Sewer easements may be 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.	Improvement Plan Submittal	SASD	
28.	SASD shall require an approved 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 Plan Submittal or Final Map, whichever occurs first	SASD	
29.	The Applicant shall provide separate public water to each parcel. All water lines within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval of Final Map approval, whichever occurs first.	Improvement Plan Submittal or Final Map, whichever occurs first	SCWA	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
30.	The Applicant shall 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	
31.	All entrance points shall meet minimum fire department turning radius of 25 feet inside and 50 feet outside.	Improvement Plans	CCSD Fire	
32.	The Applicant shall provide a trail (10-foot wide AC with 2-foot wide Decomposed Granite of either side) that connects Street B through Lot G to Laguna Springs Drive. The trail shall be located on the south side of Elk Grove Creek within the landscape corridor.	Improvement Plans	CCSD Parks	
33.	The park site (Lot F) shall be designed and constructed in accordance with CCSD park standards including the provision of a playground and picnic facilities subject to CCSD review and inspection if the park is to receive any portion of a Quimby in lieu credit. Any such credit shall comply with the provisions of EGMC Chapter 22.40 (Park and Recreation Dedication and Fees).	Improvement Plans	CCSD Parks	
34.	The Applicant shall submit landscape and civil improvement plans and specifications for corridors to the CSD for review and approval.	Improvement Plans	CCSD Parks	
35.	The Applicant shall design and install Lot 'I' Entry as a 35' commercial driveway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
36.	The Applicant shall design and install a landscape corridor and 6' sidewalk adjacent to Elk Grove Blvd as shown on the tentative map along the project frontage to the satisfaction of Public Works.	Improvement Plans	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
Final Map				
37.	<p>The Applicant shall provide an emergency vehicular access to the Project site. The access shall be defined to the satisfaction of Public Works, in consultation with Cosumnes Community Services District Fire Department, prior to recordation of the first Final Map. The access shall be improved, to the satisfaction of the City, prior to the issuance of the 30th residential Building Permit.</p> <p>The trail required in Condition #32 may, in the sole discretion of the City, satisfy this requirement subject to design and construction to City and CCSD Fire satisfaction. This may include additional paved width and structural design to support fire apparatus access and concurrent resident evacuation.</p>	Defined prior to recordation of the First Final map/Improved prior to issuance of 30 th Residential Building Permit	CCSD Fire/Public Works/Planning	
38.	The Applicant shall dedicate to the City of Elk Grove a 20' wide access easement within Lot 'G' to the satisfaction of Public Works.	Final Map	Public Works	
39.	The Applicant shall record a reciprocal access and parking agreement between Lots 'J' and 'K' and Lots 'E' and 'L' including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of Public Works.	Final Map	Public Works	
40.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Public Works	
41.	The Applicant shall dedicate, design, and construct a right-turn pocket for the Project's entrances on Elk Grove Blvd as shown on the tentative map to the satisfaction of Public Works.	Final Map	Public Works	
42.	No future driveways shall be permitted along Elk Grove Blvd. except for the driveways shown on the tentative parcel map.	Final Map	Public Works	
43.	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.	Final Map	Public Works	
44.	The Applicant shall dedicate an access easement over Lot 'I' as shown on the tentative map.	Final Map	Public Works	
45.	Lot 'H' shall be dedicated to the City of Elk Grove in fee title to the satisfaction of Public Works.	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
46.	All parcels to be dedicated in fee to the City, as a condition of this tentative map (Lot H), shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
47.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless otherwise approved by the City. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Public Works	
48.	Prior to the Final Map the Project 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 www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm	Final Map	Finance	
49.	Prior to Final Map, the Project shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
50.	Prior to Final Map, the Project shall annex into the Street Maintenance Assessment District No. 1 Zone 3 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-nfo.asp .	Final Map	Finance	
51.	Prior to the recordation of the Final Map, the property owner(s) shall approve an annual Mello-Roos Community Facilities District special tax to fund a portion of the cost of the District's fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities, and fire and emergence equipment. In the event that property owner(s) fails to approve the annual special tax, no building permits for the property shall be issued.	Final Map	CCSD Fire	
52.	A street name, from the City of Elk Grove Veterans Street Name Program, if available 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	
Building Permit/Certificate of Occupancy				
53.	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.	Prior to Issuance of Building Permit	Public Works	
54.	The Applicant shall install landscape screening along the western property line (Residential Lots #2 thru 11) adjacent to the existing single-family homes on Swanbrook Court to the satisfaction of the Planning Director. The rear-yard setback for Lots #2 thru 11 shall be 15 feet. Landscaping may be included within the setback.	Prior to Issuance Certificate of Occupancy for Lots #2 thru 11	Planning	
55.	The Applicant shall install an 8-foot tall wood fence along the western property line (Residential lots #2 thru 11) adjacent to the existing single-family homes on Swanbrook Court to the satisfaction of the Planning Director.	Prior to Issuance Certificate of Occupancy for Lots #2 thru 11	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
56.	<p>Acceptance of Public Improvements</p> <p>Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.</p>	Prior to Acceptance of Public Improvements	Public Works	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-289

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

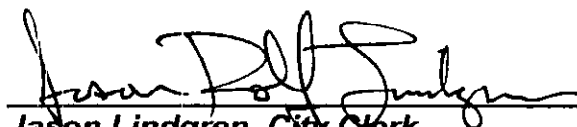
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Hume, Detrick, Ly, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California