Also see;
Resolution 2005-294

# RESOLUTION NO. 2005-215

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A MINOR SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW FOR THE MONTEREY VILLAGE PROJECT NO. EG-04-784, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

**WHEREAS,** Dunmore Homes (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Minor Specific Plan Amendment, Rezone, Tentative Subdivision Map, Special Development Permit, and Design Review (Assessor's Parcel Number 132-0020-108); 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 Monterey Village Project would not result in additional environmental impacts than those previously analyzed; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on June 16, 2005 and recommended City Council approval of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove approves the Monterey Village Rezone, Tentative Subdivision Map, Special Development Permit, and Design Review based on the following findings and the attached conditions of approval included as Exhibit A.

Findings

CEQA

Finding: The project will not have a significant impact on the environment because all potentially significant effects have been adequately analyzed in the Mitigated Negative Declaration previously prepared for the Franklin Meadows project (EG-00-053) and the EFSP Amendment project (EG-01-240) in accordance with the California Environmental Quality Act (CEQA).

Evidence: The environmental impacts of related to development of the Monterey Village project site was previously analyzed in a Mitigated Negative Declaration, prepared at the time the subject property was rezoned from AG-20 to RD-7 and SC (Franklin Meadows Project EG-00-053) pursuant to the California Environmental Quality Act (CEQA). Additional environmental analysis was conducted when a portion of the project site was rezoned from RD-7 to RD-20 (EFSP SPA Project EG-01-240). The environmental analysis concluded that development of the site would not result in any significant environmental impacts that could not be mitigated. The entitlements requested herein will not result in any environmental impacts above

those addressed within the previous Mitigated Negative Declaration as well as the East Franklin Specific Plan EIR and additional CEQA analysis is not required.

General Plan

Finding: The proposed Monterey Village project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The Monterey Village project site is currently designated Commercial, Multi-family Residential and Low Density Residential on the General Plan land use map. This project includes a request for a minor specific plan amendment to change the Commercial portion of the site to Multi-family Residential. Upon approval of the entitlements, the proposed project has been designed and is consistent with the applicable goals and policies of the City's General Plan. Additionally, compliance with City standards and the project-specific conditions of approval will ensure that the project is consistent throughout the life of the project.

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 findings listed above do not apply to the proposed Tentative Subdivision Map, as detailed below:

a. The proposed map is consistent with the Elk Grove General Plan and Specific Plan Amendment requested through this application.
b. The design of the project and the associated site improvements of the proposed project are consistent with the General Plan and Zoning Code as

well as the requested Specific Plan Amendment and rezone included in this application.

c. The subject property is physically suitable for residential development.
d. The subject property is appropriate for the proposed density of development.
e. A Mitigated Negative Declaration was adopted as part of previous environmental analysis prepared for development of the project site. The analysis determined that potential environmental impacts from site development could be mitigated to less than significant levels.
f. The project will not likely result in serious public health problems.
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.

Special Development Permit

Finding: The proposed development will carry out and be consistent with the intent of the General Plan. The Special Development Permit affords the project with the ability to provide a unique housing product type and a desirable environment for project residents. The proposal development density is compatible with existing land uses that surround the project site.

Evidence: The site is currently identified for single and multi-family residential uses as well as commercial uses by the East Franklin Specific Plan and the City's General Plan. Upon approval of the entitlements requested, the project will be consistent with subject property's zoning and land use designations. The project proposes to construct a clustered single family housing product, which is configured in a ten-lot pattern. The Special Development Permit will allow the setback deviation and proposed lot pattern of the "pull-apart' townhome units. This will not create any land use conflicts or unsafe conditions. The project will not be a hazard or nuisance in the community at large. The units will be served by all requisite public utilities. The Special Development Permit will provide housing variety for the City's residents.

Design Review

Finding: The proposed project is consistent with the objectives of the General Plan as well as complies with applicable zoning regulations and the Citywide Design Guidelines adopted by the City.

Evidence: The Monterey Village project is consistent with the objectives of the General Plan and has been reviewed for compliance with the development standards established in the City's Zoning Code and Design Guidelines for single family and multi-family residential development. Upon approval of the requested entitlements, the proposed project complies with all applicable policies and standards. Additionally, the project is subject to conditions of approval that will ensure compliance with all applicable requirements.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The site plan, residential dwelling building elevations, and landscape plan for the proposed Monterey Village project were reviewed for compliance with the Design Guidelines for single family and multi-family residential development. As proposed, the project is designed with a cohesive architectural theme and will vary the use of the same color palette and building materials that will ensure compatibility of all three housing types as well as to the surrounding uses. An 8 foot masonry wall will be installed along to site perimeter. Additionally, the project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed Monterey Village project has been designed to the same scale and quality as the surrounding uses. Design Review of the project incorporated an in depth review of the City's design guidelines and an analysis of the project's compliance with all applicable design standards. The project includes the use of several house plans and architectural styles that will create a cohesive internal project design and a compatible development with surrounding neighbors. The project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 13th day of July 2005.

DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

ANTHONY B. MANZANETTI,
CITY ATTORNEY

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| 1. | The development approved by this action is for a Minor Specific Plan Amendment, Rezone, Tentative Subdivision Map, Special Development Permit, and Design Review, as shown on the following exhibits:<br><br>• Minor Specific Plan Amendment Exhibit (received 12-16-4)<br>• Rezone Exhibit (received 12-16-4)<br>• Tentative Map (received 12-16-4)<br>• Conceptual Site Plan (received 12-16-4)<br>• Utility Site Plan (received 12-16-4)<br>• Design Book (received 12-16-4)<br>• Landscape Plan Submittal (received 12-16-4)<br>• Color Schemes (received 12-16-4)<br>• 50x80 Lot Standards (received 3-23-5)<br>• "Pull-A-Parts" Lot Standards (received 3-23-5)<br>• Composite Lotting Study (received 3-23-5)<br>• Footprints and Setback Exhibit (received 3-23-5)<br>• Composite Fencing & AC Locations (received 3-23-5)<br><br>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On-Going | Planning | |
| 2. | This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. | On-Going | Planning | |
| 3. | 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 | On-Going | Planning | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | 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. | | | |
| 4. | If there are any discrepancies between the approved site map and the conditions of approval, the conditions of approval shall supersede the approved site map. | On-Going | Public Works | |
| 5. | Pay all appropriate development fees charged by the City and other Special Districts providing services to the site. | On-Going | Public Works | |
| 6. | All improvements shall be designed and constructed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. | On-Going | Public Works | |
| 7. | 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. | Planning | |
| 8. | The Special Development Permit 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. | Planning | |
| 9. | The applicant shall not provide for a nuisance during the construction phase of the project. | On-Going | Community Enhancement and Code Compliance | |
| 10. | The applicant is notified that this property is part of the previously approved East Franklin Specific Plan as well as the Franklin Meadows project (EG-00-053) and is therefore subject to pertinent conditions from that project, as detailed in the recorded Mitigation | On-Going | Planning | |

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| | Monitoring and Reporting Program for project EG-00-053. | | | |
| 11. | The project shall pay all applicable City of Elk Grove administered development impact fees. | On-Going | Finance | |
| 12. | 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. | On-Going | Public Works | |
| 13. | All traffic calming devices and locations must be approved by Public Works prior to installation. | On-Going | Public Works | |
| 14. | If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design prior to design and construction. | On-Going | Public Works | |
| ***Prior to Approval of Improvement Plans/Grading Permit*** | | | | |
| 15. | All private improvements within the subdivision must be constructed accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Improvement Plans | Public Works | |
| 16. | If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1st improvement plan submittal. | Prior to 1st Improvement Plan Submittal | Public Works | |
| 17. | Design and improve landscaping improvements in the median on Poppy Ridge Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Improvement Plans | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| 18. | Where on-street parking is shown as prohibited, appropriate signage shall be installed at the time of construction. The CC&Rs shall include provisions for signing and enforcement of no parking on any jointly used driveway. | Improvement Plans | Public Works | |
| 19. | Install stop signs on:<br>• 'B' Drive (at Poppy Ridge Road)<br>• 'B' Drive (at 'C' Way) – all way stops<br>• 'A' Drive (at Blossom Ridge Drive)<br>• 'E' Drive (at 'A' Drive) - 2-way stop | Improvement Plans | Public Works | |
| 20. | Install speed cushions on:<br>• 'D' Drive<br>• 'E' Way<br>• 'F' Way<br><br>The location of the speed cushions shall not block any driveway locations and must be approved by Public Works prior to installation. Design and location shall be in accordance with the City's standard details. | Improvement Plans | Public Works | |
| 21. | The installation of a gate shall conform to the following requirements<br>• The entrance should accommodate a delivery truck doing a u-turn. These radii are 34' inside and 42' outside. Measurement shall start from the call box, not from outside (bypass) lane.<br>• Provide bypass lane for residents not utilizing call box. Entry width shall be min. 24-feet and may taper after call box to single width entry gate.<br>The Poppy Ridge Road Access shall require<br>• With a bypass lane the required stacking distance (measured from the call box) is for 3 vehicles, (75'). Vehicles lengths are 25' long. | Improvement Plans | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | Stacking distance is to be measured from the call box to back of sidewalk on Poppy Ridge.<br>• Without a bypass lane the stacking distance should accommodate 8 vehicles (200').<br>The Blossom Ridge Road Access shall require<br>• With a bypass lane the required stacking distance (measured from the call box) is for 3 vehicles, (75'). Vehicles lengths are 25' long. Stacking distance is to be measured from the call box.<br>• Without a bypass lane the stacking distance should accommodate 6 vehicles (150'). | | | |
| 22. | All private improvements within this project must be constructed accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Improvement Plans | Public Works | |
| 23. | Any automatic gate entrances shall meet the requirements of Appendix VII of the 2001 City of Elk Grove Fire Code and shall be equipped with a radio-operated controller, such as, Click2Enter, and a low-security Knox key switch override system. | Improvement Plans | EGCSD Fire | |
| 24. | The project shall be designed to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage and the installation of no parking signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and greenwaste carts are to be stored onsite out of view of the general public. | Improvement Plans | Public Works | |
| 25. | Provide calculation and layout showing drainage | Improvement Plans | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | areas and the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. Show the manner in which overland flows are to be conveyed for a point of discharge. | | | |
| 26. | Comply with all NPDES Permit and City's Stormwater Ordinance requirement before, during, and after construction as require by the Permit and the Ordinance and in accordance with the latest version of the Guidance Manual of On-site Stormwater Quality Control Measure. That includes but not limited to the use of appropriate Best Management Practices (BMPs) measures. | Grading Permit and/or deemed needed by Public Works | Public Works | |
| 27. | All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated. | Improvement Plans/Grading/ Building Permit | Public Works | |
| 28. | File a notice of Intent, obtain a WDID number from the State Board and prepare a SWPPP. SWPPP improvements shall be in place prior to moving equipment, material and personnel on-site for grading activities. | Prior to Issuance of the Grading Permit | Public Works | |
| 29. | The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances. | Improvement Plans/ Grading Plan | Public Works | |
| 30. | 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 improvements plans for the project. Prior to abandoning any existing agricultural wells, the applicant shall use water from agricultural wells for | Improvement Plans/ Grading Plans | | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | grading and construction. | | | |
| 31.. | Landscape plans for Lots J, J-1, M, and M-1 shall be reviewed and approved by Elk Grove Community Services District and Elk Grove Public Works. | Included as part of Improvement Plans | Public Works, EGCSD | |
| 32.. | Landscaping within Lots A, A-1, B, B-1, C (private park), D (tot lot), E, F, H, J, J-1, K, L, M, M-1, T, and the "B Drive" median shall conform to the City's Water Conserving Landscape requirements. Plans shall be submitted to Planning and Public Works for review and approval. | Included as part of Improvement Plans | Public Works, Planning | |
| 33. | Landscaping within the common areas of Lot 265, Condominiums, shall incorporate the City's Water Conserving Landscape requirements. | Included as part of Improvement Plans | Public Works, Planning | |
| 34. | The applicant shall pay Park and Recreation review fees as required by the EGCSD. | Prior to Approval of Improvement Plan | EGCSD Parks and Recreation | |
| 35. | Public landscape corridors (Lots M and J only) shall be constructed and installed in accordance with plans and specifications approved by the EGCSD and shall be consistent with the EGCSD "General Guidelines for Landscape Corridor Design" and other projects in close vicinity to the area. Corridors will be inspected by EGCSD employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. | Prior to Approval of Improvement Plan | EGCSD Parks and Recreation | |
| 36. | All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to EGCSD approval. Graffiti resistant materials shall be used. | Prior to Approval of Improvement Plan | EGCSD Parks and Recreation, Public Works | |
| 37. | The applicant shall design site drainage that does not flow over the public sidewalk, avoiding potential for slip hazard and nuisance. | Improvement Plans | Public Works, Community Enhancement and Code Compliance | |
| ***Prior to Recordation of Final Map*** | | | | |
| 38. | CSD-1 requires their sewers to be located 10 feet from | Prior to Recordation of | CSD-1 | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | other parallel utilities (water, drain, electrical, etc). Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met. | Final Map | | |
| 39. | Prior to the submission of the plans for recordation of the Final Map and before issuance of the building permits, the applicant shall enter into and record a reservation agreement, in a form approved by the District Engineer and District Counsel of SRCSD, to require the property owner to reserve lands for acquisition by the District, to install District pipelines and facilities for public health purposes, and in conformance with condition no. 62 of Vesting Tentative Map application (EG-00-053 dated 06-27-2000) for the Franklin Meadows and the District Master Plan. The District shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of the required public improvements. | Prior to Recordation of the Final Map and before Issuance of Building Permits | CSD-1, SRCSD | |
| 40. | Developing this property will require payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to the filing and recording of the Final Map or the issuance of Building Permits, whichever occurs first. The applicant should contact the CSD-1 Fee Quote Desk at (916) 876-6100 for sewer impact fee information. | Prior to Recordation of the Final Map or before Issuance of Building Permits, whichever occurs first | CSD-1 | |
| 41. | Separate public water service shall be provided to each parcel and maintenance easements shall be dedicated in all public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency. | Prior to Recordation of Final Map | SCWA | |
| 42. | Metered connections to individual condominium units shall be provided. Coordination of this effort with the | Prior to Recordation of Final Map | SCWA | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | Sacramento County Water Agency shall occur prior to Final Map. | | | |
| 43. | Prior to recordation of 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 services related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. | Prior to Recordation of Final Map | Finance | |
| 44. | Prior to recordation of 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. | Prior to Recordation of Final Map | Finance | |
| 45. | Dedicate and improve Blossom Ridge Drive frontage (half street). Improvements will be based on 62-foot equivalent collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Landscape corridor shall be dedicated to the City of Elk Grove and improved as shown on the tentative map and in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | With Recordation of Final Map | Public Works | |
| 46. | Improve, full width, streets C, D, E, F, G, H, respectively. Improvements will be based on 40' residential street as shown on the tentative map and in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. This section consists of 32' of pavement and two 4' sidewalks.<br><br>Exceptions: | With Recordation of Final Map | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | 1. C Way, adjacent to the park shall have an 8-foot sidewalk within the same ROW. Parking at this location shall be subject to review by Public Works.<br>2. H Way, adjacent to the park shall be widened to provide a 12' travel lane, 8' parking (including curb and gutter pan) and 6~~8~~' sidewalk on the park side only.<br><br>All street improvements shall be constructed prior to the 1st building permit. | | | |
| 47. | Improve, full width, drives A and B, respectively. Improvements will be based on revised 50-foot street as shown on the tentative map and in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. This section consists of two 15-foot travel lanes, two 4' sidewalks and a 12-foot median.<br><br>Exceptions:<br>1. Six-foot meandering walks on B Way shall be evaluated during landscape design.<br>2. No signage (permanent or temporary) will be allowed in the medians.<br><br>All street improvements shall be constructed prior to the 1st building permit. | With Recordation of Final Map | Public Works | |
| 48. | A 15-foot landscape and pedestrian corridor shall be dedicated to the City of Elk Grove along both the Franklin Boulevard and Poppy Ridge Road frontages. An additional 25-foot pedestrian easement shall be provided in favor of the City of Elk Grove adjacent to | With Recordation of Final Map | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | the corridor over the proposed reservation lots. Improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All improvements shall be constructed prior to the 1st building permit. | | | |
| 49. | All lots shown as Sewer Interceptor Reservation shall be reserved in accordance with §66479-66482 of the Government Code (Subdivision Map Act). Agreements shall be in place prior to recordation of the final map. | Prior to Recordation of Final Map | Public Works | |
| 50. | Prior to sale of the reservations, an easement in favor of the homeowners association shall be recorded over the lots in reservation for the purpose of installation and maintenance of landscaping. | Final Map | Public Works | |
| 51. | The lots shown as reservations shall be designed and improved with landscaping and amenities to the satisfaction of the City of Elk Grove prior to the recordation of the final map. | Prior to Recordation of Final Map | Public Works | |
| 52. | All improvements shall be dedicated and designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. | Final Map | Public Works | |
| 53. | Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public and private streets. | With Recordation of Final Map | Public Works | |
| 54. | Improvement plans must be approved by Public Works prior to City Council approval of Final Map. | Prior to Recordation of Final Map | Public Works | |
| 55. | Relinquish access rights (except at designated street and driveways) at the following locations:<br>1. Blossom Ridge Road<br>2. Poppy Ridge Road<br>3. Franklin Boulevard | Final Map | Public Works | |
| 56. | This project requires the submission and recordation of | Prior to Recordation of | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | a final map for condominium purposes in accordance with the City of Elk Grove mapping standards and the Map Act of the State of California. | Final Map | | |
| ***Prior to Issuance of Building Permit*** | | | | |
| 57. | If the proposed site plan varies from the existing approved on-site improvement drawings, a separate set of improvement drawings, or revisions to the existing drawings, must be submitted and approved. | Prior to Issuance of Building Permit | Public Works | |
| 58. | The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance is accordance with Sacramento County Water Agency Ordinance No. 18. | Prior to Issuance of Building Permit | SCWA | |
| 59. | 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. | Prior to Issuance of Building Permit | SCWA | |
| 60. | The applicant shall provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove code. | Prior to Issuance of Building Permits | EGCSD Parks and Recreation | |
| 61. | Landscaping within the public landscape corridors shall be installed prior to issuance of the first building permit within the subdivision. If weather prevents installation at the time of first building permit, up to 25% of the building permits may be issued at City staff discretion upon demonstration of a fully executed landscape contract for the work. | Prior to Issuance of the First Building Permit | EGCSD Parks and Recreation, Public Works, Planning | |
| 62. | The project shall pay all applicable City of Elk Grove administered development impact fees. | Prior to Issuance of Building Permits | Finance, Building | |
| 63. | The developer shall provide evidence to the City of Elk Grove that the cost to restore the landscaping and amenities after the interceptor project is constructed, has been placed in escrow in favor of the owners | Prior to Issuance of the 1st Building Permit | Public Works | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | association, or has been included in the purchase agreements with CSD-1. Alternative securities acceptable to the City of Elk Grove (Public Works) will be considered. | | | |
| 64. | Final Maps shall be completed, approved and recorded prior to issuance of the 1st building permit. | Prior to Issuance of the 1st Building Permit | Public Works | |
| 65. | 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. | At Building Permit | Public Works | |
| 66. | All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Prior to Issuance of the 1st Building Permit | Public Works | |
| ***Prior to Occupancy*** | | | | |
| 67. | The applicant shall submit a Flood Elevation Certification or elevation letter from the engineer for each structure or appropriate documents as determined by Public Works. | Prior to Occupancy, Approval of Final Inspection | Public Works | |
| 68. | Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement. | Prior to Occupancy, Approval of Final Inspection | Public Works | |
| 69. | Sewer service shall be provided to the property as follows:<br><br>1. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement standards apply to sewer construction.<br>2. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.<br>3. In order to obtain sewer service, construction of CSD-1 infrastructure is expected to be required. | Prior to Occupancy, Approval of Final Inspection | CSD-1 | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | 4. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.<br>5. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.<br>6. All structures along private drives shall a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.<br>7. Private drives shall structural street sections that meet County of Sacramento Improvements Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.<br>8. CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met. | | | |
| 70. | Water supply will be provided by the Sacramento County Water Agency. Separate public water service shall be provided to each parcel and maintenance easements shall be dedicated in all public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency. | Prior to Occupancy, Approval of Final Inspection | | |
| 71. | Due to the unique layout of this project and the difficulty of accessing the back of the "pull-apart" | Prior to Occupancy, Approval of Final | EGCSD Fire Department | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| | homes because of the layout, all "pull-apart" homes within the project will be required to be sprinklered with an NFPA 13D complaint Automatic Fire Sprinkler system. The closeness of the homes increases the chances of a conflagration should a fire occur in a home, and the layout of the lots creates difficulties in accessing the rear of each homes further hindering fire suppression operations. | Inspection | | |
| 72. | All condominiums will be required to be provided automatic fire sprinkler system throughout in accordance with NFPA 13. | Prior to Occupancy, Approval of Final Inspection | EGCSD Fire Department | |
| 73. | Fire Services shall be provided to the property to the following standards:<br><br>• Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans, and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.<br>• A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the issuance of any building permits by the City.<br>• Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.<br>• 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 EGCSDFD should be consulted on this | Prior to Occupancy, Approval of Final Inspection | EGCSD Fire Department | |

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| matter.<br>• Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds.<br>• All required roadways, water mains, fire hydrants, and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.<br>• This project is required to provide fire flow form a public water system capable of delivering at a minimum of 50 PSI static pressure and 3,000 gallons per minute (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. 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.<br>• The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of EGCSDFD and the water purveyor having jurisdiction.<br>• 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 EGCSDFD.<br>• The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry soundwalls, tree wells, and/or traffic islands are subject to standards outlined by the EGCSDFD. | | | |

| | Conditions of Approval / Mitigation Measure | Timing/ Implementation | Enforcement/ Monitoring | Verification (date and Signature) |
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| 74. | The applicant shall submit landscaping plans and install landscaping for one model, which incorporates the City's Water Conserving Landscape requirements, within each development area (condominiums pull apart units, RD-7 product) that utilizes three or more model types. | Prior to Issuance of the first Certificate of Occupancy for each individual area | Public Works, Planning | |
| 75. | Upon completion of the installation of the landscaping for each lot and roadway median and the model homes, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape requirements. Certification shall be 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 Planning will delay final approval/occupancy of the project. | Prior to Issuance of individual Certificates of Occupancy | Public Works, Planning | |
| 76. | The applicant shall provide for graffiti-resistant paint or clear graffiti-resistant coating of all masonry walls, and any subdivision signs. | Prior to Certificate of Occupancy, On-going | Community Enhancement and Code Compliance | |
| 77. | The applicant shall provide for vegetation to cover and control graffiti along the exterior of the masonry walls installed along the property boundary. Appropriate climbing vegetation shall be detailed within the landscape plans. | Prior to Certificate of Occupancy, On-going | Community Enhancement and Code Compliance | |
| 78. | The applicant shall provide for combination trash and recycle container/enclosures within the condominium area of the project, and these will be maintained within masonry enclosures with solid gates. | Prior to Certificate of Occupancy | Community Enhancement and Code Compliance | |
| 79. | Entry monument signage shall be installed as shown in the Landscape Plan submittal. | Prior to Certificate of Occupancy | Planning | |
| 80. | All for-sale, multi-family dwelling units shall be restricted to owner occupancy for a period of four years from the date of the issuance of final occupancy. Such | Prior to Certificate of Occupancy | Planning | |

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| | provisions shall be written into the Covenants, Conditions and Restrictions (C,C & R's) and shall be included in the deeds for each unit. The form of these restrictions shall be provided to the City prior to their recording. | | | |

**CERTIFICATION**
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-215**

**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 13th day of July, 2005 by the following vote:**

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

**NOES 0: COUNCILMEMBERS:**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 0: COUNCILMEMBERS:**

CITY OF ELK GROVE
INCORPORATED
July 1, 2000
STATE OF CALIFORNIA

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