

RESOLUTION NO. 2016-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE GENERAL PLAN AMENDMENT, EAST ELK GROVE SPECIFIC PLAN AMENDMENT, SMALL LOT TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SUBDIVISION LAYOUT, AND ABANDONMENT OF IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY AND A DRAINAGE EASEMENT FOR CROOKED CREEK ESTATES EAST (EG 15-050)

WHEREAS, the East Elk Grove Specific Plan (EEGSP) was originally adopted by the County of Sacramento in February 1996 (Resolution #96-0115) with 1,400 acres for residential, commercial, light industrial, office, schools, parks, and open space bounded by Bond, Waterman, Grant Line and Bradshaw Roads; and

WHEREAS, the City of Elk Grove became the land use authority upon incorporation in 2000 and has since approved several amendments to the EEGSP to reconfigure land uses as well as subsequent entitlements required for development within the project area (e.g., tentative subdivision maps); and

WHEREAS, in January 2005, the City Council approved an amendment to the EEGSP for Crooked Creek Estates (EG-03-099) to reconfigure and rezone land, and to approve a tentative subdivision map and design review for 78 single family residential lots, a park, a school, and open space; and

WHEREAS, the tentative subdivision map for Crooked Creek Estates, including all discretionary and statutory extensions, will expire on January 17, 2017; and

WHEREAS, in January 2014, the City Council approved tentative maps for the Fieldstone North Project (EG 13-004) including the option to transfer five acres of park land from Crooked Creek Estates to Fieldstone North for the continuation of Derr Okamoto Park as a larger community park site. The Cosumnes Community Services District exercised that option by purchasing the open space land in Fieldstone North, which resulted in the reduction of 26 single family lots within the Fieldstone North subdivision; and

WHEREAS, the proposed land use changes and new tentative subdivision map for Crooked Creek Estates East (Project) as described in Exhibit A complete the transfer of park and open space land previously approved by City Council for Fieldstone North; and

WHEREAS, General Plan Land Use Element Policies LU-21 and LU-22 state that land uses and development in the EEGSP area shall generally conform to the adopted policies and corresponding land use map. The ordinance adopting EEGSP allows for minor amendments to the plan, subject to formal review by the Planning Director and determination by the Planning Commission. Previous land use amendments approved in 2005 were determined to be minor in nature and did not require General Plan Amendment. Proposed General Plan Amendments reflect previously approved and current proposed amendments within the Crooked Creek Estates project area; and

WHEREAS, the proposed General Plan Amendment will implement the previously-approved park land transfer to Fieldstone North as well as previous minor land use amendments approved in 2005 as shown in Exhibit B; and

WHEREAS, the proposed EEGSP Amendment will change the land use designation of Residential 4 to Residential 5, and will rearrange the acreages and boundaries of the project site's land use designations that also includes a school site, a park site, and open space consistent with previously-approved park land transfer to Fieldstone North as shown in Exhibit C; and

WHEREAS, the proposed Small Lot Tentative Subdivision Map for the Project will repeal and replace the previously-approved tentative subdivision map on the site; and

WHEREAS, the proposed Small Lot Tentative Subdivision Map will create 121 single-family residential lots, a school site, a park site, and an open space area consistent with Exhibit D, which includes an allocation of 26 surplus units above and beyond the original 95 unit allocation for the Project within the EEGSP maximum of 4,513 units; and

WHEREAS, the proposed Design Review for the Small Lot Tentative Subdivision Map will approve the subdivision layout for the Project consistent with the Elk Grove Design Guidelines as shown in Exhibit D; and

WHEREAS, the proposed abandonment of a portion of the Irrevocable Offer of Dedication (IOD) located outside of the required right-of-way for this Project, as shown and listed on Exhibit D, serves no purpose as originally intended by the previous map approval; and

WHEREAS, with the realignment of the existing drainage pipe within the extension of Black Swan Drive right-of-way, the proposed abandonment of the existing drainage easement, as shown and listed on Exhibit D, serves no purpose as originally intended. As a result of the drainage pipe realignment, the existing drainage easement will be abandoned on the final map pursuant to Government Code 66434(g) as part of the City Council action; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, State CEQA Guidelines Section 15162 identifies that projects consistent with a general plan for which an environmental impact report was certified are exempt from CEQA; and

WHEREAS, an Environmental Impact Report was prepared and certified for the East Elk Grove Specific Plan as part of its adoption in 1995 (SCH #94112053) and

Mitigated Negative Declarations were prepared for both the Crooked Creek Estates (EG 03-099) original tentative map approval and the Fieldstone North (EG 14-003) tentative map approval including the option to transfer five acres of park land; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 17, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting and recommended by a vote of 4-0 that the City Council approve the land use change, tentative subdivision map and design review for subdivision layout, and abandonment of IODs; and

WHEREAS, the City Council held a duly noticed public hearing on December 14, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15162 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162.

Evidence: The proposed project is exempt from CEQA under to CEQA Guidelines Section 15162. This exemption applies to projects that are consistent with a General Plan for which an environmental impact report (EIR) was prepared. An EIR was prepared and certified for the East Elk Grove Specific Plan (EEGSP) as part of its adoption in 1995 (SCH #94112053). Additionally, an Initial Study and Mitigated Negative Declaration was prepared for the Crooked Creek Estates Project (EG 03-099) and Fieldstone North Project (EG13-044), including consideration of the park land transfer. The proposed Project is consistent with the Mitigated Negative Declarations and EEGSP EIR. Therefore, this project qualifies for the identified exemption and no further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the City of Elk Grove General Plan Land Use Map as illustrated and described in Exhibit B (incorporated herein by this reference) based upon the following finding:

General Plan Amendment

Finding: The proposed General Plan Land Use Map Amendment is consistent with the General Plan goals, policies, and implementation programs, including previous City Council action to approve the transfer of five acres of park land from Crooked Creek Estates East to Fieldstone North within the EEGSP.

Evidence: General Plan Land Use Element Policies LU-21 and LU-22 state that land uses and development in the EEGSP area shall generally conform to the adopted policies and corresponding land use map. The ordinance adopting EEGSP allows for minor amendments to the plan, subject to formal review by the Planning Director and determination by the Planning Commission. Proposed General Plan Amendments reflect previously-approved land use amendments and current proposed amendments within the Crooked Creek Estates project area, which are a result of the City Council action to transfer five (5) acres of park land from Crooked Creek Estates East to Fieldstone North within the EEGSP as previously approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby amends the East Elk Grove Specific Plan as illustrated and described in Exhibit C (incorporated herein by this reference) based upon the following finding:

East Elk Grove Specific Plan Amendment

Finding: The proposed amendment to the East Elk Grove Specific Plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence: General Plan Land Use Element Policies LU-21 and LU-22 state that land uses and development in the EEGSP area shall generally conform to the adopted policies and corresponding land use map. The ordinance adopting EEGSP allows for minor amendments to the plan, subject to formal review by the Planning Director and determination by the Planning Commission. Proposed General Plan Amendments reflect previously-approved land use amendments and current proposed amendments within the Crooked Creek Estates project area, which are a result of the City Council action to transfer five acres of park land from Crooked Creek Estates East to Fieldstone North within the EEGSP as previously approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Small Lot Tentative Subdivision Map as illustrated and described in Exhibit D (incorporated herein by this reference) with conditions of approval as listed in Exhibit F (incorporated herein by this reference) based upon the following finding:

Small Lot Tentative Subdivision Map and Abandonment of Irrevocable Offer of Dedication and Drainage Easement

Finding: The proposed Small Lot Tentative Subdivision Map (including Abandonment of IOD and Drainage Easement) is consistent with the RD-5 Zoning District standards and City improvement standards.

Evidence: The Project meets all the minimum development standards for RD-5 zoning including minimum density, lot size, lot width and lot depth. Additionally, the Project does not propose to deviate from any of the City's current improvement standards. Engineering comments regarding the proposed improvements and phasing thereof have

been incorporated into Project conditions of approval (Exhibit F) and includes a special exhibit and conditions for the planned intersection improvements for access to Waterman Drive (Exhibit E).

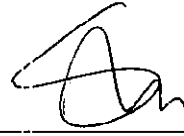
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Design Review for subdivision layout as illustrated and described in Exhibit D (incorporated herein by this reference) based upon the following finding:

Design Review for Subdivision Layout

Finding: The proposed Subdivision Design Review is consistent with the Elk Grove Design Guidelines.

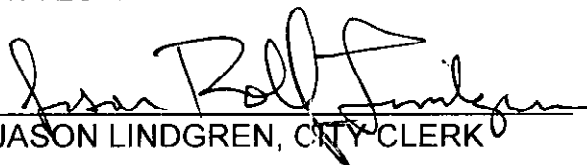
Evidence: The Project connects and abuts existing and approved single family residential land to the north and east. There are three points of vehicular access (north, east, and west) with a modified grid street pattern for easy access to and through the Project site. The subdivision is designed with relatively short block lengths, two looped streets and two cul-de-sacs. The looped street and cul-de-sacs abutting open space provide direct pedestrian connections to the trails. The Project provides front, side and rear lot adjacency to both the four-acre park site and the 10-acre school site.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of December 2016



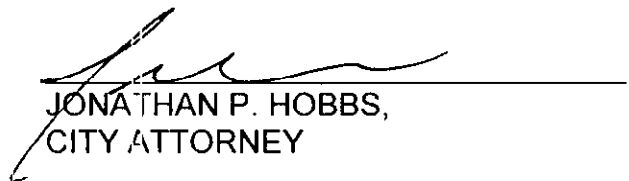
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



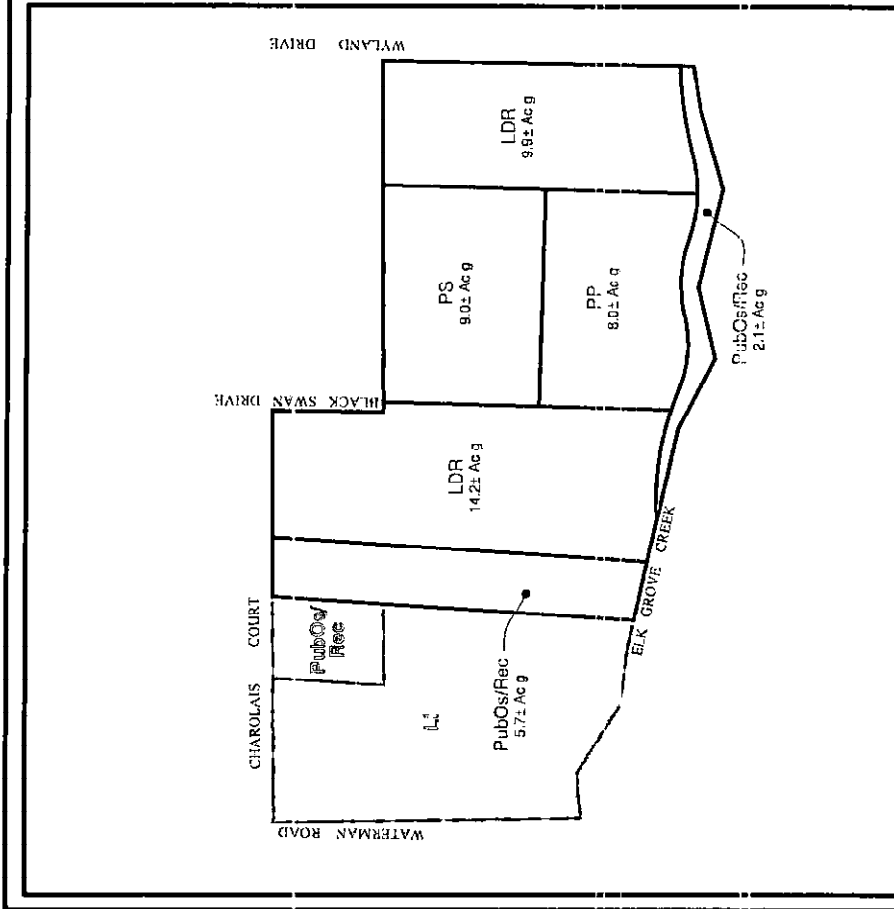
JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Crooked Creek Estates EG-15-050
Project Description

The Project consists of land use changes and a new subdivision map to implement the previous transfer of park acreage to Fieldstone North as previously approved by City Council, adjust open space/drainage acreage, and a corresponding transfer of residential lots consistent with the overall East Elk Grove Specific Plan (EEGSP) unit allocation. Requested and required entitlements are as follows:

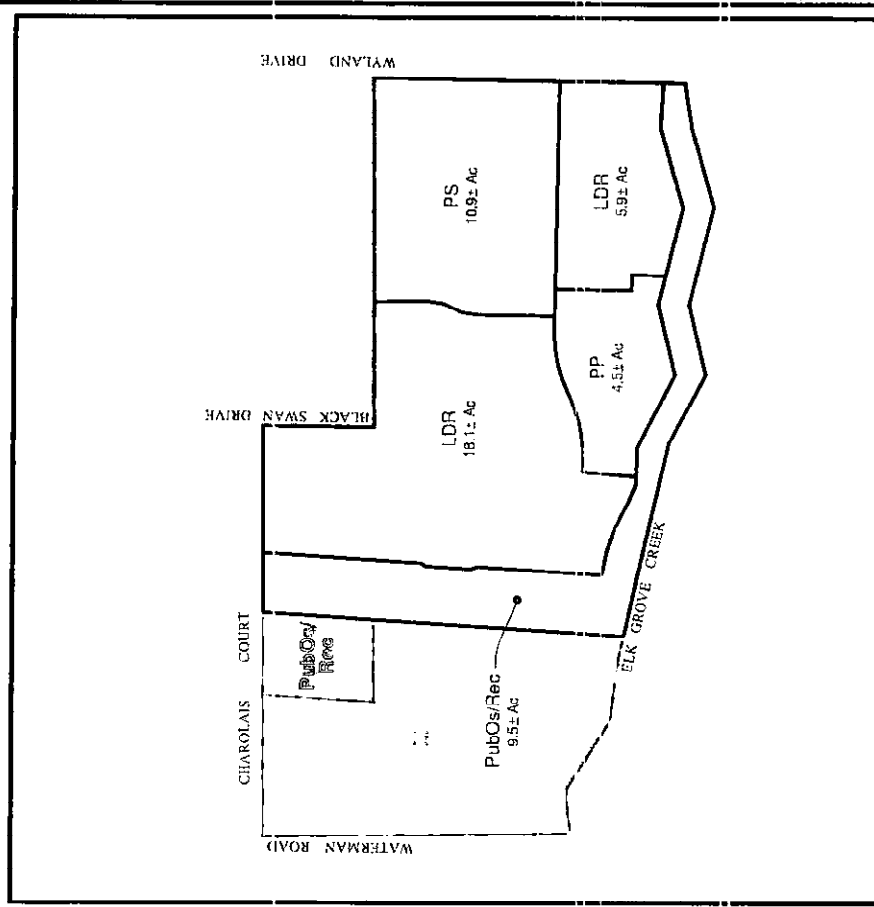
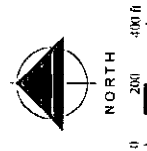
- General Plan Amendment to modify land use boundaries and acreages of the existing General Plan land use designations of Low Density Residential, Public Schools, Public Parks, and Public Open Space/Recreation;
- East Elk Grove Specific Plan Amendment to change the land use designation of Residential 4 to Residential 5, and to rearrange the acreages and boundaries of the project site's land use designations that also includes School, Park, and Open Space;
- Rezone to change the zone district of Single-Family Residential-4 du/ac (RD-4) to Single-Family Residential-5 du/ac (RD-5), and to rearrange the acreages and boundaries of the project site's zoning designations that also includes Open Space (O);
- Small Lot Tentative Subdivision Map to subdivide the 44.9-acre project site into 121 single-family residential lots, school site, park site, and open space area (including IOD and Drainage Easement Abandonment); and
- Design Review for subdivision layout

EXHIBIT B



Existing General Plan

RECEIVED
DEC 17 2015
City of Elk Grove Planning



Proposed General Plan

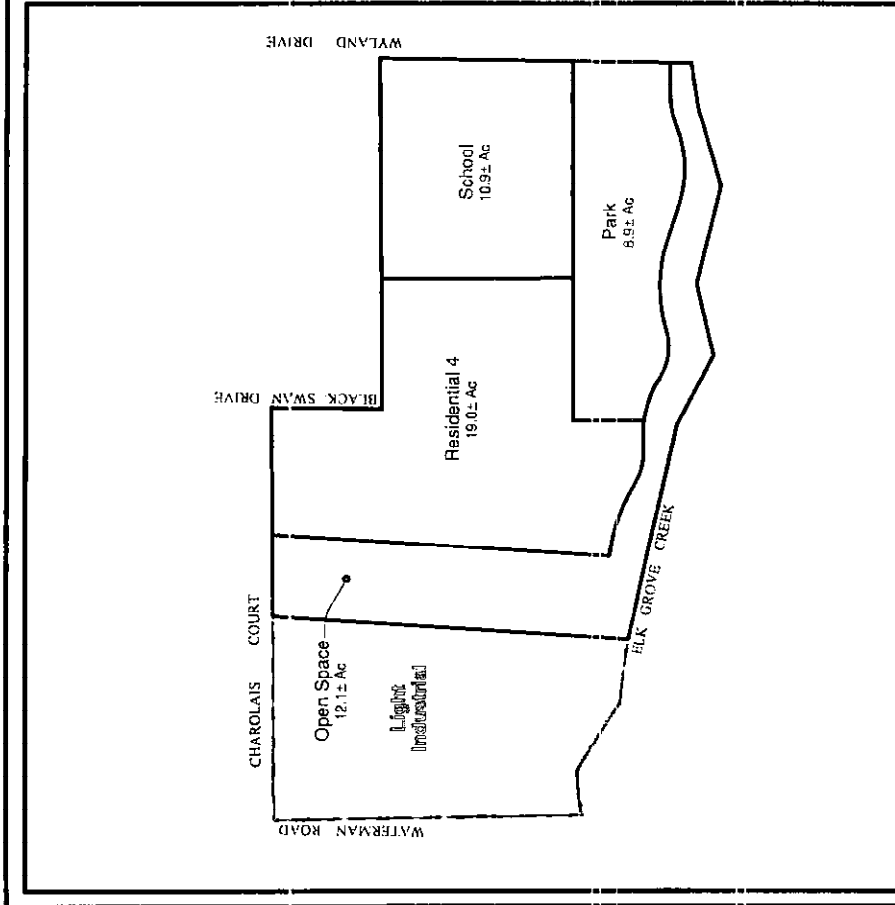
LAND USE SUMMARY

Land Use	Existing Acres	Proposed Acres	Delta
LDR	24.1±	24.0±	-0.1±
PS	8.0±	18.8±	+10.8±
PP	8.0±	5.2±	-2.8±
PubOs/Rec	7.8±	9.5±	+1.7±
TOTAL	48.9±	48.9±	0.0

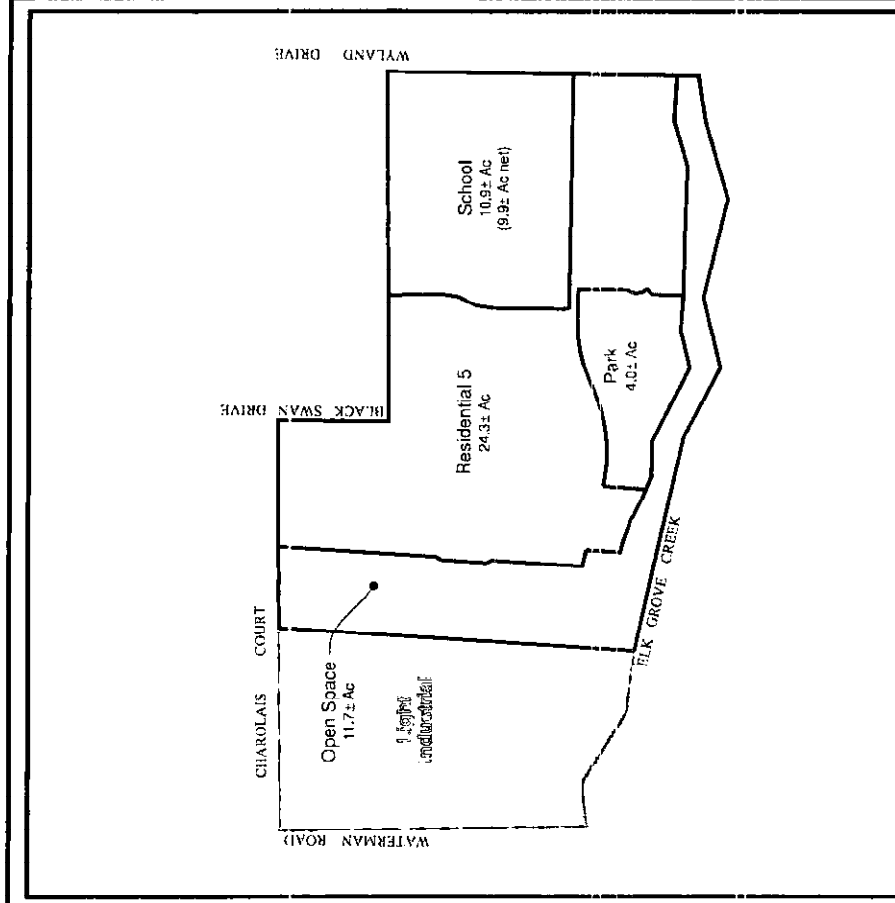
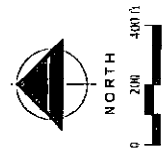
General Plan Amendment
CROOKED CREEK ESTATES EAST
City of Elk Grove, California
December 15, 2015

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
107 E. Main Street, Suite 100, Roseville, CA 95747
(916) 774-7198
7504

EXHIBIT C



Existing Specific Plan



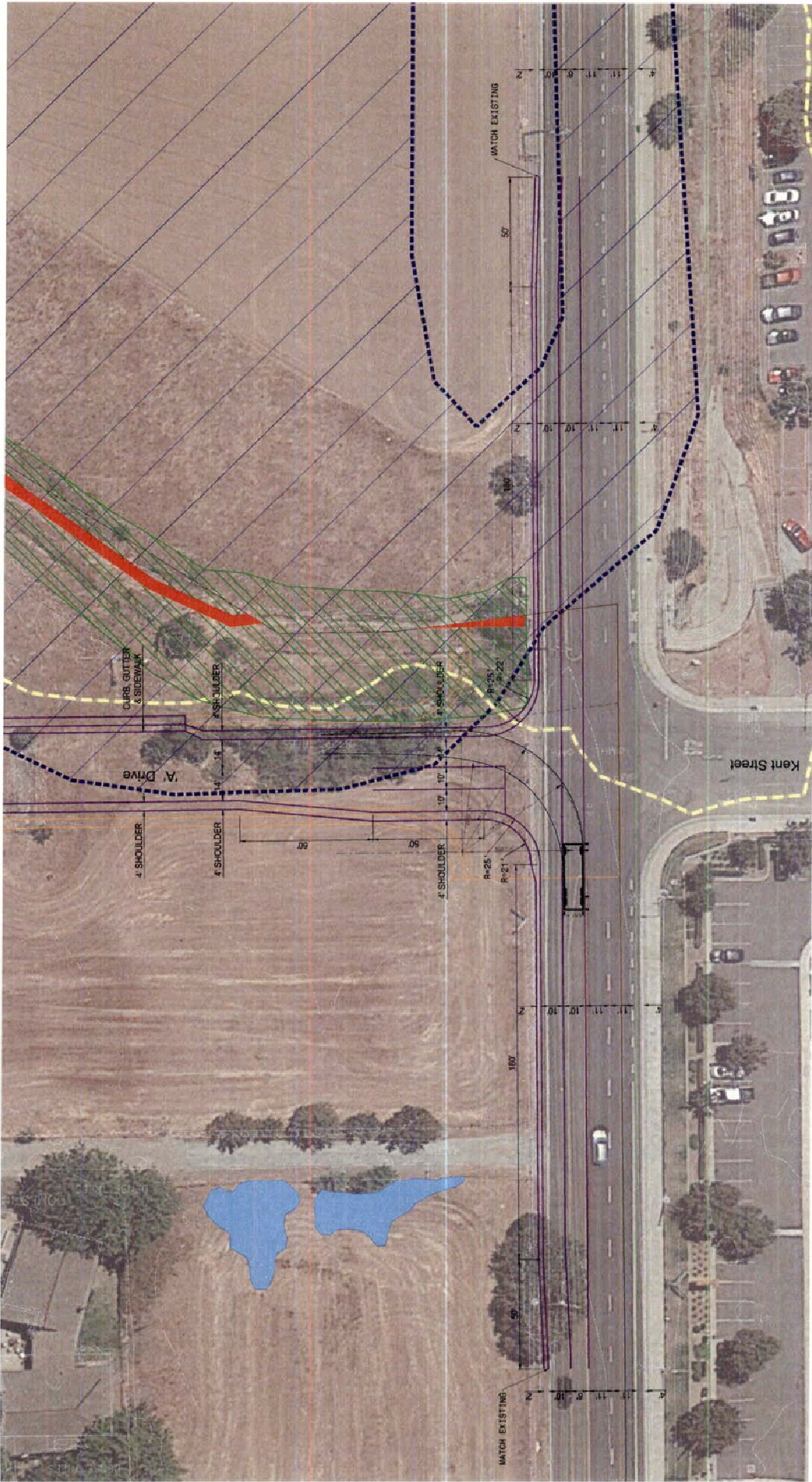
Proposed Specific Plan







LAND USE SUMMARY			
Land Use	Existing Acres	Proposed Acres	Delta
Residential 4	19.0±	0.0	-19.0±
Residential 5	0.0±	24.3±	24.3±
School	10.9±	10.9±	0.0±
Park	8.9±	4.0±	-4.9±
Open Space	12.1±	11.7±	-0.4±
TOTAL	50.9±	50.9±	0.0

Specific Plan Amendment
CROOKED CREEK ESTATES EAST

City of Elk Grove, California
 April 1, 2016

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1525 Howe Road, Suite 100, Elk Grove, CA 95624
 7874



-  Creek Wetlands per Madrone (April 2016)
-  FEMA 100 Year Floodplain
-  WR 100 Year Flood (Feb. 2016)
-  Wetland Delineation and Existing Creek per "Alternative-4C - Creek Corridor Exhibit" (Sept. 2007)
-  Proposed Improvements (shoulder, lane widening, curb & gutter, and sidewalk)
-  Proposed ultimate improvements for 'A' Drive

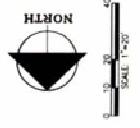


Exhibit E

Crooked Creek Estates East

August 24, 2016



Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft 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.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all Elk Grove Municipal Code provisions, statutes, regulations, and procedures.	On Going	Planning	
3.	The Applicant/Property Owner and any Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this approval or any environmental or other documentation related to approval of this Application.	On Going	Planning	
4.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • East Elk Grove Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • Citywide Design Guidelines 	On Going	Planning Engineering	

**Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
5.	<p>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. All street improvements shall include vertical curb and gutter, except along the frontages to residential lots, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works Engineering SCWA SASD SMUD PG&E	
6.	<p>The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
7.	<p>Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Master Home Plan Design Review • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit 	On-Going	Planning Engineering Building CCSD SCWA SASD	

Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval				
8.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the East Elk Grove Specific Plan and the MMRP for Crooked Creek Estates EG 03-499. A deposit of \$5,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project be constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Development Services Director.	Prior to issuance of any plans or permits associated with this Project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning	
9.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plan	Planning	
10.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
11.	Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plan or Grading Permit(s), Whichever	Engineering	

**Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

Conditions of Approval		Timing / Implementation	Enforcement/ Monitoring	Verification (date and signature)
		Occurs First		
12.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plan or Grading Permit(s), Whichever Occurs First	Engineering	
13.	The Applicant shall design, publically bid, and construct the Wyland Drive bridge over Elk Grove Creek in accordance with the City's, Improvement Standards and to the satisfaction of the City. Eligible costs associated with the construction of the bridge are subject to reimbursement by the City as set forth in the Elk Grove Roadway Fee Program. To be eligible for reimbursement, the Applicant shall: <ol style="list-style-type: none"> 1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; and 2. Comply with all pre and post-bidding procedures as required by the City and State law. 	Improvement Plan	Engineering Public Works	
14.	The Applicant shall map the 100-year floodplain boundary, identify Special Flood Hazard Areas (SFHAs), determine Base Flood Elevations (BFEs) in the vicinity of the Project, and revise the existing 100-year floodplain limit to ensure that 'A' Drive at Waterman Road is not located within a SFHA. The Applicant shall submit to the City all the information required to apply for a Conditional Letter of Map Revision (CLOMR) with FEMA, where applicable, and obtain acknowledgment from FEMA that the application is deemed complete prior to issuance of any grading and/or site improvement permits. . Provided that the Applicant proceeds with reasonable diligence in securing a CLOMR, as determined in the reasonable discretion of the Development Services Director, the Applicant may proceed with grading and/or site improvements upon issuance of necessary permits from the City (not including building permits). Any such grading and/or site improvements shall be at Applicant's risk, and,	Improvement Plan	Engineering Public Works	

**Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
	<p>should a CLOMR or Letter of Map Revision (LOMR) require revisions to the grading and/or site improvements, the Applicant shall perform such revisions at Applicant's expense prior to issuance of building permits. Once site improvements have been constructed and accepted by the City and prior to issuance of any building permits, the Applicant shall obtain a LOMR from FEMA. The LOMR shall include the entire reach of Elk Grove Creek from Wylard Road to Waterman Road, unless alternative timing of issuance of building permits is authorized by a City ordinance in effect at the time of issuance of building permits. The City may approve alternative timing and/or phasing of the CLOMR/LOMR if it will facilitate construction and the City finds that phasing of the CLOMR/LOMR is in accordance with the City code, if hereafter amended to so allow.</p>			
15.	<p>The Applicant shall obtain final clearance from the easement holders for a portion of the proposed public streets ('A' Drive, Court '2' and 'C' Circle) and Lots #28, 29, and 30 located within the SMUD, PG&E and USBR easements, to the satisfaction of the City.</p>	Improvement Plan	Engineering	
16.	<p>The Applicant shall enter into a binding agreement with CSD that addresses the dedication of the 4.0 acre (net) park (Lot B) to the CSD, dedication of Open Space Lots C & E to the CSD, dedication of the Lot D including the Trail Corridor along Elk Grove Creek to the City, the design and construction of trails and associated landscaping, payment of any Quimby and Park Impact fees and/or reimbursements. Provide the CSD with verifications no wetlands are on the park site (Lot B). Alternatively, provide documentation verifying all wetland fill requirements have been addressed.</p>	Improvement Plans	CCSD Parks	
17.	<p>The Applicant shall submit landscape and civil plans and specifications for creek and powerline trail improvements to the CCSD for review and approval. The Applicant shall submit civil improvement plans for the park site to the CCSD for review and approval.</p>	Improvement Plans	CCSD Parks	
18.	<p>All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior</p>	Improvement Plans	Planning CCSD Parks	

**Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

Conditions of Approval		Timing / Implementation	Enforcement/ Monitoring	Verification (date and signature)
	to rezoning the property, recording any final maps, 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.			
19.	All development shall be serviced by public sewer to the satisfaction of Sacramento Area Sewer District. Each lot with a sewage source shall have a separate connection to the public system. If there is more than one building on any lot and the lot is not proposed for split, then each building on that lot shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
20.	In order to obtain sewer service for this Project, construction of both off-site and on-site SASD sewer infrastructure will be required. SASD Design Standards shall apply to any on- and off-site sewer construction.	Improvement Plans	SASD	
Prior to or in Conjunction with Final Map Submittal or Approval				
21.	A Lot Line Adjustment establishing the boundaries shown on the tentative map shall be completed prior to recordation of the Final Map.	Final Map	Engineering	
22.	If the Applicant proposes to phase the Project, the Applicant shall dedicate/acquire property rights for, design and construct all infrastructure improvements, including landscaping, as specified in these conditions and as determined by the City to be necessary to serve the proposed phase(s). Unless otherwise approved by the City and the CCSD Fire Department, each phase	Final Map	Engineering	

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CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
	shall result in at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City.			
23.	Civil and landscape plans for public improvements required of the subdivision shall be approved by the City prior to approval of the corresponding final map.	Final Map	Engineering	
24.	The Applicant shall dedicate to the City of Elk Grove, public utility easements for underground facilities and appurtenances as shown on the tentative map adjacent to all public streets to the satisfaction of the City.	Final Map	Engineering	
25.	The Applicant shall dedicate to the City Lot D in fee.	Final Map	Engineering	
26.	The Applicant shall dedicate, design and install the multi-use trail as shown on the tentative map in accordance with the City's Bicycle, Pedestrian and Trails Master Plan and to the satisfaction of the City.	Final Map	Engineering	
27.	With the exception of the drainage easement 750417 O.R. 704, all parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Engineering	
28.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless otherwise approved by the City. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Engineering	
29.	Unless otherwise approved by the Elk Grove Unified School District (EGUSD), the Applicant shall reserve Lot A (School) for a future school site through an	Final Map	EGUSD	

**Exhibit F
CROOKED CREEK ESTATES EAST EG-15-050
Draft Conditions of Approval**

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement/ Monitoring	Verification (date and signature)
	irrevocable reservation (per California Government Code Sections 66479 and 66480). The reserved site must be in a location and configuration acceptable to the EGUSD and in compliance with the conceptual site location on the East Elk Grove Specific Plan. The reserved site must also comply with all applicable state and local laws and regulations pertaining to school siting and school site selection. EGUSD shall not be responsible for any costs associated with the reservation of school sites except as required by law, including but not limited to California Government Code section 66480.			
30.	The Applicant shall dedicate, design and construct the westerly half-section of Wyland Drive, from the Project's northerly property line to 'A' Drive as shown on the tentative map, in accordance with the City Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
31.	The Applicant shall acquire, dedicate, design and construct Wyland Drive, in full-width, from 'A' Drive to the Project's southerly property line in accordance with the City Improvement Standards and to the satisfaction of the City. Improvements shall include 4-foot separated sidewalk and 6-foot landscaping.	Final Map	Engineering	
32.	The Applicant shall dedicate, design, and construct Black Swan Drive from Charolais Way to 'A' Drive as a 42-foot primary residential street, measured from back of curb to back of curb as shown on the tentative map in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
33.	The Applicant shall dedicate pedestrian easements for sidewalks within landscape areas that are located outside of the right-of-way along all public streets, to the satisfaction of the City.	Final Map	Engineering	
34.	The Applicant shall dedicate, design, and construct the southerly half-section of Charolais Way as shown on the tentative map in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
35.	The Applicant shall install at-grade trail crossing at the trail connections at Charolais Way, Wyland Drive, and 'A' Drive in accordance with the Bicycle,	Final Map	Engineering	

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	Pedestrian and Trails Master Plan and to the satisfaction of the City.			
36.	The Applicant shall dedicate, design, and construct 'A' Drive as shown on the tentative map and Exhibit E in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
37.	The Applicant shall dedicate, design, and construct an expanded intersection on 'A' Drive at Waterman Road as shown on Exhibit E in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
38.	The Applicant shall dedicate, design, and construct all internal streets as shown on the map and in accordance with the City's Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
39.	The Applicant shall install parking and trailhead for the multi-use trail in accordance with the City's Bicycle, Pedestrian and Trails Master Plan and to the satisfaction of the City. Location of the parking and trailhead shall be within the powerline corridor between 'A' Drive and Charolais Way. Improvements shall include 15 on-street parking spaces (outside of residential areas), 3 equestrian parking spaces, ADA parking spaces, and adequate circulation to accommodate an equestrian truck and trailer.	Final Map	Engineering Public Works	
40.	The Applicant shall abandon the drainage easement per Book 20040608 O.R 1993 to the satisfaction of the City. The Applicant shall also relocate the existing drainage pipe to the satisfaction of the City prior to the abandonment of the easement as a part of the realignment of the easement.	Final Map	Engineering	
41.	The Applicant shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Engineering	
42.	The Applicant shall pay an in-lieu fee for the Project's fair-share towards the design and construction costs of the future pedestrian bridge over Elk Grove Creek prior to approval of the 1 st final map. If the bridge is added to the City's Roadway Fee Program prior to approval of the 1 st final map, this condition will be no longer applicable.	Final Map	Engineering Public Works	

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43.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City of Elk Grove.	Final Map	Engineering	
44.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
45.	The Applicant shall dedicate a 12.5 foot public utility easement to the City of Elk Grove for underground and overhead facilities and appurtenances adjacent to all public street right of ways.	Final Map	SMUD	
46.	All eligible park lands, parkways, and other open space areas shall be dedicated in fee title to the Cosumnes Community Services District. Land dedicated to the CSD 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	CCSD Parks	
47.	Prior to the recordation of the final map the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for	Final Map	CCSD Fire	

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	herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.			
48.	Prior to recording of a final subdivision map, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD) , to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application 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/city_hall/departments/divisions/finance/mello_roos_cfds/	Final Map	Finance	
49.	Prior to recording of a final subdivision map, the Project area shall annex into the Police Services Community Facilities District 2003-2 (CFD) , to fund the Project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application 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/city_hall/departments/divisions/finance/mello_roos_cfds/	Final Map	Finance	
50.	Prior to issuance recording of a final subdivision map, the Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 3 , to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and	Final Map	Finance	

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	<p>completed application 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/city_hall/departments_divisions/finance/mello_ro_os_cfds/.</p>			
51.	<p>Prior to recording of a final subdivision map, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10</p>	Final Map	Finance	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval				
52.	<p>All building addressing shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.</p>	Prior to Issuance of 1 st Building Permit	Building Department CCSD Fire Department	
53.	<p>The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activity associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.</p>	Building Permit	Engineering	

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54.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
55.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Building Permit	Engineering	
56.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Building Permit	Engineering	
57.	Where the park site abuts residential 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 wall shall be exclusively located on the residential property. Accordingly, general maintenance, repair or replacement of the wall shall be the sole responsibility of the adjacent property owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the wall, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	Prior to Issuance of 1 st Building Permit	CCSD Parks	
58.	The Applicant shall construct & install landscape improvements in trail corridors and designated landscape lots according to plans and specifications approved by the CCSD.	Prior to Issuance of 1 st Building Permit	CCSD Parks	
59.	The Applicant shall construct a 6-foot high masonry wall or partial open fencing, consisting of a masonry wall and tubular steel pickets on all residential lot boundaries adjacent to a trail corridor.. Wall specifications are determined solely by the CCSD. The wall shall be located exclusively on the residential property. Accordingly, general maintenance, repair or replacement of the wall shall be the sole responsibility of the adjacent property owner, not the CCSD.	Prior to Issuance of 1 st Building Permit	CCSD Parks	
60.	The Applicant shall provide utility stubs in to the park site for water, drainage,	Prior to Issuance	CCSD Parks	

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	electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	of 1 st Building Permit		
61.	The Applicant shall rough grade the park site pursuant to plans approved by the CCSD.	Prior to Issuance of 1 st Building Permit	CCSD Parks	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-246**

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

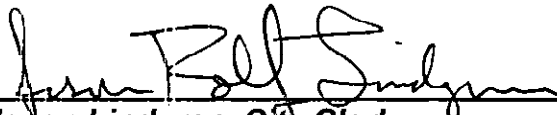
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 14, 2016 by the following vote:

AYES : COUNCILMEMBERS: Ly, Detrick, Hume, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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