

**RESOLUTION NO. 2014-282**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
TO APPROVE A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR  
SUBDIVISION LAYOUT FOR THE STATHOS COVE PROJECT (EG-14-001)  
ASSESSOR PARCEL NUMBERS: 116-0061-010 and 116-0061-042**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application on January 6, 2014 from Frank Stathos (the Applicants) requesting a Rezone, Tentative Subdivision Map, and Design Review; and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove, more particularly described as APNs: 116-0061-010 and 116-0061-042; and

**WHEREAS**, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21178 but is exempt; and

**WHEREAS**, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides an exemption from CEQA for projects that are consistent with the applicable General Plan and Zoning for which an Environmental Impact Report (EIR) was certified; and

**WHEREAS**, an EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan (SCH 2002062082); and

**WHEREAS**, an EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan 2014 Housing Element Update (SCH 2013082012); and

**WHEREAS**, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Rezone, Tentative Subdivision Map and Design Review for this Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

**WHEREAS**, the Planning Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on October 2, 2014 as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

**WHEREAS**, the Planning Commission recommended the City Council approve the Stathos Cove project; and

**WHEREAS**, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map and Design Review for subdivision layout for the Stathos Cove Project (EG-14-001) subject to the conditions of approval contained in Exhibit A, incorporated herein by this reference, and as illustrated in the attached Exhibit B, incorporated herein by this reference.

### ***Rezone***

Finding: The proposed Rezone is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Rezone is consistent with the General Plan land use map, which designates the Project site as Low Density Residential. Additionally, the proposed Rezone does not alter the allowed intensity or density of development beyond that contemplated in the General Plan.

### ***Tentative Subdivision Map***

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.

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

Evidence:

- (a) As described in the Project staff report, the proposed Project is consistent with the Elk Grove General Plan. The proposed map is consistent with the

- proposed land use designation and policies in the Elk Grove General Plan, which has designated this site as Low Density Residential. The subdivision map will allow for low density residential housing at a consistent lot size.
- (b) As described in the Project staff report, the proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the General Plan for the proposed site.
  - (c) The site is physically suitable for low residential development. The General Plan land use map has anticipated the Project site for low density residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the low density residential development proposed.
  - (d) As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available. Therefore, the sites are appropriate for the proposed density of development.
  - (e) An EIR was prepared and certified by the City Council as part of the City's General Plan Housing Element Update in 2014 (SCH 2013082012), which included the Project site in the analysis. Additionally, an EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan in 2003 (SCH 2002062082). No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR and the 2014 Housing Element Update EIR.
  - (f) The proposed Tentative Subdivision Map complies with the Elk Grove Title 23 (Zoning Code) and Title 22 (Land Development) development standards. The minimum lot area for parcels zoned RD-5 is 5,200 gross acres. The proposed lots are consistent with lot depth and lot width requirements.
  - (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified. The Applicant has worked with the City and other agencies to ensure no conflict with easements acquired by the public at large.

### ***Design Review***

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

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


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

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

Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

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

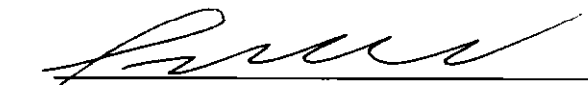
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 10<sup>th</sup> day of December 2014.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>On Going</b>				
1.	<p>The Project approved by this action is for a Tentative Subdivision Map and Design Review as illustrated in the approved plans as follows (Exhibit B):</p> <ul style="list-style-type: none"> <li>• Rezone from AR 10/AR-2 to RD-5; and</li> <li>• Tentative Subdivision Map dated July 31, 2014</li> </ul> <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this approval or any environmental or other documentation related to approval of this Application.</p>	On-Going	Planning	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.</p>	On-Going	Planning	
4.	<p>Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The City Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• EGMC Title 16 (Building and Construction)</li> </ul>	On Going	Planning Public Works Building	

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

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	<p>Lots B and C (and the associated trail) are not covered in this approval and shall not be included in the Final Subdivision Map. The land area for these proposed lots shall be incorporated into the surrounding proposed lots to the satisfaction of the Planning Director.</p> <p>The pedestrian connection to Elk Grove Boulevard, part of Lot A, as shown on the Tentative Subdivision Map shall remain and be developed.</p>	On-Going	Planning	
<b>Improvement Plans</b>				
10.	<p>The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the 2013-2021 Housing Element. 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.</p>	Prior to issuance of any plans or permits associated with this project, the applicant shall submit the deposit to the City of Elk Grove.	Development Services - Planning	
11.	<p>Tree removals (as shown in the Tree Exhibit dated May 22, 2014) shall require mitigation consistent with the requirements of Section 17.12 of the Elk Grove Municipal Code.</p>	Improvement Plans	Planning	
12.	<p>Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)	Public Works	
13.	<p>Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.</p>	Improvement Plan Submittal	SASD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plan Submittal	SASD	
15.	In order to obtain sewer service for this project, construction of onsite and offsite sewer infrastructure will be required. Sewer infrastructure shall be constructed as per the approved sewer study.	Improvement Plan Submittal	SASD	
16.	SASD shall require an approved Subdivision Level (Level 3) sewer study prior to recodation of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.	Improvement Plan Submittal or Final Map, whichever occurs first	SASD	
17.	The Applicant shall provide separate public water to each parcel. All water lines within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval of Final Map approval, whichever occurs first.	Improvement Plan Submittal or Final Map, whichever occurs first	SCWA	
18.	The Applicant shall destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	



	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
19.	The Applicant shall submit landscape and civil improvement plans and specifications for corridors to the CSD for review and approval.	Improvement Plans	CCSD Parks	
20.	The Applicant shall install a minimum 6 ft. high masonry wall, built to the specifications of the CSD, along the landscape corridor where it abuts residential lots. The masonry wall shall be located on the Owner's property. Accordingly, maintenance, repair, or replacement of the wall is the responsibility of the property owners, not the CSD. The CSD will be responsible solely for graffiti removal on the exterior portion of the wall which faces the park or parkway. The CSD shall bear all expense associated with the removal of such graffiti.	Improvement Plans	CCSD Parks	
21.	The Applicant shall construct and install all landscape corridors according to plans and specifications approved by the City and CSD.	Improvement Plans	CCSD Parks	
22.	The Applicant shall design and construct lighting for the trail to the satisfaction of the City Engineer.	Improvement Plans	Public Works	
23.	Landscape areas along arterials shall be constructed prior to issuance of the first building permit for production homes or at an alternative time as approved by the Planning Director.	Building Permit	Landscape/ Planning	
24.	Landscape corridors, parks, and any project area requiring landscaping shall incorporate the requirements of the City's Water Efficient Landscape Requirements Chapter 14.10 in effect at the time of improvement plan submittal. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.	Improvement Plans	Landscape/ Planning	
25.	Heavy construction equipment access during grading and site improvement operations shall be limited to ingress and egress from Elk Grove Boulevard.	Improvement Plans	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
26.	Details of the emergency vehicle access shown on Lot A- Landscape shall be designed to the satisfaction of CSD Fire and City of Elk Grove prior to improvement plan approval including but not limited to turning radii, barriers, surface material, signage, width, locks, curbs, etc.	Improvement Plans	CCSD Fire/Public Works	
27.	The Applicant shall install a two-way stop sign at the intersection of Tarbert Drive and Fox Cliff Way to the satisfaction of Public Works.	Improvement Plans	Public Works	
	<b>Final Map</b>			
28.	The abandonment of the 15' wide drainage easement per Book 860513 OR 944 shall be completed prior to Final Map.	Final Map	Public Works	
29.	Concurrent with other site demolition, the Applicant shall remove the existing 42" storm drain pipeline within the 15' drainage easement per Book 860513 OR 944.	Final Map	Public Works	
30.	The Applicant shall submit the legal description and exhibit to the City for review for the dedication of the sewer lift station easement to Sacramento Area Sewer District located on Lot 'A' to the satisfaction of Public Works. The Applicant shall also be responsible for all costs incurred for processing the legal description for approval by the City Council.	Final Map	Public Works	
31.	The Applicant shall dedicate a 12.5 foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets within the subdivision.	Final Map	Public Works	
32.	Lot 'A' shall be dedicated in fee title to the City of Elk Grove.	Final Map	Public Works	
33.	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	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Public Works	
35.	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	Public Works	
36.	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	Public Works	
37.	The Applicant shall dedicate access rights (direct vehicular ingress and egress) to Elk Grove Road to the City of Elk Grove.	Final Map	Public Works	
38.	The Applicant shall annex the proposed project into a benefit zone of the CSD District Wide Landscape & Lighting Assessment District. Prior to recording any final maps or approving any improvement plans, whichever occurs first, 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.	Final Map	CCSD Parks	

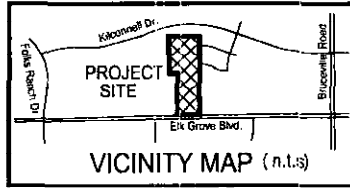
	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	<p>Prior to the recordation of final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum 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 herein for such purposes for the Cosumnes Community Services District, no further building permits for the property shall be issued.</p>	Final Map	CCSD Fire	
40.	<p>Prior to the Final Map the Project shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm">www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</a></p>	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
41.	Prior to Final Map, the Project shall annex into the Police Services Mello-Roos 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 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 <a href="http://www.elkgrovecity.org/finance/cfd-information.asp">http://www.elkgrovecity.org/finance/cfd-information.asp</a> .	Final Map	Finance	
42.	Prior to Final Map, the Project shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a> .	Final Map	Finance	
43.	Prior to Final Map, the Project shall annex into the Street Maintenance Assessment District No. 1 Zone 3 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, See <a href="http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a> .	Final Map	Finance	
44.	The Applicant shall design and install a 36' wide landscape corridor measured from back of curb adjacent to Elk Grove Boulevard. The landscape corridor shall include 6' sidewalk.	Building Permit	Public Works	
45.	<i>Deleted by the City Council</i>			

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
46.	<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 damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Public Works. 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	Public Works	
47.	<p>The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.</p>	Building Permit	Public Works	
48.	<p>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 with City Policy and to the satisfaction of Public Works.</p>	Building Permit	Public Works	
49.	<p>Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.</p>	Acceptance of Public Improvements	Public Works	
50.	<p>Upon completion of the installation of the landscaping for medians, parks, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Requirements (EGMC 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.</p>	Prior to Occupancy	Landscape/ Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
51.	<p>Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Requirements Chapter 14.10 when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 square feet. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type.</p>	Building Permit for model homes	Landscape/ Planning	

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT	GENERAL OPERATOR 800-277-2600
FIRE	COSUMES CSD FIRE DEPT	SHELLA HOLCOTT 916-405-7100
GAS	P.G. & E.	TYONNE CHATMAN 916-396-5493
ELECTRIC	S.M.U.D.	JACK GRAHAM 916-732-0643
TELEPHONE	FRONTIER COMMUNICATIONS	EVA MOREDOCK 916-691-5615
WATER	SAC COUNTY WATER AGENCY	JOHN KERN 916-874-5159
SEWER	SACRAMENTO AREA SEWER DIST	ROBB ESPINOZA 916-876-6386
DRAINAGE	CITY OF ELK GROVE	FERNANDO DURAN 916-627-3434
T.V. CABLE	AT&T BROADBAND	ASTRID WILLARD 916-453-6913
TRANSIT	CITY OF ELK GROVE	KARA REDDING 916-478-2249



**PROJECT INFORMATION**

**SITE DESCRIPTION:** Portion of the Southwest 1/4 of the Southwest 1/4 of Section 34, T7N, R5E, M.D.B. & M.

**ASSESSORS PARCEL No:** 116-0061-010, -042

**OWNER/SUBDIVIDER:** Frank Stathos  
7700 College Town Drive, #201  
Sacramento, CA 95826

**LAND PLANNER:** Walters Land Planning  
7488 Griggs Way  
Sacramento, CA 95831  
(916) 502-1723

**ENGINEER:** MacKay & Soms  
1552 Eureka Road, Suite 100  
Roseville, CA 95831  
(916) 773-1189

**EXISTING USE:** Vacant

**PROPOSED USE:** Single Family Residential

**EXISTING ZONING:** AR-2, AR-10

**PROPOSED ZONING:** RD-5

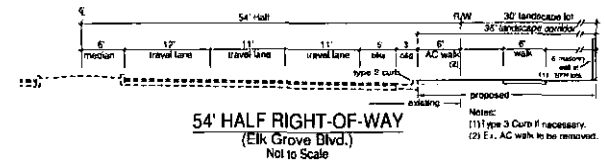
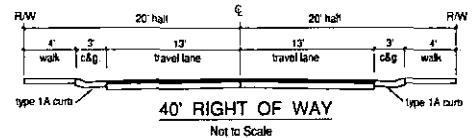
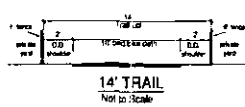
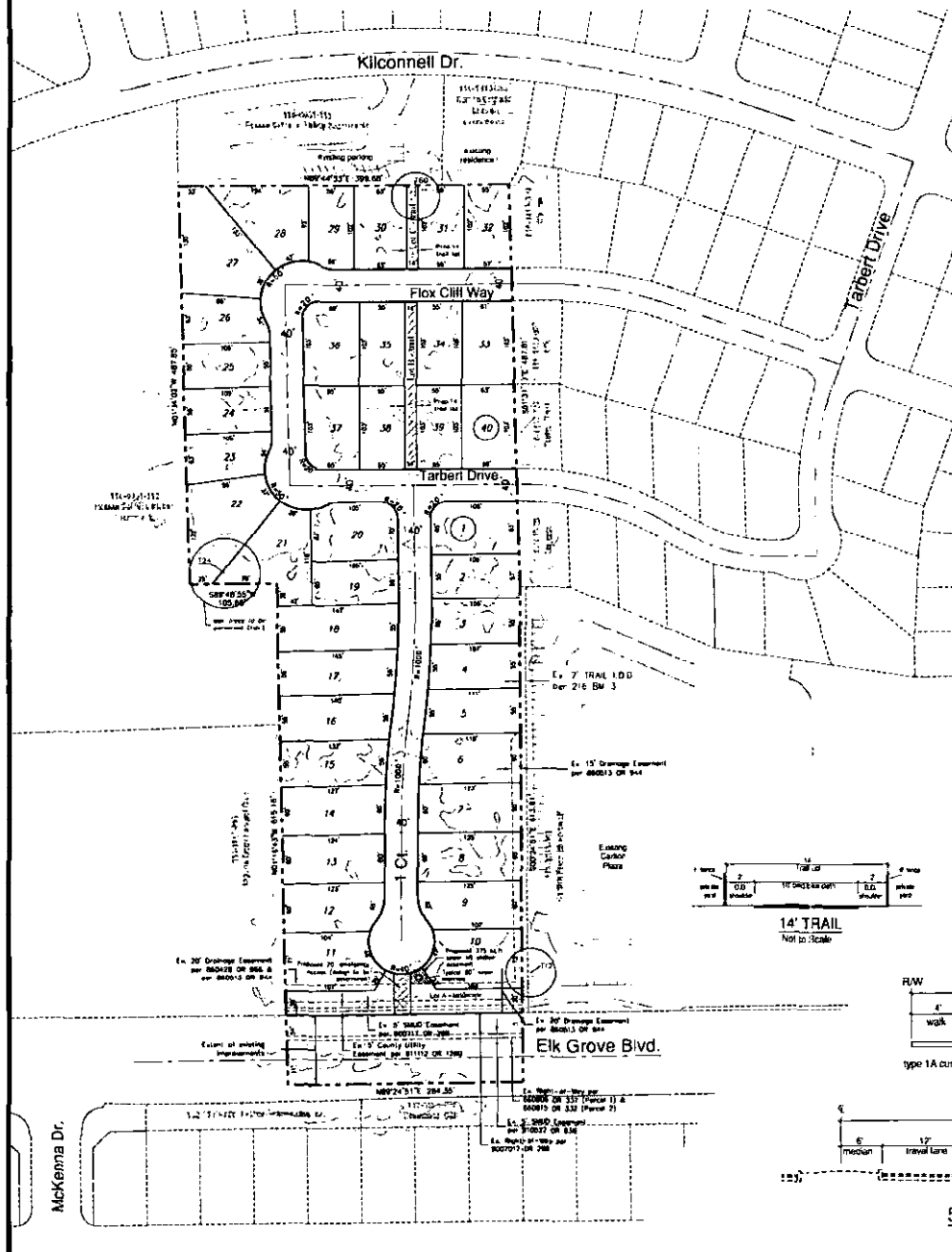
**SERVICES:** See Services Contacts Block

**NUMBER OF LOTS:** 40: Total Residential Lots (55' x 105' typ.)  
1: Landscape Lot  
2: Trail Lots  
43: Total Lots

**AREA:** 8.6: acres gross

**NOTES**

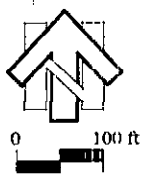
- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to file multiple final maps.
- No existing structures exist on the site.
- See Arborist Report for tree information. Tree removal to be determined.
- Street names with letter/number designations are for planning purposes. Actual street names to be processed as part of Final Map.
- 12.5' P.U.E. proposed adjacent to all road right-of-way.
- Aerial topography shown as Sac County LIDAR.
- Deviations from City Improvement Standards:
  - 40' minor residential street consistent with adjacent existing streets.
  - Storm drain line 4' west of centerline on 1 Ct.
- A sewer lift station and easement is proposed within 1 Ct. A- Landscape due to insufficient cover as a result of existing shallow sewer stubs.
- Cuts and/or fills greater than 2 feet are anticipated along portions of the project boundary.
- This is an application for a development permit.
- See Updated Arborist Report and Tree Inventory Summary by Sierra Nevada Arborists, March 10, 2014.
- See Tree Exhibit for proposed tree preservation and removal.



**BENCHMARK**  
Sacramento County B.M. 2A-77. Elevation of 25,413. Standard 2" brass disc set in top back curb over type "A" CI on the north side of Elk Grove Boulevard, 70' west of the east end curb/gutter & sidewalk, 0.35 mile west of Bruceville Rd. See L.L.B-23/144. (April 16, 1996)

**EASEMENTS**  
I hereby state that this tentative map accurately depicts the location, width, type and recording information of all recorded easements listed in the preliminary title report issued by Stewart Title Company of Sacramento, order No. 15-013921 SW dated August 5, 2013. All easements proposed to be abandoned or extinguished are identified. Easements that cannot be located from record information are listed in the notes.

Craig E. Spless, P.L.S. 7944



**Tentative Map**  
**Stathos Cove**

City of Elk Grove, California  
Scale: 1" = 100'  
(when printed 18" x 24")  
January 2, 2014  
Revised: May 16, 2014  
July 8, 2014  
July 31, 2014





**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-282**

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

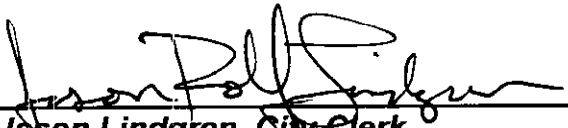
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:***

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

**NOES:       COUNCILMEMBERS:       None**

**ABSTAIN :   COUNCILMEMBERS:       None**

**ABSENT:     COUNCILMEMBERS:       None**

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