

RESOLUTION NO. 2006-71

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND SUBDIVISION
DESIGN REVIEW
DUONG CHUNG
PROJECT NO. #EG-04-565 – APN: 127-0140-024-0000**

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

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

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as 127-0140-024-0000; and

WHEREAS, the proposed project is consistent with the General Plan Land Use Policy Map, East Elk Grove Specific Plan, Design Guidelines and Zoning Code requirements; and

WHEREAS, the City determined that the Duong Chung Project was subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

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

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

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

WHEREAS, the City distributed the Notice of Intent to Adopt the Mitigated Negative Declaration on December 14, 2005 and was posted at the Sacramento County Clerk's Office, distributed through the State Clearinghouse and at the City offices, pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on December 21, 2005 and closed January 21, 2006. The Mitigated Negative Declaration was made available to the public during this review period; and

WHEREAS, the City received no written comment letters within the 30 day public review period; and

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

WHEREAS, the City of Elk Grove, Development Services Planning Department, located 8401 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on February 16, 2006 and recommended City Council approval of the project.

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

CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed and conditioned will have a significant effect on the environment. A Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

Evidence: An Initial Environmental Study was prepared for the proposed project analyzing site specific issues. Mitigation measures have been identified and imposed on the project that will reduce potential environmental impacts to less than significant levels. In addition the project is subject to the Environmental Impact Report and Mitigation Monitoring and Reporting Program prepared for the East Elk Grove Specific Plan adopted by the Sacramento County Board of Supervisors. The EIR addresses overall development of the East Elk Grove area.

General Plan

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

Evidence: The subject project as conditioned creates nine (9) new residential parcels from of one undeveloped lot in a residential area of the city. The Elk Grove General Plan and East Elk Grove Specific Plan designate the site Low Density Residential Use. The site is suitable for residential development and is consistent with surrounding parcels which consist of residential uses and undeveloped parcels.

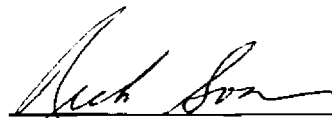
Tentative Subdivision Map

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

Evidence: Findings (a) through (g) in Section 66474 of the Subdivision Map Act do not apply to the project.

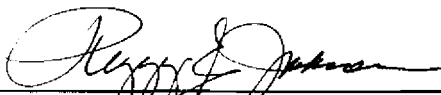
- a. The proposed map is consistent with the Elk Grove General Plan, East Elk Grove Specific Plan and current and proposed zoning that identifies the site as appropriate for residential uses.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and East Elk Grove Specific Plan that designate the site for low density residential development.
- c. The site is physically suitable for residential development. The surrounding area is developed with and/or designated for residential uses. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed density of development, 5-units per acre. Services and facilities to serve the project will be provided or are available.
- e. The proposed Tentative Subdivision Map will not cause substantial environmental damage. The project is a low density residential use located in the urbanized area of Elk Grove and is consistent with the General Plan, East Elk Grove Specific Plan, and proposed zoning.
- f. The proposed Tentative Subdivision Map will not cause serious public health problems. The project has been reviewed by local agencies, including Fire, Water Resources, Public Works, Planning, Police, Sanitation, Parks, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval and ensure protection of public health, welfare, and safety.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of March 2006.



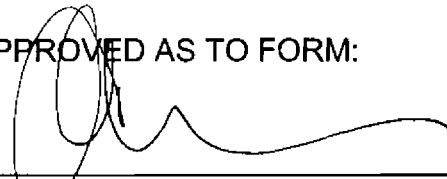
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going				
1.	<p>The development approved by this action is for a Rezone from AR-2 to RD-5, a Tentative Subdivision Map, and Subdivision Design Review, as described in the City Council report, associated Exhibits and Attachments dated March 22, 2006 for project file EG-04-565 (Duong Chung – Stone Springs Estates), and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Rezone Exhibit (dated December 2003) • Tentative Subdivision Map (received 11/15/05) <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Development Services - Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Development Services – Planning	
3.	The Applicant or future heirs and assigns (hereinafter referred to as the "Applicant"), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services – Planning	
4.	All applicable Mitigation Measures adopted for the East Elk Grove Specific Plan are required for this project along with the Mitigation Measures in the Mitigated Negative Declaration prepared for this project.	On-Going	Development Services – Planning	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

5.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval.	Development Services – Planning	
B. Prior to Issuance of Grading Permit / Improvement Plan				
6.	<p>Stone Springs Drive shall be designed and constructed to allow the connection from the existing Stone Spring Drive to Kapalua Drive through the intersection of the subdivision's new street. Improvements will be based on 50' equivalent primary residential street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works and a minimum of 26' of pavement must be constructed. All street improvements shall be constructed prior to the 1st building permit. Improvements shall extend through the intersection as shown on the tentative map.</p> <p>Any proposed temporary roadway shall be designed and constructed to full structural section but may provide the use of alternative materials such as AC for the temporary curb and sidewalk, and shall include the necessary transitions to existing/permanent facilities. The temporary design shall accommodate required turning movements at the new intersection and parking shall be prohibited and no parking signage shall be installed on Stone Spring Drive until the permanent roadway configuration is constructed.</p>	Prior to Improvement Plans Approval (designed)/ Final Map (constructed)	Public Works	
7.	The Applicant shall obtain the offsite ROW and/or a temporary access and construction easement across parcel APN 127-0140-009 in order to accommodate an approved turnaround and the circulation of this development. The Applicant shall dedicate temporary easements as required in addition to the dedication of the area required above for the Stone Springs Drive and shall design and construct the proposed temporary configuration. The design shall be subject to review and approval of the City of Elk Grove Public	Prior to Improvement Plans Approval	Public Works	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	Works Department.			
8.	The Applicant shall design a temporary turnaround in accordance with Fire Department Standard and to the satisfaction of Public Work.	Prior to Improvement Plans Approval	Public Works	
9.	No driveways shall be taken from Stone Spring Drive.	Prior to Improvement Plans Approval	Public Works	
10.	The dead-end road serving the new parcels is in excess of 150 feet deep. Applicant shall provide an approved fire department turnaround at the end of the roadway.	Prior to Improvement Plans Approval	Elk Grove Fire Department	
11.	There are no water lines or hydrants shown on this map. Applicant shall provide for public water and hydrants that meet the required fire flow.	Prior to Improvement Plans Approval	Elk Grove Fire Department	
12.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Improvement Plans	CSD-1	
13.	Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Improvement Plans	CSD-1	
14.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.	Prior to Improvement Plans	CSD-1	
15.	The Applicant shall Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, water shall be used from agricultural wells for grading and construction.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services - Planning	
16.	The following note shall be placed on improvement plans and construction contracts for the project: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and Development Services Planning shall be immediately notified.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services -Planning	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	<p>At that time, Development Services Planning will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources.</p> <p>In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.</p> <p>If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. (Mitigation Measure "H" for East Elk Grove Specific Plan)</p>			
17.	<p>Prior to the issuance of any grading permits, the Applicant shall comply with, record, and pay a deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP deposit of \$1,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Planning</p>	
18.	<p>Mitigation Measure 1 (Biological Resources - Swainson's Hawk)</p> <p>In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the Applicant shall implement one of the City of Elk Grove's approved mitigation alternatives as set forth below.</p>	<p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site</p>	<p>Development Services – Planning/ CDFG</p>	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	<p><u>Monitoring Action</u></p> <p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project Applicant shall provide written verification to Development Services-Planning that one of following mitigation measures has been implemented:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect. The Applicant shall be responsible for funding the operation and maintenance and/or monitoring of the protected land; OR, • Purchase mitigation credits at a 1:1 ratio (1 credit=1acre of mitigation) at a DFG approved mitigation bank, acceptable to the City. Prior to issuance of grading permits, the Applicant shall provide Development Services - Planning proof of purchase of the credits; OR • Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. 	<p>improvements, whichever occurs first</p>		
<p>19.</p>	<p>Mitigation Measure 2 (Biological Resources – Burrowing Owl)</p> <p>In order to reduce impacts to burrowing owls to a less than significant level, the Applicant shall conduct a pre-</p>	<p>Prior to May 30/ Prior to any Clearing,</p>	<p>Development Services – Planning/ CDFG</p>	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

<p>construction survey on the site as follows. A survey shall be completed during springtime to determine whether any burrowing owls are present on the site. If the survey shows that no owls are on the site and upon approval by Development Services-Planning, the site may be maintained to discourage the establishment of burrowing owl nests. In addition, within thirty days of the commencement of any clearing, grading or construction a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls exist on the site. These surveys shall include all areas in or within 250 feet of the construction zone. In the event that nesting owls are found, a temporary 150-foot no-construction zone shall be established around the nest. Staff and the Applicant will subsequently consult with the California Department of Fish and Game (CDFG), and follow the recommendations of the Department in order to determine the measures necessary to mitigate or avoid impacts to the species. Any required permits or approvals shall be obtained from CDFG prior to disturbance of the site. Mitigation measures may include flagging the burrow to avoid disturbance, passive relocation, active relocation to move owls from the site, or other measures required by the biologist or CDFG.</p> <p><u>Monitoring Action</u></p> <ul style="list-style-type: none"> • No later than May 30, the Applicant shall submit to Development Services – Planning for approval, a copy of the winter survey results. • Prior to the commencement of any clearing, grading or construction, the Applicant shall submit to Development Services – Planning for approval, a copy of the survey results including evidence of consultation with CDFG and their recommendations, if applicable. 	<p align="center">Grading or Site Disturbance</p>		
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Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

C. Prior to Final Map				
20.	A maximum of nine (9) lots are allowed on the Final Map. The Applicant shall revise the Map to eliminate two (2) lots. The design shall be consistent with all applicable standards and other conditions.	Prior to Final Map	Development Services - Planning	
21.	Dedicate Stone Spring Drive, north half section of 25' from the approved centerline.	Prior to Final Map Approval	Public Works	
22.	Dedicate and improve the internal street as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed prior to the 1 st building permit.	Prior to Final Map Approval	Public Works	
23.	The Applicant shall construct all utilities to City of Elk Grove Standards. If temporary access/construction is required in order to accommodate the circulation of this development, the Applicant will not be allowed to construct any "temporary" utility improvements.	Prior to Final Map Approval	Public Works	
24.	The Applicant shall construct all utilities through this subdivision and provide utility stubs for all utilities to serve the proposed subdivision to the north (APN 127-0140-007).	Prior to Final Map Approval	Public Works	
25.	Place a statement on the Final Parcel Map that states that Stone Spring Drive frontage improvements shall be required to be constructed in accordance with City Standards and to the satisfaction of Public Works prior to issuance of any permits for development of any parcel.	Prior to Final Map Approval	Public Works	
26.	The Applicant shall contribute \$27,000 of the cost to design and construct the future signal at the intersection of Stone Springs Drive/Bradshaw/Kapalua Lane to the satisfaction of Public Works.	Prior to Final Map	Public Works	
27.	Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property	Prior to Final Map	Finance	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm			
28.	Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. 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 www.elkgrovecity.org/services/cfd/ad-information.htm	Prior to Final Map	Finance	
29.	Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment district, other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Director of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.	Prior to Final Map	Finance	
D. Prior to Issuance of Building Permit				
30.	The Applicant shall construct a temporary turnaround in accordance with Fire Department Standard and to the satisfaction of Public Work.	Prior to Issuance of 1 st Building Permit	Public Works	
31.	The Applicant shall install a crosswalk on Stone Springs Drive (east side) at Stonebrook Drive to the satisfaction of Public Works.	Prior to Issuance of 1 st Building Permit	Public Works	
32.	The project 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, see the 2006 Development Related Fee Booklet at: www.elkarovecity.org/services/fee-information/fee-information.htm	Prior to Issuance of Building Permits	Finance	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	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 both the 2006 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 costs associated with your project.			
33.	The project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance to the satisfaction of the City's Landscape /Oak Tree Coordinator	Building Permit	Landscape	
E. Prior to Occupancy				
34.	The Applicant shall submit Flood Elevation Certification for each structure or appropriate documents as determined by Public Works.	Prior to Occupancy	Public Works	
35.	When utilities and related equipment are located above ground in landscape corridors, street medians, front or street side yards, equipment shall be screened with landscape features, planting, or a combination thereof. The intent is to visually screen the equipment from the street and not to preclude access to the equipment on all sides.	Prior to Each Occupancy	Development Services – Planning	
36.	Any subdivision monument signs proposed to identify the development shall be reviewed and approved by the Planning Director prior to the construction or placement of the sign(s).	Prior to Occupancy	Development Services – Planning	
37.	Street trees are required on local residential streets as follows: A minimum of two 15-gallon trees shall be planted on each single family residential lot. One of the trees shall be planted near the street and sidewalk as listed below (street tree). The second tree (accent tree) may be located anywhere in the front yard area. Where a monolith sidewalk abuts the back of curb, the street	Prior to Each Occupancy	Development Services – Planning	

Exhibit A: Conditions of Approval/Mitigation Monitoring and Reporting Program¹

	<p>tree shall be planted within seven to eight feet from the back of walk.</p> <p>Where the sidewalk is separated from the back of curb with a planter strip, the street tree shall be planted centrally in the planter area.</p> <p>Street trees on local residential streets will be reviewed in conjunction with the Master Home Plans. Alternative landscape design themes along local residential streets may be approved on a case-by-case basis.</p>			
38.	<p>The Applicant shall disclose to future/potential owners the existing or proposed 69kV electrical facilities. SMUD is planning to build a 69kV overhead line along Bradshaw Road.</p>	Prior to Occupancy	SMUD	

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, and are not conditions of approval of the project.

- a. The design of all residential buildings are required to be consistent with the guidelines in Section 4.3.4 Residential Design Guidelines of the East Elk Grove Specific Plan. (Planning)

Public Works

- b. 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)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. Any improvements, public or private, damaged in construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- e. At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details. (Public Works)
- f. 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)
- g. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- h. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- i. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)

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- k. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
 - l. The Final Map shall be completed, approved and recorded prior to 1st Building Permit. (Public Works)
 - m. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Storm Water Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate. (Public Works)
 - n. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
 - o. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title, by the Applicant, as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. (Public Works)
 - p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)

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- q. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
 - r. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed prior to construction start to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Storm Sewer Discharges. (Public Works)
 - s. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the City Council of public improvements. (Public Works)
 - t. 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)
 - u. The Applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The Applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement. (Public Works)

Elk Grove Community Services District – Fire Department

- v. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. (EGCSDFD)
- w. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento Fire Code. (EGCSDFD)

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- x. 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 and homes 4,801 square feet to 6,200 square feet require 2,000 gpm. (EGCSDFD)
 - y. 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. (EGCSDFD)
 - z. As of February 1, 2003, all contractors for single-family homes and duplexes 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. (EGCSDFD)
 - aa. 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 (EGCSDFD):
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
 - bb. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (EGCSDFD)
 - cc. 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. (EGCSDFD)
 - dd. This development is required to provide a fire flow from 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. Hydrants shall be spaced a maximum of 500 feet apart in residential 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. (EGCSDFD)

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- ee. All required roadways, street signs, addresses, water mains, fire hydrant and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. 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 3 inches of AC over 6 inches of AB with good drainage. (EGCSDFD)
 - ff. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (EGCSDFD)
 - gg. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction. (EGCSDFD)
 - hh. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation. (EGCSDFD)
 - ii. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply (EGCSDFD):
 - i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - ii. 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.
 - iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

County Sanitation District -1

- jj. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 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. (CSD-1)

Sacramento County Water Agency

- kk. Water supply shall be provided by the Sacramento County Water Agency. (Sacramento County Water Agency)
- ll. The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Sacramento County Water Agency)
- mm. The project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code)

to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Sacramento County Water Agency)

nn. Provide metered connections on transmission mains to the satisfaction of the Sacramento Water Agency. (Sacramento County Water Agency)

oo. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by the Sacramento County Water Agency Code. (Sacramento County Water Agency)

pp. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Sacramento County Water Agency)

¹ Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the City of Elk Grove Code, a Mitigation Monitoring and Reporting Program, City Control Number EG-05-826, has been established for the project entitled "**DUONG CHUNG (STONE SPRINGS ESTATES) REZONE AND TENTATIVE SUBDIVISION MAP**".

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

It shall be the responsibility of the project Applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the preceding pages. The City of Elk Grove Planning Department will verify, within ten (10) business days of notification, that the project is in compliance. Any non-compliance will be reported to the project Applicant, and it shall be the project Applicant's responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project Applicant in accordance with Chapter 20.02 of the City of Elk Grove Code.

It shall be the responsibility of the project Applicant to reimburse the City for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program, including any necessary enforcement actions. The initial estimate of City monitoring costs for this project is **\$ 1,000**, which must be paid to the City of Elk Grove Planning Department. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant; and if the actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.

Pursuant to Section 20.02.060 of the City of Elk Grove Code, upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall issue and the City Clerk shall record a Program Completion Certificate for the project.

In order to record the adopted Mitigation Monitoring and Reporting Program with the County Recorder as required by Section 20.02.050(b)(2) of the City of Elk Grove Code, the project Applicant shall provide to the City of Elk Grove Planning Department a Legal Description for the real property that is the subject of the project.

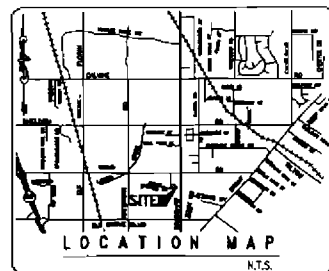
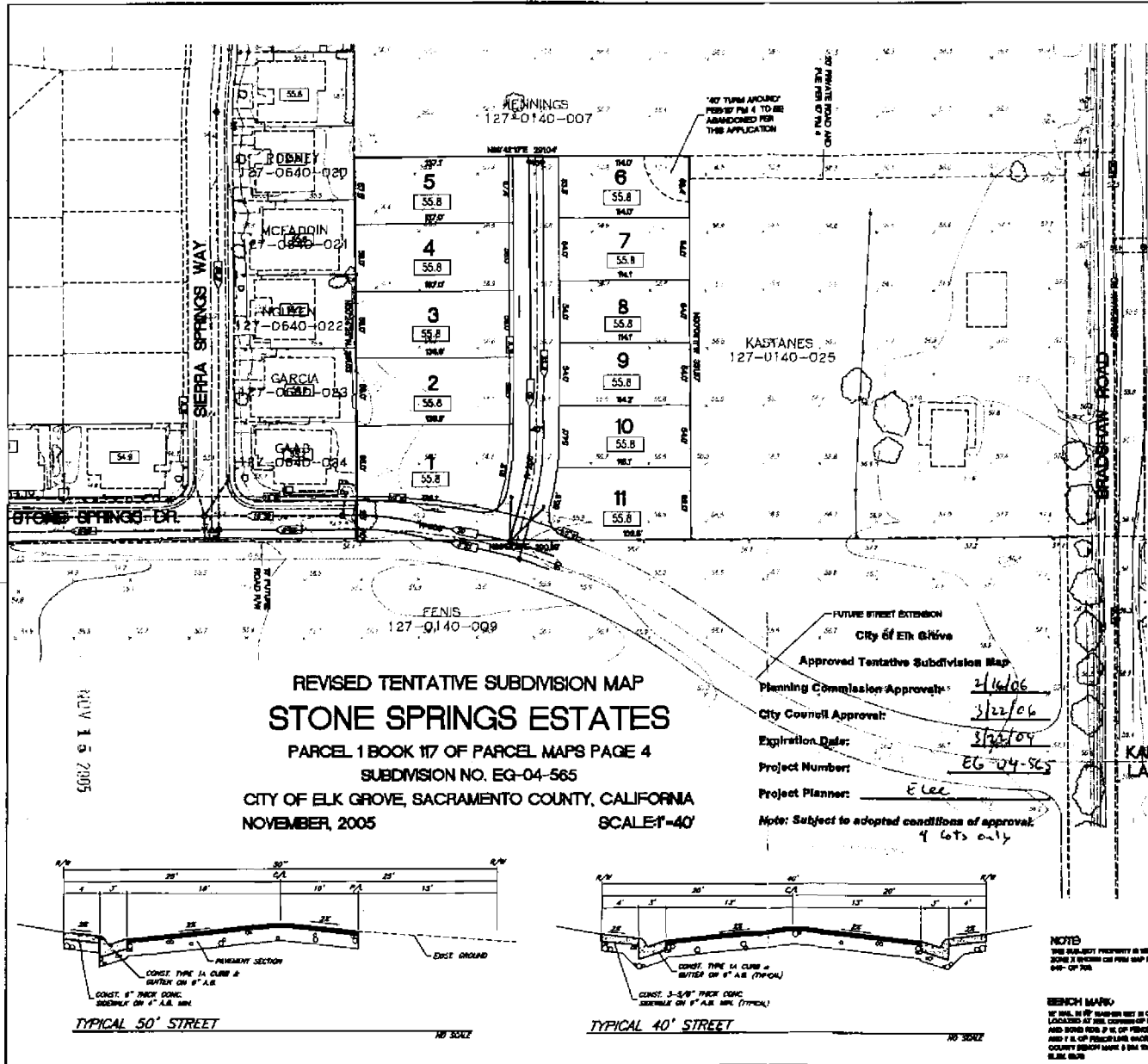
The requirements of this adopted Program run with the real property that is the subject of the project, as described in **Exhibit B**. Successive owners, heirs and assigns of this real property are bound to comply with all of the requirements of the adopted Program.

Prior to any lease, sale, transfer or conveyance of any portion of the real property that is the subject of the project, the record owner(s) at the time of the application for the project, or his or her successor's in interest, shall provide a copy of the

adopted Program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

Chapter 20.02 of the City of Elk Grove Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section 20.02.090 of the City of Elk Grove Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal penalties, which are found in Section 20.02.080 of the City of Elk Grove Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.

S:\BWEG Jobs\2005 Jobs\0508103 Stone Springs Estates\Planning\0508103-TENT-SUB-DWG. Modl. 11/14/2005 11:29:31 AM, Gary L. Bregg



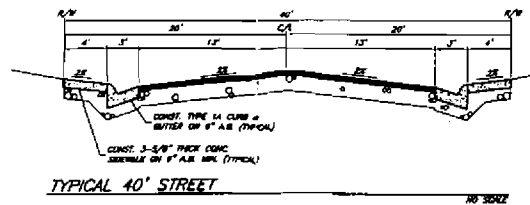
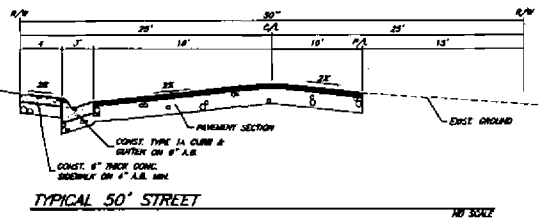
PROJECT DATA

OWNER/APPLICANT: DUONG CHUNG 3828 WATERMAN WAY SACRAMENTO, CALIFORNIA 95823 PH: (916) 781-3824	SEWER: CSD-1 (916) 472-8000 10848 ARMSTRONG AVE. WATERFORD, CA 95686
ENGINEER: BAKER-WILLIAMS ENGINEERING GROUP PO BOX 101400 CARMICHAEL, CALIFORNIA 95628 PH: (916) 331-1338 FAX: (916) 331-1430	WATER SUPPLY: SOUTH ZONE 403 (916) 874-6861 827 7th ST., SACRAMENTO, CA 95814
ASSESSOR'S PARCEL NUMBER: 127-0140-021	FINANCING: ELK GROVE PUBLIC WORKS - (916) 881-3301 8480 LADANA PALMS WAY, ELK GROVE, CA 95758
EXISTING USE: VACANT	FIRE PROTECTION: ELK GROVE CSD (916) 888-8500 8850 ELK GROVE BLVD., SUITE 2, ELK GROVE, CA 95624
PROPOSED USE: 11 SINGLE FAMILY RESIDENCES	ELECTRIC SERVICE: SMBD - (916) 743-7076 1701 5th St., SACRAMENTO, CA 95817
EXISTING ZONING: APN-1, AP-2	GAS SUPPLY: PG&E - (916) 388-5013 12000 FLORENCE AVENUE ROAD SACRAMENTO, CA 95829
PROPOSED ZONING: RD-S	TELEPHONE SERVICE: FRONTIER COMMUNICATIONS - (916) 881-5812 1324 WEST STOCKTON BLVD ELK GROVE, CA 95758
NUMBER OF LOTS: 11	SCHOOL DISTRICT: ELK GROVE UNIFIED SCHOOL DIST. (916) 888-9085 8850 ELK GROVE BLVD., ELK GROVE, CA 95624
IMPROVEMENTS: CITY OF ELK GROVE	PARK DISTRICT: ELK GROVE CSD (916) 400-5300 8850 ELK GROVE BLVD., SUITE 3, ELK GROVE, CA 95624
LOT SIZES: AS SHOWN	

REVISED TENTATIVE SUBDIVISION MAP
STONE SPRINGS ESTATES

PARCEL 1 BOOK 17 OF PARCEL MAPS PAGE 4
SUBDIVISION NO. EG-04-565
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA
NOVEMBER, 2005
SCALE: 1"=40'

City of Elk Grove
Approved Tentative Subdivision Map
Planning Commission Approval: 2/16/06
City Council Approval: 3/22/06
Expiration Date: 3/22/09
Project Number: EG-04-565
Project Planner: E Lee
Note: Subject to adopted conditions of approval of lots only



NOTES
1. THE SHOWN LOT FRONTAGE IS BASED ON THE 2005 CITY OF ELK GROVE MAP PAGE 849- OF 708.
BENCH MARK
1.5' HIGHER IN 20' BENCHMARK SET BY OWNER. LOCATED AT THE CORNER OF FRONTIER AND 5TH ST. 1/2" OF FINISH CONCRETE AND 1/2" OF FINISH CURB. UNCORRECTED COUNTY BENCH MARK IS 544.25-78.54. 11/05



IBW BAKER WILLIAMS ENGINEERING GROUP
8320 HIGHLAND DRIVE, SUITE 175
CARMICHAEL, CA 95608-0315
Phone: (916) 331-1338 Fax: (916) 331-1430
Email: info@bakwill.com

JOB # 05-08-103

SHEET 1/1

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-71**

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

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 22nd day of March by the following vote:

AYES 5: COUNCILMEMBERS: Briggs, Scherman, Soares, Cooper, Leary

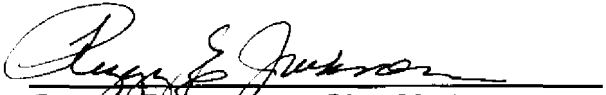
NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:

RECUSAL 0: COUNCILMEMBER:




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