

RESOLUTION NO. 2010-157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT TENTATIVE SUBDIVISION MAP AND SMALL LOT TENTATIVE SUBDIVISION MAP FOR THE FRANKLIN CROSSING AMENDMENTS PROJECT EG-09-062; ASSESSOR PARCEL NUMBERS: 132-0132-042 AND 132-1680-032

WHEREAS, the Planning Department of the City of Elk Grove received an application from Taylor Morrison of California, LLC (hereinafter referred to as the Applicant) on December 18, 2009, for a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map; and

WHEREAS, the project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0132-042-0000 and 132-1680-032-0000; and

WHEREAS, the proposed tentative subdivision maps and associated site improvements are consistent with the Elk Grove General Plan Amendment, East Franklin Specific Plan Amendment, and Rezone requested through this project; and

WHEREAS, the site is physically suitable for residential development. The East Franklin Specific Plan land use map has anticipated the site for single-family residential development. This project, which through the proposed Specific Plan Amendment, only increases the maximum residential density range from 2-4 dwelling units per acre to 3-6 dwelling units per acre, still accommodates for all necessary public services. Conditions of approval have further been incorporated to ensure that access to all public facilities and services is maintained for each proposed parcel; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of a density of 3-6 dwelling units per acre. Under the East Franklin Specific Plan, 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 site's underlying development standards and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems. The project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

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

WHEREAS, the City Council finds that the mitigation measures identified in the Initial Study / Mitigated Negative Declaration, incorporated into a Mitigation Monitoring and Reporting Program and imposed on the project, are sufficient to mitigate or avoid the significant environmental effects from development of the project; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on June 17, 2010, and recommended the City Council approve the Franklin Crossing Amendments project; 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 City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

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

Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act that require a City to deny approval of the proposed tentative maps apply to this project.

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Small Lot Tentative Subdivision Map subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit C, incorporated herein by this reference.

Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act that require a City to deny approval of the proposed tentative maps apply to this project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of July, 2010.



SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, INTERIM CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

Exhibit A: 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. The development approved by this action is for a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and a Small Lot Tentative Subdivision Map, as described in the Planning Commission staff report, dated June 17, 2010. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	Three years, commencing with the date of Planning Commission approval.	Planning	
2. The Tentative Subdivision Map is valid for 36 months from the date of approval.	36 months from the date of approval	Planning	
3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. The Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
5. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further	On-Going	Public Works	

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conditioned herein, and to the satisfaction of Public Works.			
6. Water supply shall be provided by the Sacramento County Water Agency	On-Going	Sacramento County Water Agency (SCWA)	
7. Connection to the Sacramento Area Sewer District's system shall be required to the satisfaction of the Sacramento Area Sewer District (SASD). SASD Design Standards apply to any on- and off-site sewer construction.	On-Going	Sacramento Area Sewer District (SASD)	
8. Each parcel with a sewage sources shall have a separate connections 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 the SASD public sewer line.	On-Going	SASD	
9. In order to obtain sewer service, construction of both on- and off-site SASD sewer infrastructure will be required.	On-Going	SASD	
10. The owner/developer must disclose to future/potential owners the following: <ol style="list-style-type: none"> 1. The existing 69kV electrical facilities. SMUD has existing 69kV overhead lines on the north side of Bilby Road, west of Willard Parkway, and on the south side of Bilby Road, east of Willard Parkway. 2. The proposed 69kV overhead line that SMUD is planning to build on the east side of Willard Parkway. 	On-Going	SMUD	

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<p>3. The proposed 230/69kV electrical facilities. SMUD has built a bulk substation in the area.</p> <p>4. The existing 230kV transmission electrical facilities adjacent to the east side of the railroad tracks.</p> <p>5. The existing SMUD gas line.</p>			
Prior to Grading and Improvement Plans			
<p>11. 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 fee of \$3,000 has been paid, no final map for the subject property will be approved, and no grading, building, sewer connection, water connection, or occupancy will be approved by the City or County.</p>	Prior to Issuance of Grading Permit	Planning	
<p>12. As the number of residential lots and lot layout have changed from that of approved sewer study, an addendum to the sewer study (approved on May 29, 2007) shall be required before the submission of any improvement plans.</p>	Prior to Approval of Improvement Plan	SASD	
<p>13. Separate public water service shall be provided to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to the SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.</p>	Prior to Approval of Improvement Plan	SCWA	
<p>14. All abandoned wells on the proposed project site</p>	Prior to Approval of	SCWA	

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<p>shall be destroyed 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, the Applicant shall use water from agricultural wells for grading and construction.</p>	<p>Improvement Plan</p>		
<p>15. All street names shall be approved by the Cosumnes CSD Fire Department.</p>	<p>Improvement Plans</p>	<p>Cosumnes Community Services District Fire Department (CSD Fire)</p>	
<p>16. Streets having parking limitation noted in the condition above shall be provided with red curbs or signage to indicate where parking is not permitted.</p>	<p>Improvement Plans</p>	<p>CSD Fire</p>	
<p>17. Fire hydrants shall be provided along Willard Parkway and shall be spaced no more than 1,000 feet apart, with at least one at each intersection.</p>	<p>Improvement Plans</p>	<p>CSD Fire</p>	
<p>18. Fire hydrants shall be provided on both sides of Willard Parkway if a center island is present, there are four or more lanes of traffic, or the street exceeds 88 feet in width.</p>	<p>Improvement Plans</p>	<p>CSD Fire</p>	
<p>19. The Applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the standards established in the City's Zoning Code, Design Guidelines for East Franklin Specific Plan, Citywide Design Guidelines, Water Efficient Landscape</p>	<p>Improvement Plans</p>	<p>Planning/Public Works/Landscape Architect</p>	

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Requirements, and all other applicable documents. Landscape improvement plans shall be submitted to the Public Works Department for review and approval.			
20. 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; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with City of Elk Grove Flood Control and Drainage Master Plan (Draft), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Improvement Plans	Public Works	
21. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in	Prior to Improvement Plan Approval and Prior to Issuance of Grading Permits	Public Works	

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<p>accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i>. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.</p>			
Prior to Large Lot Final Map			
<p>22. 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 Large Lot Final Map.</p>	<p>Prior to Large Lot Final Map</p>	<p>Public Works</p>	
<p>23. The Applicant shall dedicate to the City, in a form acceptable to the City, and design and improve the landscape corridor for lot E, as shown on the Small Lot Tentative Map. Improvements shall be to the satisfaction of Public Works and CSD Parks.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works/CSD Parks</p>	
<p>24. The Applicant shall dedicate a public utility easement within the Landscape Corridors adjacent to Bilby Road and Willard Parkway for underground facilities and appurtenances to the satisfaction of Public Works.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works</p>	

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<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>25. The Applicant shall dedicate Kammerer Road in accordance with the City of Elk Grove Improvement Standards. The basic street section shall be 108 feet wide measured from back of sidewalk to back of sidewalk.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works</p>	
<p>26. The Applicant shall dedicate Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measured from back of curb to back of curb with a 6 foot detached sidewalk.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works</p>	
<p>27. The Applicant shall design and construct Willard Parkway to the southern curb return of the residential entrance in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measured from back of curb to back of curb with a 6 foot detached sidewalk.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works</p>	
<p>28. The Applicant shall pay an in lieu fee or annex into the Community Facility District as determined by Public Works for the construction of Willard Parkway frontage improvements from the proposed construction terminus south of the residential entrance, to Kammerer Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measured from back of curb to back of curb with a 6 foot detached sidewalk.</p>	<p>1st Large Lot Final Map</p>	<p>Public Works</p>	

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29. The Applicant shall dedicate, design and improve Bilby Road, west of Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 42 feet wide measured from back of curb to back of curb with a 4 foot sidewalk adjacent to a 12 foot planter strip.	1 st Large Lot Final Map	Public Works	
30. The Applicant shall dedicate, design and improve both intersections of Bilby Road and Willard Parkway, as shown on the tentative map, in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	1 st Large Lot Final Map	Public Works	
31. The Applicant shall modify the existing signage and striping on Bilby Road and Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	1 st Large Lot Final Map	Public Works	
32. The Applicant shall dedicate to the City, in a form acceptable to the City, a 36' corridor for landscaping and pedestrian uses adjacent to the western half of Willard Parkway along the project frontage. Design and construct landscaping adjacent to the western half of Willard Parkway from northerly Bilby Road to the southern curb return of the resident entry street, (Part of Lot D, as shown on the Small Lot Tentative Map), to the satisfaction of Public Works and CSD Parks.	1 st Large Lot Final Map	Public Works	
33. The Applicant shall dedicate a 14-foot easement	1 st Large Lot Final	Public Works	

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for pedestrian and public utility uses adjacent to the eastern half of Willard Parkway to the satisfaction of Public Works.	Map		
34. The Applicant shall dedicate to the City, in a form acceptable to the City, design and improve a corridor for landscaping and pedestrian uses adjacent to Bilby Road (Lots A and part of Lot D, as shown on the Small Lot Tentative Map). Improvements shall be to the satisfaction of Public Works and CSD Parks.	1 st Large Lot Final Map	Public Works	
35. The Applicant shall provide an Irrevocable Offer of Dedication for Lot I and J, as shown on the Small Lot Tentative Map, for landscape purposes to the City in a form acceptable to the City.	1 st Large Lot Final Map	Public Works	
36. The Applicant shall dedicate to the City, in a form acceptable to the City, a corridor for landscaping uses adjacent to Kammerer Road (Lots K, L and Part of H, as shown on the Small Lot Tentative Map), to the satisfaction of Public Works and CSD Parks.	1 st Large Lot Final Map	CSD Parks/Public Works	
37. The Applicant shall install a barricade on Willard Parkway immediately south of the intersection with the Resident Entry street as determined by Public Works.	1 st Large Lot Final Map	Public Works	
38. The Applicant shall replace all non-conforming handicap ramps adjacent to the project site.	1 st Large Lot Final Map	Public Works	
39. If warranted, the Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement	1 st Large Lot Final Map	Public Works	

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<p>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.</p>			
Prior to Small Lot Subdivision Final Map			
<p>40. 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>	<p>Prior to Final Map or 1st Large Lot Final Map (whichever occurs first)</p>	<p>Finance</p>	
<p>41. The project area shall annex into the Street Maintenance Assessment District No. 1 Zone 2 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</p>	<p>Final Map or 1st Large Lot Final Map (whichever occurs first)</p>	<p>Finance</p>	

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<p>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/annexation-to-districts.asp.</p>			
<p>42. The project area shall annex into the Poppy Ridge 2003-1 Mello-Roos Community Facilities District (CFD) to fund the project's fair share of infrastructure serving the East Franklin Specific Plan area as well as to fund a portion of the additional costs for public safety 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 Annex the Property and Levy the Special Tax. For further information on regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp. For information on the process to annex into financing districts, please see http://www.elkgrovecity.org/finance/annexation-to-districts.asp.</p>	<p>Final Map or 1st Large Lot Final Map (whichever occurs first)</p>	<p>Finance</p>	
<p>43. Sewer easements will be required. All sewer easements shall be dedicated to the District 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</p>	<p>Final Map</p>	<p>SASD</p>	

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	installation and maintenance. The SASD will provide maintenance only in public rights-of-way and in easements dedicated to the SASD.			
44.	The Applicant shall pay Park and Recreation Plan Check Fees as required by the CSD.	Final Map	Cosumnes Community Services District Parks Department (CSD Parks)	
45.	The Applicant shall pay drainage fees for the park site, Parcel 5, and provide documentation to the CSD verifying drainage fees have been paid.	Final Map	CSD Parks	
46.	Land dedicated to the CSD shall be zoned Open Space (O), and 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. Any structures, walls, fences, wells or storage tanks must be removed per the CSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CSD of any grant deed.	Final Map	CSD Park	
47.	The Applicant shall provide the CSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, or alternatively an ACOE letter stating no permit was required.	Final Map	CSD Parks	
48.	The Applicant shall provide the CSD with a copy of all environmental documents processed for the park site per CEQA including initial studies, negative declarations, etc. All mitigation requirements of such studies shall be complete prior to acceptance of the park.	Final Map	CSD Parks	

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<p>49. All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recording the project's final map, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CSD a written petition in an acceptable form approved by the CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>	<p>Final Map</p>	<p>CSD Parks</p>	
<p>50. Prior to the recording of the final map the developer shall submit improvement plans to the CSD for review and approval, showing all street improvements, utility stubs for the park site (including water, drainage, electrical, phone and sewer) and rough grading.</p>	<p>Final Map</p>	<p>CSD Parks</p>	
<p>51. The Applicant shall dedicate to the City, in a form</p>	<p>Final Map</p>	<p>Public Works/CSD</p>	

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acceptable to the City, design, and improve landscape corridors for Lots B, C, E, F, G, and M; Improvements shall be to the satisfaction of Public Works and CSD Parks.		Parks	
52. The design of Landscape Lot N must be approved by the CSD Parks as "no-maintenance," meaning no living plant materials.	Final Map	CSD Parks	
53. The Applicant shall design the park to include bulb outs at the park corners, subject to concept approval by the City of Elk Grove.	Final Map	CSD Parks/Public Works	
54. 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	
55. If the Applicant proposes to record multiple final maps, the Applicant shall dedicate, design, and construct all improvements within the Tentative Subdivision Map boundary determined by the City to be necessary to adequately serve the lots proposed to be created with each Final Map.	Final Map	Public Works	
56. The project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain	Final Map	Public Works	

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publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program. This annexation process may take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see http://www.elkgrovecity.org/utilities/rate-info.asp .			
57. If a third party does not accept or maintain Lot N, the Applicant shall form a financing mechanism for the maintenance of Lot N to the satisfaction of Finance Department.	Final Map	Finance/Public Works	
58. The Applicant shall dedicate a public utility easement within the Landscape Corridors (including adjacent to Bilby Road and Willard Parkway) for underground facilities and appurtenances to the satisfaction of Public Works.	Final Map	Public Works	
59. The Applicant shall dedicate Kammerer Road in accordance with the City of Elk Grove Improvement Standards. The basic street section shall be 108 feet wide measured from back of sidewalk to back of sidewalk.	Final Map	Public Works	
60. The Applicant shall dedicate Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measured from back of curb to back of curb with a 6 foot detached sidewalk.	Final Map	Public Works	
61. The Applicant shall design and construct the western half of Willard Parkway to the southern	Final Map	Public Works	

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<p>curb return of the residential entrance in accordance with a 96- foot thoroughfare, the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measures from back of curb to back of curb with a 6 foot detached sidewalk.</p>			
<p>62. The Applicant shall design and construct the eastern half of Willard Parkway from northerly Bilby Road to the southern curb return of the resident entry street as one half of a 12 foot median, one 12 foot northbound travel lane, a four foot paved shoulder, a two foot graded shoulder and a five foot ditch in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>63. The Applicant shall pay an in lieu fee or annex into the Community Facility District as determined by Public Works for the construction of the westerly Willard Parkway frontage improvements from the proposed construction terminus south of the residential entrance, to Kammerer Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 96 feet wide measured from back of curb to back of curb with a 6 foot detached sidewalk.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>64. The Applicant shall dedicate, design and improve Bilby Road, west of Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of</p>	<p>Final Map</p>	<p>Public Works</p>	

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Public Works. The street section shall be 42 feet wide measured from back of curb to back of curb with a 4 foot sidewalk adjacent to 12 foot planter strip.			
65. The Applicant shall dedicate, design and improve both intersections of Bilby Road and Willard Parkway, as shown on the tentative map, in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
66. The Applicant shall modify the existing signal at the intersection of Bilby Road/Willard Parkway (southern intersection) in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
67. The Applicant shall modify the existing signal at the intersection of Bilby Road/Willard Parkway (northern intersection) in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
68. The Applicant shall modify the existing signage and striping on Bilby Road and Willard Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
69. The Applicant shall install a barricade on Willard Parkway just south of the intersection with the Resident Entry street as determined by Public Works.	Final Map	Public Works	
70. Improvement plans shall be approved by Public	Final Map	Public Works	

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	Works prior to final map.			
71.	The Applicant shall replace all non-conforming handicap ramps adjacent to the project site.	Final Map	Public Works	
72.	If warranted, the Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
73.	The Applicant shall dedicate, design, and improve all internal landscaping to the satisfaction of Public Works.	Final Map	Public Works	
74.	The Applicant shall dedicate, design 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.	Final Map	Public Works	
75.	The Applicant shall dedicate to the City, in a form acceptable to the City, a 36-foot corridor for landscaping and pedestrian uses adjacent to the western half of Willard Parkway along the project frontage. Design and construct landscaping adjacent to the western half of Willard Parkway from northerly Bilby Road to the southern curb return of the residential entry street. Part of Lot D to the satisfaction of Public Works and CSD Parks.	Final Map	Public Works/CSD Parks	
76.	The Applicant shall dedicate a 14-foot easement		Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
for pedestrian and public utility uses adjacent to the eastern half of Willard Parkway to the satisfaction of Public Works.			
77. The Applicant shall dedicate to the City, in a form acceptable to the City, design, and improve a corridor for landscaping and pedestrian uses adjacent to Bilby Road (Lots A and part of Lot D), as shown in the tentative subdivision map. Improvements shall be to the satisfaction of Public Works and CSD Parks.	Final Map	Public Works/CSD Parks	
78. The Applicant shall dedicate a 12.5-foot public utilities easement for underground facilities and appurtenances adjacent to all public ways, private drives, and/or an Irrevocable Offer of Dedication	Final Map	SMUD/PG&E/Public Works	
79. The Applicant shall provide an Irrevocable Offer of Dedication for Lot I and J, for landscape purposes, to the City, in a form acceptable to the City.	Final Map	Public Works/CSD Parks	
80. The Applicant shall dedicate to the City, in a form acceptable to the City, a corridor for landscaping uses adjacent to Kammerer Road (Lots K, L, and Part of H), as shown on the tentative subdivision map, to the satisfaction of Public Works and CSD Parks.	Final Map	CSD Parks/Public Works	
Prior to Issuance of Building Permit			
81. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees,	Prior to Building Permit	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>see the 2010 Development Related Fee Booklet at: http://www.elkgrovecity.org/finance/pdfs/fee-booklet-2010.pdf. Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project.</p>			
<p>82. Utility stubs shall be provided in the park site for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CSD.</p>	<p>Building Permit</p>	<p>CSD Parks</p>	
<p>83. The Applicant shall rough grade the park site pursuant to plans approved by the CSD.</p>	<p>Building Permit</p>	<p>CSD Parks</p>	
<p>84. All park infrastructure shall be installed no later than the start of Phase 3 of the development.</p>	<p>Building Permit</p>	<p>CSD Parks</p>	
<p>85. The proposed park shall be dedicated to the CSD no later than the start of Phase 3 of the development.</p>	<p>Building Permit</p>	<p>CSD Parks</p>	
<p>86. If the park site abuts residential lots, or private facility lots, install a 6 ft. high masonry wall, which will be built to the specifications of the CSD 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</p>	<p>Building Permit</p>	<p>CSD Parks</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>is the responsibility of the Owner, not the CSD. The CSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park. The CSD shall bear all expenses associated with the removal.</p> <p>87. The Applicant shall provide a disclosure statement to each home buyer during the escrow process, which is approved by the CSD. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance, and this is not expected until 100% of homes in the Franklin Crossing project are purchased.</p>	<p>Building Permit</p>	<p>CSD Parks</p>	
Prior to Final Occupancy			
<p>88. Upon completion of the installation of the landscape for the project, the project landscape architect/designer shall certify that the installed landscape complies with the City's Water Efficient Landscape Requirements established in Elk Grove Municipal Code, Chapter 14.10. Certification shall be accomplished by the completion of a Certificate of Completion on a form provided by the City. In addition, the Applicant shall submit an Irrigation Audit Report and Irrigation Maintenance Schedule prior to final approval/occupancy.</p>	<p>Prior to Final Occupancy</p>	<p>Planning/Landscape Architect</p>	
<p>89. The Applicant shall provide for graffiti-resistant paint or clear graffiti resistant coating on all masonry walls and any subdivision sign.</p>	<p>Prior to Final Occupancy</p>	<p>Planning</p>	

Exhibit A: Conditions of Approval

General Information and Compliance Items:

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

Public Works

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. 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.
- e. 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)
- f. 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 required and said 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)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. The Applicant shall 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

Exhibit A: Conditions of Approval

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 pursuant to the Floodplain Management Plan. (Public Works)

- i. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- j. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- k. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the 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)
- l. 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) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
- m. 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

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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)

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

Elk Grove Transit

- a. Two bus stops shall be reserved for future development by the City within the public utilities easement adjacent to the proposed park, one near the southwest corner (Street G) and one on the northeast corner (Street F).

CSD Fire

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- c. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
- d. 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.
- e. 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, 1996 edition.

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- f. 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:
1. DXF (Drawing Interchange file) any DXF version is accepted
 2. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- g. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
- h. 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.
- i. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
- j. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
- k. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Cosumnes CSD Fire Department.
- l. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
- m. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is

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subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.

- n. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - 1. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - 2. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - 3. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - 4. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

Sacramento Area Sewer District

- a. The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.
- b. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of the SASD Ordinances may jeopardize all sewer reimbursement.
- c. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Sacramento County Water Agency

- d. Prior to the issuance of any building permits for future development, the project developer/owner shall pay Zone 40 development fees applicable to the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code

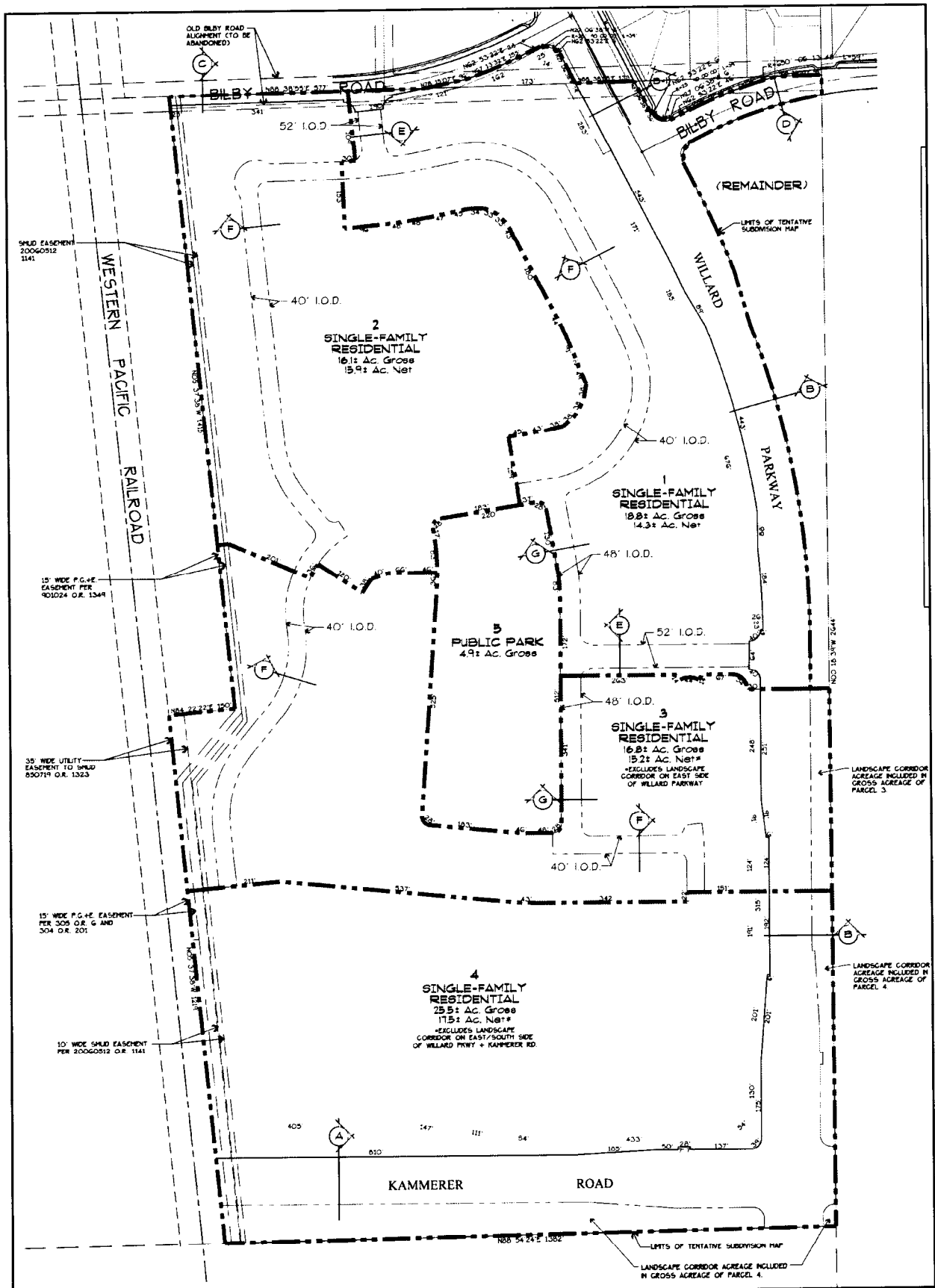
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- e. Prior to the issuance of any building permits for future development, the project shall conform to specific provisions of the City of Elk Grove Water Conservation Ordinance (Elk Grove Municipal Code, Chapter 14.10).

PG&E

- f. PG&E owns and operates gas transmission facilities which are located along the westerly portion of the proposed project boundaries. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their plans. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities. PG&E will need to maintain a minimum 30 foot corridor around PG&E's gas transmission line, free and clear from any obstructions to ensure access with heavy equipment and sufficient working room around the gas line.
- g. Any work being proposed near PG&E's transmission facility, such as grading, proposed fences, etc. will need to be reviewed by PG&E's Senior Gas Engineer to ensure consistent uses around PG&E high pressure gas facility and the safety of the public, as well as provide wheel loading calculations to determine maximum wheel loads over the pipe line.

Exhibit B: Large Lot Tentative Subdivision Map Exhibit



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-157

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


I, Jason Lindgren, Interim 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 July 14, 2010 by the following vote:

AYES : COUNCILMEMBERS: *Scherman, Detrick, Cooper, Davis, Hume*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


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