

RESOLUTION NO. 2014-126

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP FOR THE SHELDON PARK
ESTATES PROJECT (EG-13-016)
APNS: 121-0180-012 & 017**

WHEREAS, the Planning Department of the City of Elk Grove received an application on March 22, 2013 from Capital Realtors Inc. Profit Sharing Plan (the "Applicant") requesting a Rezone, Tentative Subdivision Map, and Design Review for the Tentative Subdivision Map layout for the Sheldon Park Estates Project (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 121-0180-012 & 017; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3; and

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

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, East Elk Grove Specific Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) standards, City's Design Guidelines, , and all other applicable State and local regulations; and

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

WHEREAS, the Planning Commission recommended (5-0) the City Council approve the Sheldon Park Estates Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map and Design Review for the Tentative Subdivision Map layout for the Sheldon Park Estates Project (EG-13-016) subject to the Conditions of Approval provided in Exhibit A for the Tentative Subdivision Map and as illustrated in Exhibits B and C based upon the following findings:

Tentative Subdivision Map

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

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

Evidence: Findings (a) through (g) in Section 66474 of the California Government Code do not apply to the project.

- a. The proposed Project is consistent with the General Plan. Specifically, the General Plan identifies the site as Rural Residential, allowing for lot sizes between 2 and 10 acres. The proposed Project includes lot sizes between 2 and 3 acres, consistent with the General Plan. Further, the Project includes wetland, drainage, and habitat easements consistent with General Plan policies. The site is not within the area of a specific plan.
- b. The design and improvement of the subdivision is consistent with the policies of the General Plan as the proposed improvements are in keeping with the surrounding rural environment, including limited intersection street lighting, roadside ditches, and preservation of drainage and habitat area. The site is not within the area of a specific plan.
- c. The site is physically suited to the type of development (residential development on minimum two-acre lots) as the lot configuration and street network have respected the existing wetlands and other environmental features.
- d. The site is physically suited to the proposed density of development (minimum two-acre lots) as the lot configuration and street network have respected the existing wetlands and other environmental features.
- e. The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the Project includes easements and fencing to protect these features and remove them from the buildable area of the proposed lots.
- f. The design of the proposed Project will not cause serious public health problems. The Project layout includes trail connections, allowing for non-motorized mobility.

Further, the proposed lots are consistent with the development standards of the Elk Grove Municipal Code.

- g. The proposed subdivision will not conflict with existing easements as determined by the Public Works Department through their review of the Project.

Remainder Lot Improvements

Finding: That requiring the improvement of the proposed remainder lot is a necessary prerequisite to the orderly development of the surrounding area (GC §66424.6(a)(2)(b)).

Evidence: The proposed Remainder Lot, as conditioned, will provide over 1,200 feet of new public trail, providing connections to the north and south of the Project. The trail will parallel Waterman Road, a roadway segment that has limited pedestrian access. Requiring this improvement will provide for orderly development of the surrounding area. It gives access to pedestrians while still maintaining the rural character of the area.

Design Review for Subdivision Layout

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Citywide Design Guidelines, and improvement standards adopted by the City.

Evidence: The Project has been evaluated and meets the applicable standards of Elk Grove Municipal Code Title 22 Land Development, Public Work's Improvement Standards, Zoning Code requirements, and provisions of the Citywide Design Guidelines. The Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements including connected street system, trail connectivity, and sufficient open space preservation. The conditions of approval ensure consistency with all standard requirements.

Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The proposed Project provides adequate access and on-site circulation for vehicle, bicycle, and pedestrian modes. All proposed street widths meet the City's requirements for roadways in the rural area. The Project also includes a trail segment along the power line corridor parallel to Waterman Road. Thus, the Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The proposed Project connects with the surrounding street system consistent with projects in the rural area. The design of the roadways is in keeping with the Rural Roads Standards. The Project also includes a trail segment along the power line corridor parallel to Waterman Road.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of May 2014



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Conditions of Approval
EG-13-016 – Sheldon Park Estates

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
On-Going				
1.	<p>The development approved by this action is for a Tentative Subdivision Map to create the following, as illustrated in the attached Exhibit B (hereinafter the "Project"):</p> <ul style="list-style-type: none"> Subdivide two lots totaling 113± acres into 45 residential lots and one remainder lot <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant, or Successors in Interest (hereby referred to as the Applicant), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	
4.	<p>Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> The Elk Grove Zoning Code (Title 23 of the EGMC) EGMC Chapter 19.12 (Tree Preservation and Protection) EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On Going	Planning Public Works	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.</p> <p>Utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works SMUD PG&E	
6.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Public Works CCSD SCWA SASD	
7.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> • Master home plan design review (for non-custom home projects) • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Public Works Building CCSD SCWA SASD	
Prior To or In Conjunction With Improvement and/or Grading Plan Approval				
8.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Sheldon Park Estates Project. A deposit of \$5,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be promptly refunded to the Applicant. If the project is constructed in phases between multiple parties each party shall give the City a deposit, additional deposit(s) shall be required to the satisfaction of the Planning Director.	Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
9.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic 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.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan	Planning	
10.	<p>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.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	
11.	<p>Applicant shall construct open view fencing along the boundary of the giant garter snake habitat boundary, along the property boundaries with Sheldon Road, along any residential property boundary that abuts the remainder lot, and along the boundaries of the power line trail. The fencing shall be non-combustible and shall be designed consistent with the rural character of the area and to the satisfaction of the Planning Department, CSD Fire, and CSD Parks. (See Exhibit D)</p>	Improvement Plans	Planning CSD Fire CSD Parks	
12.	<p>Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific, area, or master plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) (whichever occurs first)	Public Works	
13.	<p>The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region.</p>	Prior to Improvement Plan Approval or Prior to Issuance of Grading Permits (whichever occurs first)	Public Works	
14.	<p>Roads with cul-de-sacs extending 600 feet or more into the cul-de-sacs shall provide a turn out at midway for fire apparatus to turn around.</p>	Improvement Plan	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
15.	The Applicant shall dedicate, design, and construct the trail under the power line corridor as illustrated on the Tentative Map to the satisfaction of Public Works. Landscaping along the trail shall not be required. Dedication of the trail shall occur as part of the first Final Map. Construction may be deferred to Phase 4.	Dedication as part of First Final Map Improvement Plan for Phase 4 (portion west of Laguna Creek)	Public Works CCSD Parks	
15A.	No fill shall be placed under the power lines within the remainder lot.	Grading/ Improvement Plans	SMUD Public Works	
15B.	Prior to Improvement Plan approval for the trail under the power lines, the Applicant shall obtain a joint-use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. The Applicant should contact SMUD's Property Administrator for application procedures.	Improvement Plans	SMUD Public Works	
15C.	The Applicant shall construct the trail shown along Sheldon Road on the Tentative Map as an all-weather path to the satisfaction of Public Works.	Improvement Plans	Public Works	
15D.	The Applicant shall construct the bike trail and maintenance road along Laguna Creek as illustrated on the Tentative Map to the satisfaction of Public Works. Landscaping along the trail shall not be required.	Improvement Plans	Public Works	
Prior To or In Conjunction with Final Map Approval and Recordation				
16.	Any proposed improvements located within Western Area Power Administration (WAPA) easement shall be reviewed and approved by WAPA.	Final Map	Public Works	
16A.	The Final Map shall label the power line transmission easement corridors as "Restricted Building and Use Area."	Final Map	SMUD	
16B.	The Applicant shall disclose to future/potential owners the existing 69kV and 230 kV electrical facilities.	Final Map	SMUD	
17.	The Applicant shall dedicate to the City all easements as shown on the tentative map to the satisfaction of Public Works. The Applicant shall consult with the Sacramento-Yolo Mosquito & Vector Control District regarding easement language for the Laguna Creek corridor and wetland areas in order to address impacts to mosquito control activities.	Final Map	Public Works	
18.	The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
19.	The Applicant shall design and construct an eastbound left-turn pocket for Penta Way on Sheldon Road to the satisfaction of Public Works. The turn lane shall include a minimum storage length of 60' with a 90' bay taper.	Final Map	Public Works	
20.	The Applicant shall dedicate to the City the right to restrict the construction of any structure for the areas located within the Sacramento County and PG&E easements.	Final Map	Public Works	
21.	The Applicant shall dedicate to the City right-of-way for a future roundabout at the intersection of Waterman Road and Sheldon Road to the satisfaction of Public Works.	Final Map	Public Works	
22.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
23.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Public Works	
24.	The Applicant shall dedicate to the City in fee title, the 25' landscape corridors adjacent to the project's frontages along Waterman Road and Sheldon Road to the satisfaction of Public Works.	Final Map	Public Works	
25.	The Applicant shall dedicate to the City the easterly half-section of Waterman Road, measured, 36' from the approved centerline based on 72' arterial in accordance with City's Rural Road Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
26.	The Applicant shall dedicate to the City the northerly half-section of Sheldon Road, measured, 36' from the approved centerline based on 72' arterial in accordance with City's Rural Road Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
27.	The Applicant shall make an in-lieu payment to the City of Elk Grove for the total cost to construct the Project's frontage improvements along Sheldon Road, with the exception of the portion along the frontage of the remainder. The total cost shall be based on a detailed cost estimate prepared by a licensed civil engineer and shall not include the construction of the bridge. The estimate shall be reviewed and accepted by the City prior to making the payment.	Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
28.	Evian Court and Dasani Drive shall be limited to right-in/right-out movements only.	Final Map	Public Works	
29.	A street name, from the City Veterans Street Name Program, shall be assigned to the project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works.	Final Map	Public Works	
30.	For all single family corner lots, an access restriction shall be placed on the property 15 feet measured from the corner return.	Final Map	Public Works	
30A.	The Applicant shall record a boundary line adjustment (BLA) that results in a parcel of 2 acres or greater for the existing residence located at the northwest corner of Sheldon Road and Evian Court prior to approval of any Final Map for the project. If determined necessary by the City, the Applicant shall dedicate all public rights-of-way, easements, etc., along the new parcel's frontages to Sheldon Road and Evian Court prior to or concurrent with the recordation of the BLA.	Prior to approval of the 1st Final Map	Public Works	
31.	The developer shall dedicate the power line trail to the CSD.	Final Map	CCSD Parks	
32.	Prior to 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, 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 http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	

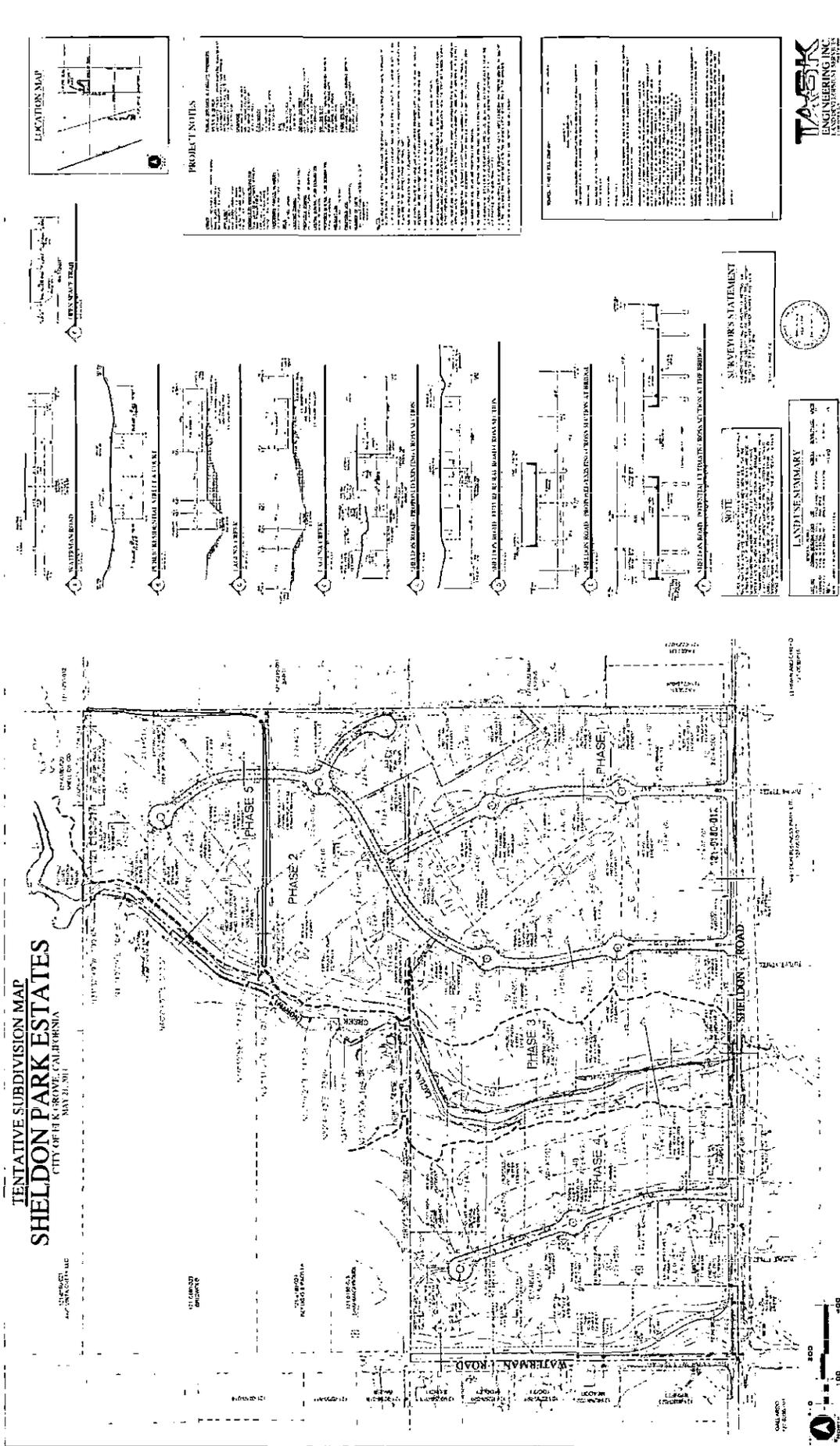
	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
33.	<p>Prior to Final Map, the Project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp.</p> <p>Finance Project Condition #3 Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>	Final Map	Finance	
33A.	<p>Prior to the Final Map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>	Final Map	Finance	
33B.	<p>Prior to the Final Map, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
34.	Prior to the recordation of the final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued."	Final Map	CCSD Fire	
35.	All real property within the boundaries of the proposed Project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recordation of Final Map the owners of all real property within the boundaries of the Project shall execute and deliver to the CSD a written petition in an acceptable form approved by the CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Final Map	CCSD Parks	
Prior To or In Conjunction With Building Permit Issuance				
36.	The Applicant shall submit a Flood Elevation Certification for Lots that are located within the 100-year flood plain limit. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.	Building Permit	Public Works	
37.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Building Permit	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
38.	The Applicant shall reconstruct any damaged pavement along the Project's frontage caused by construction operations related to the Project. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion per City Improvement Standards and to the satisfaction of Public Works. The City shall conduct a pre-construction inspection of the roadway with the Applicant.	Building Permit	Public Works	
39.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans	Acceptance of Public Improvements	Public Works	

###

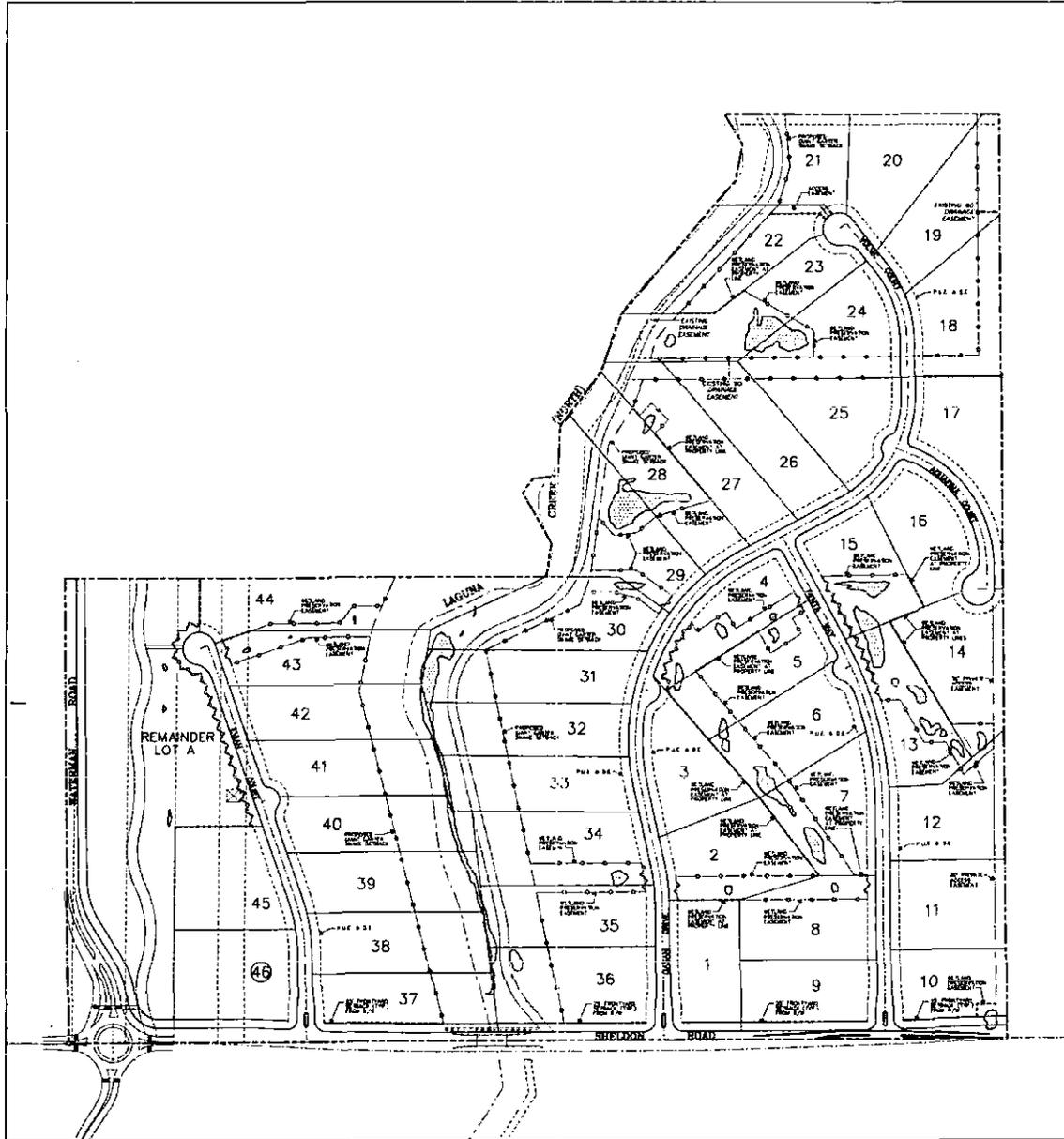
Exhibit B
Tentative Subdivision Map (Dated May 21 2014)



FENCING EXHIBIT

SHELDON PARK ESTATES

CITY OF ELK GROVE, CALIFORNIA
AUGUST 8, 2013

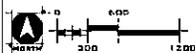


NOTES:

1. FOR CONCEPTUAL PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGES AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. AGRICULTURAL/LIVESTOCK GRAZING IS AN ACCEPTABLE USE WITHIN WETLAND EASEMENTS AND 100-YEAR FLOODPLAIN AREAS. WETLAND LOCATIONS BASED ON DELINEATION FROM THE 2007 WET SEASON SURVEY REPORT PREPARED BY GIBSON & SKORDAL, LLC

FENCE TYPE LEGEND

- POST AND RAIL
- POST AND CABLE
- POST AND CABLE WITH ACCESS GATE



TASK
ENGINEERING INC.
12000 FIVE POINTS BLVD.
SUITE 100
ELK GROVE, CA 95757
TEL: 916.487.1100
WWW.TASKENGINEERING.COM

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-126**

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

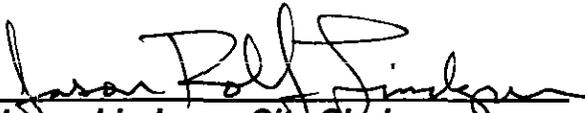
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 28, 2014 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Detrick, Hume, Trigg

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Davis


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