

RESOLUTION NO. 2006-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW
LAKEMONT 25**

PROJECT NO. #EG-04-589 – APN: 121-0140-007

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

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

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described by Assessor Parcel Number 121-0140-007 ; and

WHEREAS, the proposed project is consistent with the General Plan Land Use Policy Map and Zoning Code requirements; and

WHEREAS, the City determined that the Lakemont 25 Project was subject to the California Environmental Quality Act and prepared an initial study evaluating the potential environmental effects of the project; and

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

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

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

WHEREAS, the City distributed the Notice of Intent to Adopt the Mitigated Negative Declaration on May 4, 2005 and was posted at the Sacramento County Clerk's Office, distributed through the State Clearinghouse and at the City offices, pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on May 4, 2005 and closed June 2, 2005. The Mitigated Negative Declaration was made available to the public during this review period; and

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

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

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

WHEREAS, the City of Elk Grove, Development Services Planning Department, located 8400 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on January 5, 2006 and recommended City Council approval of the project.

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

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

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

Evidence: The General Plan identifies the site for Low Density Residential use. Low Density Residential is implemented through the Zoning districts, including RD-7 (LU-3). Therefore, the project is consistent with the goals and policies of the General Plan for residential development with the City of Elk Grove.

Rezone

Finding: The proposed rezone is in the public interest (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan.

Evidence: The Applicant's proposal is consistent with the allowed density ranges and uses in the Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Tentative Subdivision Map

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

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan and Zoning Code.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of low density residential development.
- d. The site is appropriate for the specified density of development.
- e. The proposed Tentative Subdivision Map is consistent with the General Plan and zoning and therefore would not cause substantial environmental damage. An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of February 2006.



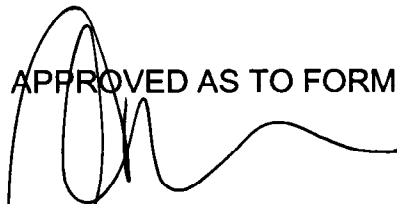
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
On-Going			
<p>1. The development approved by this action is for a Rezone from AR-5 to RD-7, a Tentative Subdivision Map to divide a 5.49-acre site into 28 lots, and a Design Review for subdivision layout as illustrated in the project plans dated October 18, 2005. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>4. Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed.</p>	On-Going	Public Works	
<p>5. The tentative subdivision map is valid for 36 months from the date of approval.</p>	36 Months from the date of City Council Approval	Planning	
Prior to Improvement Plans			
<p>6. The Applicant shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no final parcel map</p>	Prior to Issuance of Grading Permit/Prior to approval of Final	Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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.</p>	Map		
<p>7. MITIGATION MEASURE I (Biological Resources) The biological assessment identified a total of 0.18 acres of potential jurisdictional waters of the U.S. The cumulative, delineated acreage includes three types of wetlands: 1) vernal pools (0.01 acres), 2) depressional seasonal wetlands (0.01 acres), 3) open water channel (0.16 acres). Only the open water channel and seasonal wetlands are encompassed within the project site. The development of the project would be potentially significant impact to wetlands unless the following mitigations are incorporated:</p> <p>The project proponent shall ensure that the project will result in no net loss of any wetland habitat found on the site. No net loss shall be achieved by the following methods:</p> <ul style="list-style-type: none"> 1) Preserve and protect the existing 0.17 acres of wetlands. <u>QR</u>, if any wetlands are to be disturbed: 2) Prior to any disturbance of on-site wetlands, submit a Wetland Habitat Mitigation Plan to the City of Elk Grove for review and approval. The Wetland Habitat Mitigation Plan shall provide a detailed description of the size, location and design of proposed wetland creation sites, and a detailed description of how the created wetlands will be monitored and managed to ensure the success of the mitigation effort. The minimum mitigation shall be 2:1 ratio, <u>QR</u> 	<p>Prior to approval of Improvement Plan or Grading Permit.</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>3) Prior to any disturbance of on-site wetlands, purchase credits at an approved wetland mitigation bank at a 2:1 ratio. Documentation of such purchase shall be submitted to City of Elk Grove Development Services – Planning for review and approval.</p> <p>Note: This mitigation measure may be satisfied in conjunction with the requirements of a United States Army Corps of Engineers 404 permit, if one is necessary.</p>			
<p>(MM 1) MITIGATION MEASURE 2 (Biological Resources)</p> <p>In order to mitigate for the loss of Swainson’s hawk foraging habitat, the Applicant shall implement one of the following City of Elk Grove’s approved mitigation alternatives.</p> <p>Monitoring Action</p> <p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR • Purchase of credits at a 1:1 ratio from a CDFG-approved mitigation bank for Elk Grove is an 	<p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>acceptable mitigation; OR</p> <ul style="list-style-type: none"> Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. 			
<p>(MM 2)</p> <p>MITIGATION MEASURE 3 (Biological Resources)</p> <p>The City shall retain, where feasible, all native trees larger than 6" dbh and all non-native trees larger than 19" dbh. The following measures shall be followed to protect trees identified for preservation:</p>	<p>Improvement Plans</p>	<p>Planning</p>	
<ol style="list-style-type: none"> For trees within the project area that are designated for preservation, a circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree; Temporary solid protective fencing (chain link or similar fencing) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems; Final Grading Plans shall show all protected trees, tree numbers, and trees' protected dripline areas, and shall show the location of the required protective temporary fencing; Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work in the area. All pruning shall be in 			

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<p>accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines";</p> <ol style="list-style-type: none"> 5. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed; 6. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees; 7. No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees; 8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree; 9. No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the supervision of a certified arborist; 10. The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist; 11. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended; 12. During construction try to maintain the same watering frequency around trees that they are used to receiving; 13. Landscaping beneath oak trees may include non-plant 			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants;</p> <p>14. Make sure any weed control chemicals utilized prior to laying of new asphalt are not applied where they can leach into the dripline area; and</p> <p>15. Clearing of weeds and debris from the protected dripline area shall be done by hand. Use weedeaters to remove weeds and grasses and do not disturb the natural grades within protected dripline area.</p> <p>MITIGATION MEASURE 4 (Biological Resources)</p> <p>Prior to the approval of improvement plans, including grading plans, a Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6" dbh and all non-native trees larger than 19" dbh that are proposed for removal, or that would be adversely affected by the project from the reconstruction of existing project features within the dripline. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review and approval. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> 1. Species, size and location of all replacement plantings; 2. Method of irrigation; 3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4. Planting, irrigation and maintenance schedules; 5. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 	<p>Improvement Plans</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>3-year establishment period, and to replace any of the replacement trees that do not survive that period;</p> <p>6. The minimum spacing for replacement oak trees shall be 20 feet on center;</p> <p>7. Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;</p> <p>8. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of replacement oak trees;</p> <p>9. Replacement oak trees shall be planted in areas that are well-suited for the trees' survival and growth, as determined by a certified arborist in the Tree Replacement Planting Plan. The trees shall not be planted in areas where they would be subject to the project's construction activities, such as grading (grade cuts or fills) or trenching for underground utilities within the tree's driplines after planting. The trees shall be planted in areas where water would not collect, stand within, or be diverted across the dripline of any replacement oak tree. Replacement oak trees shall not be planted in areas where they would be subject to the construction of impervious surfaces within the trees' driplines, either as part of the project or as part of future projects currently in the planning stages under the City of Elk Grove General Plan;</p> <p>10. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of replacement oak trees. An above ground drip irrigation system is recommended; and</p> <p>11. Landscaping beneath replacement oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted</p>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p> <p>(MM 4)</p>			
<p>11. The Applicant shall contribute 25% toward the design and construction of the bridge crossing of the drainage channel.</p>	<p>Prior to 1st Improvement Plans Submittal</p>	<p>Public Works</p>	
<p>12. The Applicant shall install two stop signs on the existing Terracotta Court and Terracotta Way (new extension) at Lakemont Drive.</p>	<p>Prior to 1st Improvement Plans Submittal</p>	<p>Public Works</p>	
<p>13. The Applicant shall provide a 20' service road with the drainage corridor to the satisfaction of Public Works. The design of the service road shall be based upon section of 9-7, Drainage Easements (E3), in the City of Elk Grove Improvement Standards.</p>	<p>Prior to 1st Improvement Plans Submittal</p>	<p>Public Works</p>	
<p>14. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.</p>	<p>Improvement Plans</p>	<p>CSD-1</p>	
<p>15. Each lot shall have a separate connection to the public sewer system.</p>	<p>Improvement Plans</p>	<p>CSD-1</p>	
<p>16. In order to obtain sewer service, construction of public sewer is expected to be required. Sewer easements may be required. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. Collector sewer design and construction may qualify for reimbursement under to terms of a Participation Agreement. Prior to initiating design of any sewer facility, contact CSD01 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 Staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may</p>	<p>Improvement Plans</p>	<p>CSD-1</p>	

Exhibit A

Conditions of Approval

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
jeopardize all sewer reimbursement.			
17. Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Improvement Plans	Department of Water Resources	
18. Destroy all abandoned wells on the proposed project site in accordance with the requirement of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the Improvement Plans for the project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	Department of Water Resources	
19. The Applicant shall save the large tree on Lot 10. A tree removal permit and inch per inch mitigation for this tree is required if it is removed.	Improvement Plans	Planning	
20. No trenching, grading, or soil compaction should occur within the driplines of the large tree on Lot 10.	Improvement Plans	Planning	
21. Landscape plans for the landscape corridor shall be submitted to the City for Water Conservation Review. Either, submit landscape plans as part of improvement plans or to Planning for approval.	Improvement Plans	Planning	
Prior to Final Map			
22. Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment, district, other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Department of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.	Prior to recordation of the Final Map	Finance Department	
23. The Applicant shall dedicate a 12.5-foot public utility easement for	Prior to	SMUD	

Exhibit A

Conditions of Approval

Conditions of Approval / Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (date and Signature)
underground facilities and appurtenances adjacent to all public street rights of ways.	recording of the Final Map	SMUD	
24. The Applicant shall dedicate the Landscape Corridor as a public utility easement for underground facilities and appurtenances.	Prior to recording of the Final Map	SMUD	
25. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.	Prior to recording of the Final Map	SMUD	
26. The Applicant shall submit a copy of Book 20021007 Page 1674 and Book 20031218 Page 701.	Prior to Submittal of Final Map	Public Works	
27. The tentative map does not reflect a number of existing easements, IODs, and other citations reported in the property's title. These items shall be shown and labeled on the final map. Any conflicts raised as a result of the tentative map omissions shall be resolved prior to the recording of the final map.	Prior to Approval of Final Map	Public Works	
28. The Applicant shall dedicate and improve Calvine Road, south half section of 48' from the approved centerline. Improvement will be based on 108' equivalent thoroughfare in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. This section consists of 6' of the 12' median, 12' through lane, two 11' travel lanes, 5' bike lane, 3' curb (vertical curb) and gutter and a 6' wide separated sidewalk with landscaping shall be constructed within the 36' landscape corridor.	Prior to Approval of Final Map	Public Works	
29. The Applicant shall dedicate a 36' landscape corridor, in fee title, on Calvine Road to the City of Elk Grove.	Prior to Approval of Final Map	Public Works	
30. The Applicant shall dedicate and improve all internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed prior to the 1 st building permit.	Prior to Approval of Final Map	Public Works	
31. The Applicant shall contribute \$12,000 of in-lieu fees towards the	Prior to Approval	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>construction of off-site traffic calming plan as in the Perry Ranch / Shadowbrook Neighborhood Livability Program, Traffic Calming Plan approved by City Council on 9/1/04.</p>	of Final Map	Public Works	
<p>32. The Applicant shall place a statement on the Final Map that states that adjacent Calvine Road frontage improvements shall be required to be constructed in accordance with City Standards and to the satisfaction of Public Works prior to issuance of any permits for development of any lot.</p>	Prior to Approval of Final Map	Public Works	
<p>33. 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.</p>	Prior to Approval of Final Map	Public Works	
<p>34. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Storm Water Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan.</p>	Prior to Final Map Approval	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Presently, and after development, the site may be in the 100-yr flood plain, since it is in an area where no base flood elevation is calculated. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate.</p>			
<p>Prior to the Issuance of Building Permits</p>			
<p>35. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.</p>	<p>Prior to the Issuance of the 1st Building Permit</p>	<p>Department of Water Resources</p>	
<p>36. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.</p>	<p>Prior to the Issuance of the 1st Building Permit</p>	<p>Department of Water Resources</p>	
<p>37. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. The method by which the 100-yr frequency water level is calculated, must be acceptable to the City of Elk Grove and FEMA.</p>	<p>Prior to issuance of Building Permits.</p>	<p>Public Works</p>	
<p>38. The Applicant shall construct a 36' landscape corridor, along the project frontage and smoothly transition to match with the existing</p>	<p>Prior to issuance of 1st Building</p>	<p>Public Works</p>	

Exhibit A

Conditions of Approval

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
39.	<p>landscaping to the east, on Calvine Road to the City of Elk Grove as a landscape and pedestrian easement.</p> <p>The Applicant shall install landscaping prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.</p>	<p>Permit</p> <p>Prior to issuance of 1st Building Permit</p>	<p>Public Works</p>	
40.	<p>Prior to Occupancy</p> <p>The Applicant shall submit Flood Elevation Certification for each structure or appropriate documents as determined by Public Works.</p>	<p>Prior to Occupancy</p>	<p>Public Works</p>	

General Compliance Items for Building Permit

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

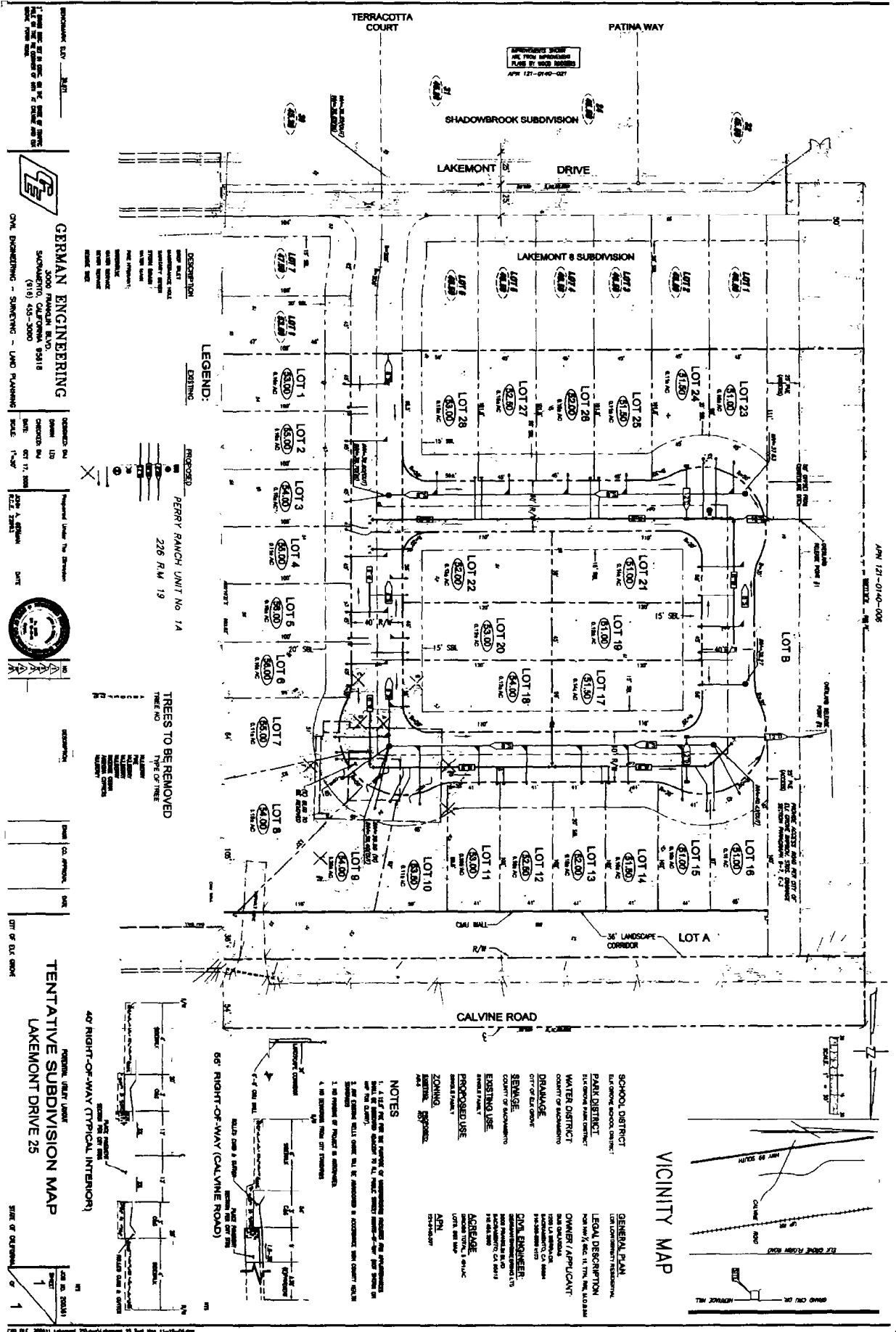
1. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
2. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas.
3. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
4. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet.
5. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing education materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1999 edition.
6. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will *not* be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 7. DXF (Drawing Interchange file) any DXF version is accepted
 8. DWG (Applies to AutoCAD drawing file) any AutoCAD DWG version is accepted
9. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
10. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which

multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.

11. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 50% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
12. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
13. If buildings are constructed, this development is required to provide a fire flow from public water system capable of delivering as a minimum 3,000 gpm at 20psi. Hydrants shall be spaced a maximum of 300 feet apart. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
14. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds.
15. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.
16. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation.
17. Required fire alarm systems (other than single-family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.
18. The wetland/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 19. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
 20. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lands adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameter.
 21. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 22. Provide at least ten feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.
 23. Water supply will be provided by the Sacramento County Water Agency.
 24. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.
(Public Works)

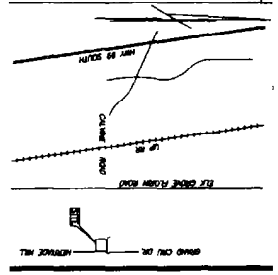
25. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
26. Any improvements, public or private, damaged in construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
27. At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details. (Public Works)
28. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
29. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
30. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
31. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
32. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
33. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
34. The Final Map shall be completed, approved and recorded prior to 1st Building Permit. (Public Works)
35. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title, by the Applicant, as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. (Public Works)
36. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
37. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)

38. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
39. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed prior to construction start to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Storm Sewer Discharges. (Public Works)
40. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the City Council of public improvements. (Public Works)
41. The Applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The Applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement. (Public Works)



APR 121-0140-008

VICINITY MAP



SCHOOL DISTRICT
 SAN JOSE SCHOOL DISTRICT

PARK DISTRICT
 SAN JOSE PARK DISTRICT

WATER DISTRICT
 SAN JOSE WATER DISTRICT

DRAINAGE
 CITY OF SAN JOSE

SEWERAGE
 COUNTY OF SAN JOSE

EXISTING USE
 RESIDENTIAL

PROPOSED USE
 RESIDENTIAL

ZONING
 RESIDENTIAL

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

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GERMAN ENGINEERING
 2000 PAVANUA BLVD.
 SAN JOSE, CALIFORNIA 95131
 (415) 455-3000

CIVIL ENGINEERING - SURVEYING - LAND PLANNING

LEGEND:

EXISTING:

PROPOSED:

PERRY RANCH UNIT No. 1A

226 RM 19

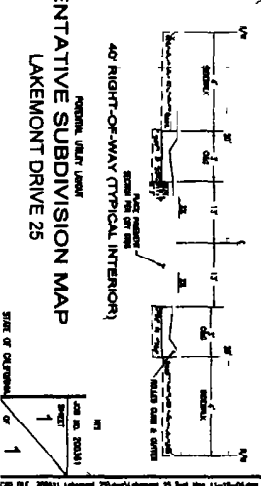
TREES TO BE REMOVED

TREE NO.

TYPE OF TREE

DATE

TENTATIVE SUBDIVISION MAP
 LAKEMONT DRIVE 25



DATE OF DESIGN: 11/11/11

SCALE: 1" = 40'

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-36**

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

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the February 8, 2006 by the following vote:

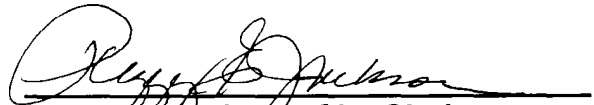
AYES 4: COUNCILMEMBERS: Scherman, Soares, Leary, Briggs

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Cooper




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