

RESOLUTION NO. 2008-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP FOR THE VINEYARD RANCH ESTATES RESIDENTIAL SUBDIVISION PROJECT NO. EG-05-946, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, Michael Witt, represented by Kent Baker (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone and Tentative Subdivision Map (Assessor's Parcel Numbers 121-0200-007 and 121-0200-008; and

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

WHEREAS, the City determined that the Vineyard Ranch Estates Residential Subdivision Project was subject to the California Environmental Quality Act (CEQA) 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 area of biological resources; and

WHEREAS, the City has agreed to implement proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; 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, all project changes required to avoid significant effects on the environment have been incorporated into the project and/or are identified in the Mitigation Monitoring Plan; 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 November 14, 2007 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 November 14, 2007 and closed on December 13, 2007. The Mitigated Negative Declaration was made available to the public during this review period; and

WHEREAS, the City received written comment letters within the 30 day public review period and responded to those comments in the project staff report; and

WHEREAS, the City has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on June 7, 2007 and recommended the City Council deny the project.

WHEREAS, the City Council considered the Planning Commission's recommendations at a public hearing on September 26, 2007 and directed staff to complete environmental review of the project and return to Council for consideration of approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove approves the Vineyard Ranch Estates Residential Subdivision project Rezone and Tentative Subdivision Map based on the following findings and the attached conditions of approval included as Exhibit A.

Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the entire administrative record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

Rezone

Finding: The proposed rezone is in the public interest (Section 65358(a) of the Government Code and consistent with the Elk Grove General Plan.

Evidence: The Planning Commission has reviewed the proposed rezone, staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density ranges and uses in the Elk Grove General Plan and Zoning Code. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Tentative Subdivision Map

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- 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 are 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: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the density limits as specified in the Elk Grove General Plan
- b. The design or improvements of the proposed subdivision are consistent with the Elk Grove General Plan.
- c. The site is physically suitable for the development. There are no significant topographical features or other physical characteristic that limit the ability to develop the site. The applicant is proposing a, 28 lot subdivision on 10.6 acres which conforms to the allowable densities in the Zoning Code.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 28 single family lots on 10.6 acres, which conforms to the allowable densities of the RD-3 zoning. The project site is adequate to accommodate the development and infrastructure to serve the new neighborhood.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be less than significant levels with implementation of the proposed project design and conditions of approval.
- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project and will be less than significant levels with implementation of the proposed project design and conditions of approval.

- 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 14th day of May 2008.



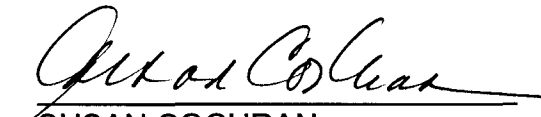
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON,
ASSISTANT CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN,
CITY ATTORNEY

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action consists of a Tentative Subdivision Map for 28 single-family residential lots as described in project file EG-05-946 (Vineyard Ranch Estates), and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Tentative Subdivision Map (received March 31, 2008) <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	Planning	
<p>2. Approval of the Vineyard Ranch Tentative Subdivision Map shall not take effect until the effective date of the Ordinance Rezoning the subject property from AR-5 to RD-3.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>4. 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.</p>	Three years, commencing with the date of City Council approval.	Planning	
<p>5. 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</p>	On-Going	Planning	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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approval of this permit. Applicant further agrees to provide a defense for the City in any such action.			
6. The Planning division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.	On-Going	Planning	
7. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	On-Going	Planning	
8. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Planning	
9. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.	On-Going	Sacramento Municipal Utility District	
10. 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.	On-Going	Planning	
11. Construction and building activities will not commence before 7 am (including all equipment loading, unloading, mechanical repairs, washing, fueling) nor continue after 6 pm.	On-going	City of Elk Grove Development Services	
12. Subdivision greater than 26 lots shall provide a looped water main by having two points of water connection	On-going	Elk Grove CSD Fire Department	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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from a Sacramento County Water source serving the subdivision.			
Prior to Site Disturbance			
<p>13. MM-1 Preserve 1.0 acre of similar Swainson's hawk habitat for each acre of suitable habitat lost (10.6 acres minus previously developed area). 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, OR</p> <p>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>	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:	Planning Division	
Prior to Improvement Plan Approval			
14. 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	1 st Improvement Plan submittal	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>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 Drainage 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 project lies outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer and determined by the City to be comprehensive, accurate, and adequate.</p>			
<p>15. The proposed outfall into the Laguna Creek Tributary shall be designed and constructed in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The outfall shall be designed to prevent any potential back-water effect into the proposed subdivision which may result from increased water levels in Laguna Creek.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>16. Off-site drainage improvements to the west of the project site shall be an underground piped system in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The proposed open ditch may be acceptable in place of the underground system if the Applicant obtains a separate drainage easement and abandons the existing 40' road easement per Book 13, Page 23 of</p>	<p>Improvement Plans</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Maps.			
17. All structural street sections shall be designed to City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
18. The Applicant shall design and install vertical curbs adjacent to all landscape corridors.	Improvement Plans	Public Works	
19. 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.	Prior to Improvement Plan approval and Prior to issuance of Grading Permits	Public Works	
20. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto, and to the satisfaction of Public Works. Streetlight identification numbers shall be added to the plans during the first plan review as assigned by Public Works.	Prior to Improvement Plan approval	Public Works	
21. The Applicant shall be responsible for obtaining all necessary off-site property rights, including the cost associated therewith. If unable to obtain the necessary property rights, the Applicant may enter into an agreement with the City, wherein the City agrees to utilize the eminent domain process at the Applicant's expense after the applicant has made the requisite good faith effort to acquire the necessary property rights. As an alternative, the Applicant may provide an alternative alignment, to the satisfaction of the City of Elk Grove and CSD-1, which does not require off-site acquisitions.	Prior to Improvement Plan Approval (for SASD)	Public Works	

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22. The applicant shall submit a Preliminary Landscape Plan subject to review and approval of the City's Landscape Architect.	Prior to Improvement Plan Approval	City Landscape Architect	
23. Landscaping for Lots B and C shall incorporate the City's Zoning Code, Water Conserving Landscape Requirements.	Prior to Improvement Plan Approval	City Landscape Architect	
24. Landscaping for Lot A shall incorporate the City's Zoning Code, Water Conserving Landscape Requirements, City Design Guidelines for Landscape Corridors, and the Trails Master Plan.	Prior to Improvement Plan approval	City Landscape Architect	
Prior to Final Map Approval			
25. The Applicant shall quitclaim the surface entry rights over the existing Parcel 2 (APN: 121-0200-007) as described in the Placer Title Company Report No. 404-6647, dated October 5, 2005, to the satisfaction of Public Works.	Prior to Final Map Approval	Public Works	
26. Water Supply will be provided by the Sacramento County Water Agency	Final Map	Sacramento County Water Agency	
27. Provide separate public water service to each parcel and dedicate maintenance easements in all private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Final Map	Sacramento County Water Agency	
28. 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.	Final Map	Sacramento County Water Agency	
29. The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and	Final Map	SMUD/Public Works	

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appurtenances adjacent to all public streets where such easements do not already exist.			
30. The Applicant shall dedicate, design, and improve an emergency vehicular turn-around at the west end of the Street A in accordance with Fire Department Standards and to the satisfaction of Public Works. The turn-around shall be dedicated in the form of an emergency vehicle access easement to the satisfaction of Public Works and CCSD Fire Department.	Final Map	Public Works / CCSD Fire Department	
31. The applicant shall dedicate a drainage easement for the underground storm drain proposed across Lot 22. The easement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
32. The project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program. This annexation process may take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see www.elkgrovecity.org/utilities/rate-info.htm .	Final Map	Public Works	
33. The Applicant shall dedicate, design and improve an expanded intersection at Street A and Bradshaw Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
34. The Applicant shall dedicate, design and improve the westerly half-section of Bradshaw Road, measured 48' from the approved centerline to the back-of-curb. Improvements will be based on a 96' thoroughfare in	Final Map	Public Works	

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35. The Applicant shall dedicate a pedestrian easement adjacent to both sides of Street B to the satisfaction of Public Works.	Final Map	Public Works	
36. The Applicant shall dedicate, design and improve Streets A, B, C and D as shown on the Tentative Subdivision Map in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
37. The Applicant shall dedicate, design, and improve the landscape corridors, Lots A, B, and C, including 6' separated sidewalks, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The width of the landscape corridors shall be as follows: <ul style="list-style-type: none"> • 36' on Bradshaw Road • 25' on Street A These corridors shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works	
38. The Applicant shall design and construct a wall on Lots B and C to the satisfaction of Public Works and Planning. The wall material shall be to the satisfaction of Public Works.	Final Map	Public Works / Planning	
39. For all single family corner lots, an access restriction shall be placed on the property boundary from the driveway, around the corner and along the entire side-yard line.	Final Map	Public Works	
40. Improvement plans must be approved by Public Works prior to recordation of final map.	Final Map	Public Works	

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<p>41. Prior to the final map, the project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, recreation 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 www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm.</p>	Final Map	Finance	
<p>42. 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 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 www.elkgrovecity.org/finance/financial-planning-division/assessment-other-dist-info.htm.</p>	Final Map	Finance	
<p>43. Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District to fund a portion of the additional costs for police service related to serving new development. The annexation</p>	Final Map	Finance	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>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 www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm.</p>			
<p>44. Dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Elk Grove City Code.</p>	Final Map	Elk Grove CSD – Parks and Recreation	
<p>45. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.</p>	Final Map	Sacramento Area Sewer District	
<p>46. Each lot and each building with a sewage source shall have a separate connection to the District sewer system.</p>	Final Map	Sacramento Area Sewer District	
<p>47. In order to obtain sewer service, construction of District sewer infrastructure will be required. Offsite sewer infrastructure will be required along Bradshaw Road (on both north and south sides of Rock Church since existing sewer line installed across Rock Church property is dry sewer).</p>	Final Map	Sacramento Area Sewer District	
<p>48. The portion of sewer line running under the proposed masonry sound wall along Bradshaw Road may need casing and may have to be shown on the improvement plan.</p>	Final Map	Sacramento Area Sewer District	
<p>49. Extend the 20' easement from the west edge of Lot A, through lot A, up to Bradshaw Road Right of Way and show it on the tentative map.</p>	Final Map	Sacramento Area Sewer District	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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50. In order to provide better access to the 20' easement through Lot 6 (and/or Lot7) and Lot A, place a manhole at the east end of "Street D".	Final Map	Sacramento Area Sewer District	
51. Construct an off-street, bicycle-pedestrian-equestrian trail to the standards of the Trails Master Plan running north and south along the project frontage on the western side of Bradshaw Road. The trail may take the place of the planned sidewalk.	Final Map	Planning Department	
52. The applicant shall construct a 6-foot tall masonry soundwall along the eastern, northern, and southern property lines as proposed in Appendix A of the project specific acoustical analysis dated February 1, 2007 by Bollard Acoustical Consultants.	Final Map	Planning Department	
Prior to Issuance of Building Permits			
53. The applicant shall provide building construction improvements at second floor rooms on lots 6 and 7 in order to mitigate interior traffic noise exposure to satisfy the 45 dBL interior noise exposure limit.	Prior to Building Permit	Planning Department/Building	
54. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to Building Permit	Public Works	
55. The Applicant shall install landscaping in the corridors adjacent to Bradshaw Road and Street A prior to the issuance of the first building permit within the subdivision. The landscape design shall be consistent with the rural character of the area. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff's discretion upon demonstration of a fully executed landscape contract for the work.	Prior to Building Permit	Public Works / Planning	
56. The Applicant shall submit a Flood Elevation	Prior to Building Permit	Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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	Certification for each structure. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.			
57	Prior to the issuance of any building permits for the project, 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.	Prior to issuance of Building Permit	SCWA	
58	Prior to the issuance of any building permits for the project, 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.	Prior to issuance of Building Permit	SCWA	
59	Applicant shall locate, identify on the map, and isolate any water well and any septic system that may be located on the parcel. Prior to any development, properly destroy any well and septic system under permits from Sacramento County Environmental Health.	Prior to issuance of Building Permits	Community Enhancement and Code Compliance	
60	Private roads shall be provided with assigned street names by the City of Elk Grove. Such names shall be approved by the Fire Department. Please contact Nick Gorman, GIS Coordinator for the Cosumnes CSD Fire Department @ (916) 405-7108 for street naming assistance. Lot addresses and street names shall be provided to the Fire Department prior to building construction.	Prior to issuance of Building Permits	Cosumnes CSD Fire Department	
61	Civil engineering plans shall be submitted to the Fire Department for review and approval prior to construction of roadways and permit issuance.	Prior to issuance of Building Permits	Cosumnes CSD Fire Department	
62	Subdivisions shall be provided with fire hydrants in accordance with the 2007 California Fire Code, City of	Prior to issuance of Building Permits	Cosumnes CSD Fire Department	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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Elk Grove Ordinance and the Cosumnes CSD Fire Department.			
63. The trunk and collector sewer system for the project will not be accepted and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Prior to issuance of Building Permit	Sacramento Area Sewer District	
Prior to Acceptance of Public Improvements			
64. The Applicant shall submit, in addition to the complete set of record drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
65. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
Prior to Occupancy			
66. Upon completion of the installation of the landscaping for the landscape corridors, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be	Prior to Occupancy	City Landscape Architect	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.</p>			
Advisory			
<p>67. Deviations not identified on the map may not be approved by Public Works, potentially resulting in the need for the project to redesign. Amended entitlement approvals may be necessary as a result.</p>	<p align="center">Advisory</p>	<p align="center">Public Works</p>	
<p>68. Applicants are also advised to review the Planned Fee Updates portion of the webpage, and are encouraged to sign up for email updates on both the 2008 Development Related Fee Booklet and the Planned Fee Updates links on the webpage (see upper right corner of these webpages). By signing up for email updates, you will receive an email notification every time these web pages change, which will assist you in planning costs associated with your project.</p>	<p align="center">Advisory</p>	<p align="center">Finance</p>	

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. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any improvements, public or private, damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. 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)
- e. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices required and said devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- f. Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions and Restrictions shall include the number of driveways each parcel is allowed. (Public Works)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. The Applicant shall 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 design and construct all driveways in accordance with the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- k. 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 pursuant to the Floodplain Management Plan. (Public Works)

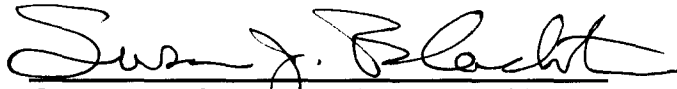
- l. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- m. The Applicant shall comply with the regulations of the Federal Emergency 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)
- n. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- o. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-108**

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

I, Susan J. Blackston, Assistant 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 May 14, 2008 by the following vote:

AYES : COUNCILMEMBERS: *Hume, Scherman, Davis,*
NOES: COUNCILMEMBERS: *None*
ABSTAIN : COUNCILMEMBERS: *None*
ABSENT: COUNCILMEMBERS: *Cooper, Leary*


***Susan J. Blackston, Assistant City Clerk
City of Elk Grove, California***