

## **ORDINANCE NO. 38-2003**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING SECTIONS 22.20.010 AND 22.25.050 OF ELK GROVE MUNICIPAL CODE RELATING TO FILING REQUIREMENTS FOR TENTATIVE SUBDIVISION MAPS AND VESTING TENTATIVE SUBDIVISION MAPS**

The City Council of the City of Elk Grove does ordain as follows:

#### **SECTION 1. PURPOSE.**

The purpose of this ordinance is to amend Sections 22.20.010 and 22.25.050 of Elk Grove Municipal Code in order to establish minimum requirements for filing tentative subdivision maps and vesting tentative subdivision maps.

**SECTION 2. AMENDMENT.** Section 22.20.010 "Submission of Tentative Map Application," of the Elk Grove Municipal Code is hereby amended to read as follows:

**22.20.010 SUBMISSION OF TENTATIVE MAP APPLICATION.** The tentative map shall be prepared in a manner acceptable to the Development Services-Planning Department. The map shall be prepared by a registered civil engineer or licensed land surveyor and shall contain the following components unless waived at the discretion of the Planning Director and/or the City Engineer:

- (A) The Tentative Map shall show the following notes and statements:
  - (1) Subdivision name and number;
  - (2) A sufficient legal description for the property shown on the tentative map. A portion of a lot/section/parcel is not sufficient for this application;
  - (3) A vicinity map showing roads, adjoining subdivisions, towns, creeks, railroads and other data sufficient to locate the subdivision;
  - (4) Name, telephone number, and address of record owner or owners of the subdivision;
  - (5) Name, address and telephone number of the subdivider;
  - (6) Name, business address and telephone number of the registered (engineer) or licensed surveyor who prepared the tentative map;
  - (7) Names, address and phone numbers of all service providers;
  - (8) A statement of existing zoning and proposed zoning along with existing and proposed uses of the property;
  - (9) A statement of the gross acreages of the overall subdivision;
  - (10) A statement signed by the engineer/surveyor that all easements have been plotted or accounted for based on the current title report.
- (B) Technical Map Requirements: The map shall contain the following:
  - (1) The scale of the map shall be such that all information can be shown without resorting to details. All scales are subject to approval of the Planning Director and shall include an 8 ½" x 11" reduction;

- (2) The tentative map boundary shall have a distinctive border line which will set it apart from all other lines. Bearings, distances and curve data sufficient to define the boundary shall be shown;
- (3) The map shall show its relationship to all adjoining recorded subdivisions maps. If any adjoining property is not covered by a subdivision map the name of the record owner along with the current assessors parcel number shall be shown.
- (4) A date, a north arrow, and graphic scale shall be shown.
- (5) A legend to define any terms or symbols if required.

(C) Current land uses and conditions: The following data shall be shown on the map that describes the current conditions of the land and surrounding areas and shall include, but not be limited to:

- (1) Topographic data of the proposed site and at least one hundred feet beyond its boundary shall be shown along with additional topography to define any additional drainage conditions that affect adjoining property, if applicable, and shall include but not be limited to:
  - a) Existing contours at two foot intervals if the existing ground slope is less than 5 (five) percent. Existing contours shall be represented by dashed lines or by screened lines. The origin of the contours must be shown along with a benchmark and a datum statement,
  - b) Type, circumference and drip line of existing trees with a trunk diameter of six inches or more. Any trees proposed to be removed shall be so indicated;
  - c) The location and outline of existing structures identified by type along with square footage of each. Show all patios, porches decks, overhangs and exterior stairways and indicate whether they are to remain or be removed. This requirement may be waived at the discretion of the City Engineer or Planning Director.
  - d) The approximate location of all areas of potential stormwater overflow; the location, width, and direction of flow of each water course; and the flood zone of each water course; and the flood zone designation as indicated on the Flood Insurance Rate Map ("FIRM"),
  - e) The location, pavement and right-of-way width, grade and name of existing streets or highways,
  - f) The widths, location, purpose and recording data of the all existing easements. If any easements are required to be vacated or quitclaimed a note to that affect shall be placed on the map,
  - g) The location and size of existing utilities including, but not limited to, sanitary sewers, fire hydrants, water mains, storm drains, street lights, water valves, utility boxes or vaults shall be indicated. Existing utility lines shall be dimensioned to the nearest property line or centerline. The location of existing overhead utility lines on peripheral streets shall be indicated,
  - h) The location of all railroads and grade crossings,
  - i) The location of all existing wells, abandoned wells and sumps.

(D) Proposed improvements: The following proposed improvements shall be shown and shall include, but not be limited to:

- (1) Adequate elevation information shall be shown to allow city staff to review the proposed drainage patterns and check conformance to various Municipal Code requirements including, but not limited to, two foot contours, adequate spot elevations and proposed pad grades.
- (2) The approximate lot layout and the approximate dimensions of each lot and each building site including a lot number. The lots shall be consecutively numbered.
- (3) The size, location and elevations of all drainage swales, pipes or facilities that will show that all on-site drainage will be conveyed to public drainage facilities.
- (4) The location, centerline radius of curves, right-of-way width, grades and names of all streets. Typical sections of all streets shall be shown. If streets are to be private and/or gated a note shall be placed on the map.
- (5) The locations, width and type of all easements,
- (6) Proposed park and recreational sites, common areas, open space areas including method of ownership and management,
- (7) The location and size of all proposed utilities including, but not limited to, sanitary sewers, fire hydrants, water mains and storm drains.
- (8) Phasing: If the subdivider plans to file multiple maps on the tentative map there shall be a clear statement on the tentative map indicating the intent of the subdivider to do so.
- (9) If any deviation from City standards is shown on the tentative map a note shall be placed on the map to that effect and the deviation shown.

(E) The following additional information may be required as part of the tentative map submittal and may include, but not be limited to the following:

- (1) Soils Report. A soils report prepared by a soils engineer;
- (2) Traffic study;
- (3) A Drainage Study prepared to the satisfaction of the City Engineer.

(F) Application Format and Additional Information: The Planning Director shall determine the number of tentative maps to be delivered. The applicant shall comply with Title 1, Chapter 15, Article 2.5 of the City of Elk Grove Zoning Code "Public Notice Requirements". In addition, all tentative map applications shall be accompanied by the following:

- (1) Fees: A fee, as established by the city council resolution, shall be required with all tentative map applications.

SECTION 3. AMENDMENT. Section 22.25.050 "Minimum Requirements for Filing a Vesting Map," of the Elk Grove City Code, is amended to read as follows:

**22.25.050 MINIMUM REQUIREMENTS FOR FILING A VESTING MAP**

The provisions for filing a complete application for a tentative map, as set forth in Section 22.20.010, are applicable to vesting maps, however, the requirements for filing a vesting map shall also include:

(A) At the time a vesting tentative map is filed it shall have printed conspicuously on its face the words "Vesting Tentative Map".

In addition to the Vesting Tentative Map the following items are required to be submitted as part of the Vesting Tentative Map Submittal:

- (1) A grading plan in conformance with the City Grading Ordinance and Design Standards. The grading plan shall contain precise grading of the entire subdivision and shall include all existing and proposed topography. The proposed topography shall include, but not be limited to, the elevations on all building pads, street grades and elevations at all lot corners.
- (2) Complete sanitary sewer plans accompanied by a sewer area study.
- (3) Complete water plans.
- (4) Complete storm drain plans.
- (5) Complete street plans.
- (6) Complete landscape plans.
- (7) Any geological studies, if required.
- (8) A complete drainage study. The study shall include, but not be limited to, a 10 year drainage study along with the 100 year drainage study. The 100 year study shall show the H.G.L at critical locations for each subdivision unit.
- (9) A complete site plan showing the buildings and exterior features of each lot. For single family detached lots the site plan shall show the typical building envelopes. It shall also show all building setbacks, building heights, number of stories, driveway locations, landscaped areas and all other improvements proposed to be installed. (This may be waived at the discretion of the City Engineer and/or Planning Director.)
- (10) Any engineering calculations and cost estimates for all improvement plans.
- (11) A tree preservation plan.
- (12) A soils report prepared by a soils engineer.
- (13) Any and all other studies, reports, plans, specifications or additional information required by the City Engineer or the Planning Director.

**15.10.130 SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter or any part thereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Chapter or any part thereof. The City Council of the City hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

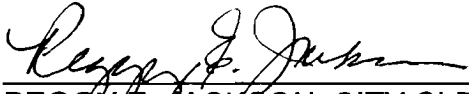
SECTION 4. EFFECTIVE DATE AND PUBLICATION.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

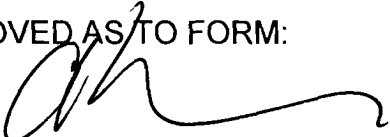
PASSED AND ADOPTED by the City Council of the City of Elk Grove this 1<sup>st</sup> day of October 2003.

  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**Effective Date: October 31, 2003**

**AYES:** Scherman, Soares, Briggs, Cooper, Leary  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None