

RESOLUTION NO. 2014-175

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR
SUBDIVISION LAYOUT FOR THE SILVERADO VILLAGE PROJECT SUBJECT TO
SPECIFIC CONDITIONS OF APPROVAL, PROJECT NO. EG-11-046
APN: 127-0010-002, 017, 040, 104, 105, & 106**

WHEREAS, the Planning Department of the City of Elk Grove received an application on November 4, 2011 from Silverado Homes dba Vintara Holdings, LLC (the "Applicant") requesting establishment of a Special Planning Area, approval of a Tentative Subdivision Map, and establishment if a Development Agreement for the Silverado Village 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 APNs: 127-0010-002, 017, 040, 104, 105, & 106; and

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

WHEREAS, on January 25, 2013, the City released a Notice of Preparation for an EIR for the Project; and

WHEREAS, on September 27, 2013, the City released a Notice of Availability for the Draft EIR and the 45-day comment period was from September 27, 2013 through November 11, 2013; and

WHEREAS, forty-eight written comments on the Draft EIR were received and they do not alter the conclusions of the Draft EIR; and

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code), Citywide 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 recommended 5-0 that the City Council approve the 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 hereby approves the Tentative Subdivision Map for the Project as illustrated in

Exhibit A, subject to the draft conditions of approval contained in Exhibit B, based upon the following findings:

California Environmental Quality Act (CEQA)

Finding: The Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Pursuant to CEQA and the State CEQA Guidelines, an Environmental Impact Report (EIR) has been prepared for the Project. The Notice of Preparation (NOP) for the Draft EIR, which initiated the environmental review process for the Project, was distributed to Responsible Agencies, interested parties, and the public on January 25, 2013. The 30-day NOP comment period was from January 25, 2013 through February 26, 2013.

The Notice of Availability (NOA) for the Draft EIR was released September 27, 2013. The 45-day comment period was from September 27, 2013 through November 11, 2013. The comment period allows Responsible Agencies, interested parties, and the public to submit comments in regards to the adequacy of the Draft EIR. The NOA specified that comments regarding the Draft EIR may be made in writing to the Planning Department or at a public meeting, which was held before the Planning Commission on November 7, 2013.

The Draft EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Circulation

In summary, while the majority of potential environmental impacts associated with implementation of the Project would be less than significant or would be reduced to less than significant after imposing the mitigation measures identified in the DEIR, two significant and unavoidable impacts were identified. The significant and unavoidable impacts identified were:

- **Impact 3.3-8:** Potential to have a substantial adverse effect on riparian habitat or other sensitive natural community, specifically the Northern Hardpan Valley Hardpan Vernal Pool, identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- **Impact 3.12-2:** Potential to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation

system: Freeways. The Project's potential to result in a significant and unavoidable impact associated with State highways is described in Section 3.12 of the DEIR.

As mentioned, the public comment period on the Draft EIR closed on November 11, 2013. In addition to the verbal comments provided at the November 7, 2013 Planning Commission meeting, 48 written comments were received by the City. Staff has prepared responses to each of these comments and documented them in the draft Final EIR, included as Attachment 2 of the February 20, 2014 Planning Commission staff report. None of the comments alter or impact the analysis or conclusions presented in the Draft EIR. Substantial revisions to the EIR and recirculation of the document are not necessary.

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 Tentative Subdivision Map is consistent with the General Plan for the City. Specifically, the design and density of development provides, implements, and is consistent with the allowed density and intensity for the site as provided on the General Plan Land Use Map. Further, the configuration of development is supported by General Plan Policy CAQ-7, which allows for clustering of development.
- b. The design and improvement is consistent with the General Plan as the density and intensity of development proposed is consistent with that specifically allowed under the General Plan Land Use Plan.

- c. The Project site is physically suitable for the proposed type of development based upon the analysis presented in the Environmental Impact Report prepared for the Project.
- d. The Project proposes the development of 651 residential units, along with future development of a lodge/clubhouse with assisted living facility. The ultimate gross density of the Project is 2.83 dwelling units per acre. The General Plan identified the site for future development at an average density of 5.14 dwelling units per acre. Therefore, the Project is less dense than allowed under the General Plan. Furthermore, all proposed lots meet the applicable development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. The Project site is physically suitable for the proposed type of development based upon the analysis presented in the Environmental Impact Report prepared for the Project.
- f. The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Environmental Impact Report prepared for the Project including potential issues related to prior uses of the Project site.
- g. The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Public Works Department.

Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide design guidelines, and improvement standards adopted by the City.

Evidence #1: As previously mentioned, the Project is consistent with the goals and policies of the General Plan and the proposed subdivision is consistent with the requirements of the proposed SPA. The proposed Project utilizes a modified grid street system with limited cul-de-sacs, furthering provision 3.A.2.2 of the Citywide Design Guidelines. The primary residential street through the Project (Silverado Drive) utilizes separated sidewalks as provided in provision 3.A.2.4.d and the City's improvement standards.

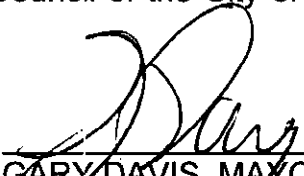
Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #2: The design of the Project includes extensive public trails and pedestrian paths consistent with provision 3.A.2.5 of the Citywide Design Guidelines and the Trails Master Plan, which in providing alternative mobility opportunities for residents will address potential vehicular impacts. Key pedestrian crossings are conditioned to include enhanced paving as provided in provision 3.A.2.7. Pedestrian connections from the neighborhood to external streets are provided in all three proposed villages as provided in provision 3.A.2.9.

Finding #3: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #3: As previously mentioned, the Project utilizes a modified grid street system that connects to existing major roadways at logical points. The design creates several unique environments through the layout of lots around the proposed detention basin and the configuration of the age-restricted development in Village 3. The Project includes extensive public trails and pedestrian paths consistent with provision 3.A.2.5 of the Citywide Design Guidelines and the Trails Master Plan. The architecture of the future proposed homes and lodge/clubhouse buildings will be reviewed for consistency with the City's Design Guidelines as part of subsequent Design Review.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of July 2014.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

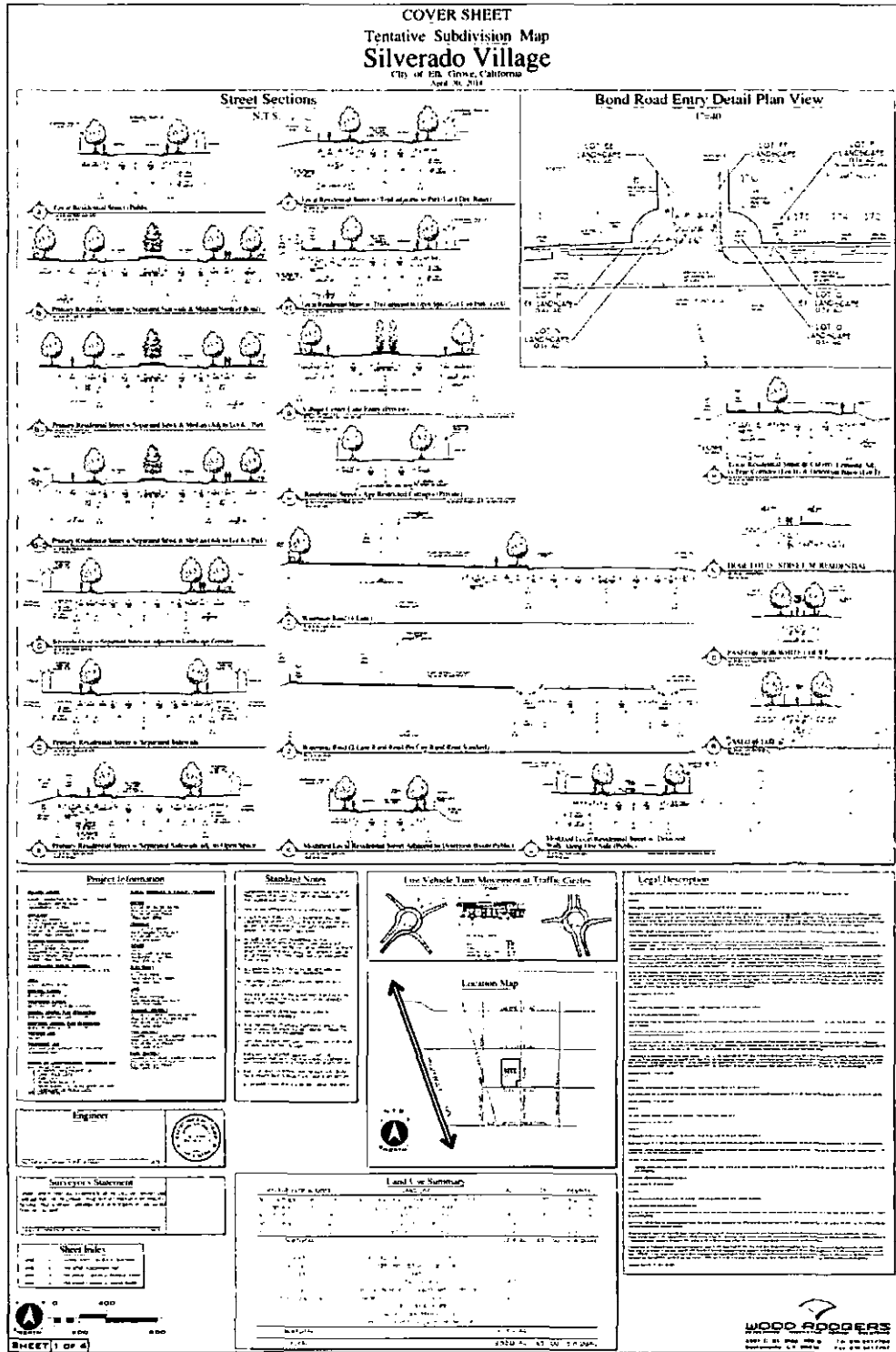
APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

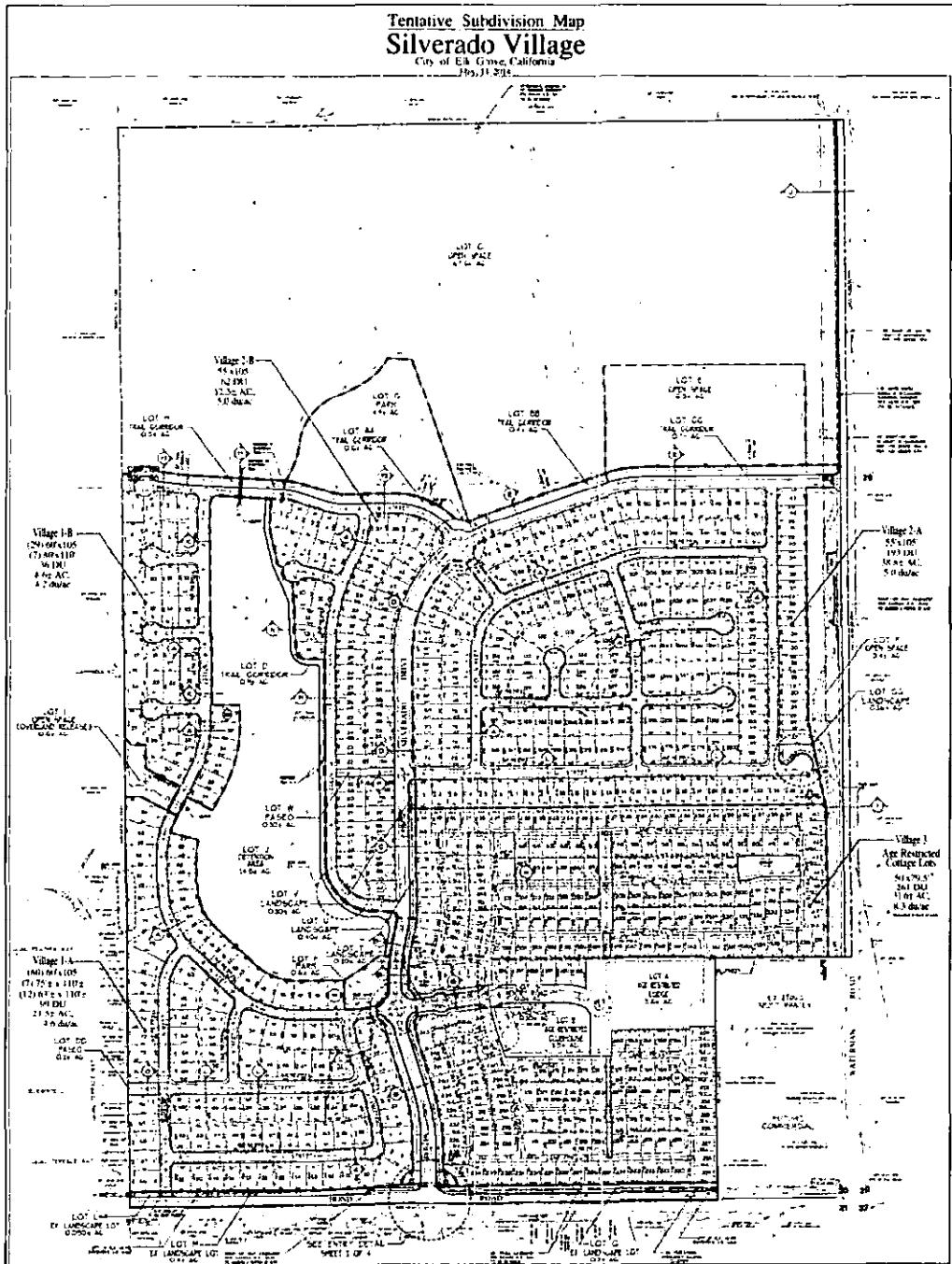
**Exhibit A
Project Plans**

Cover | Dated April 30, 2014



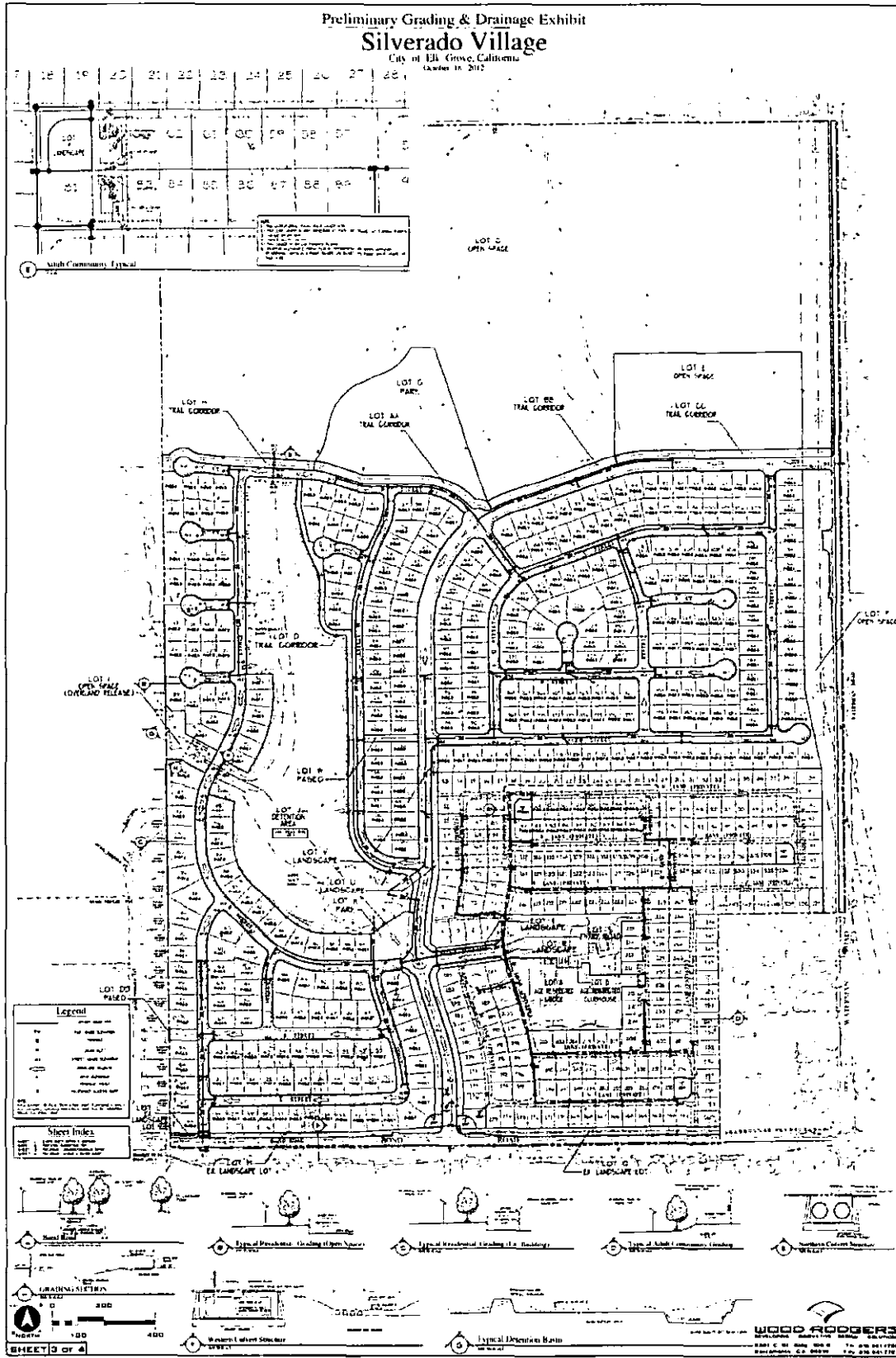
Tentative Subdivision Map | Dated May 14, 2014

Tentative Subdivision Map Silverado Village City of Escondido, California 19, 11, 2014



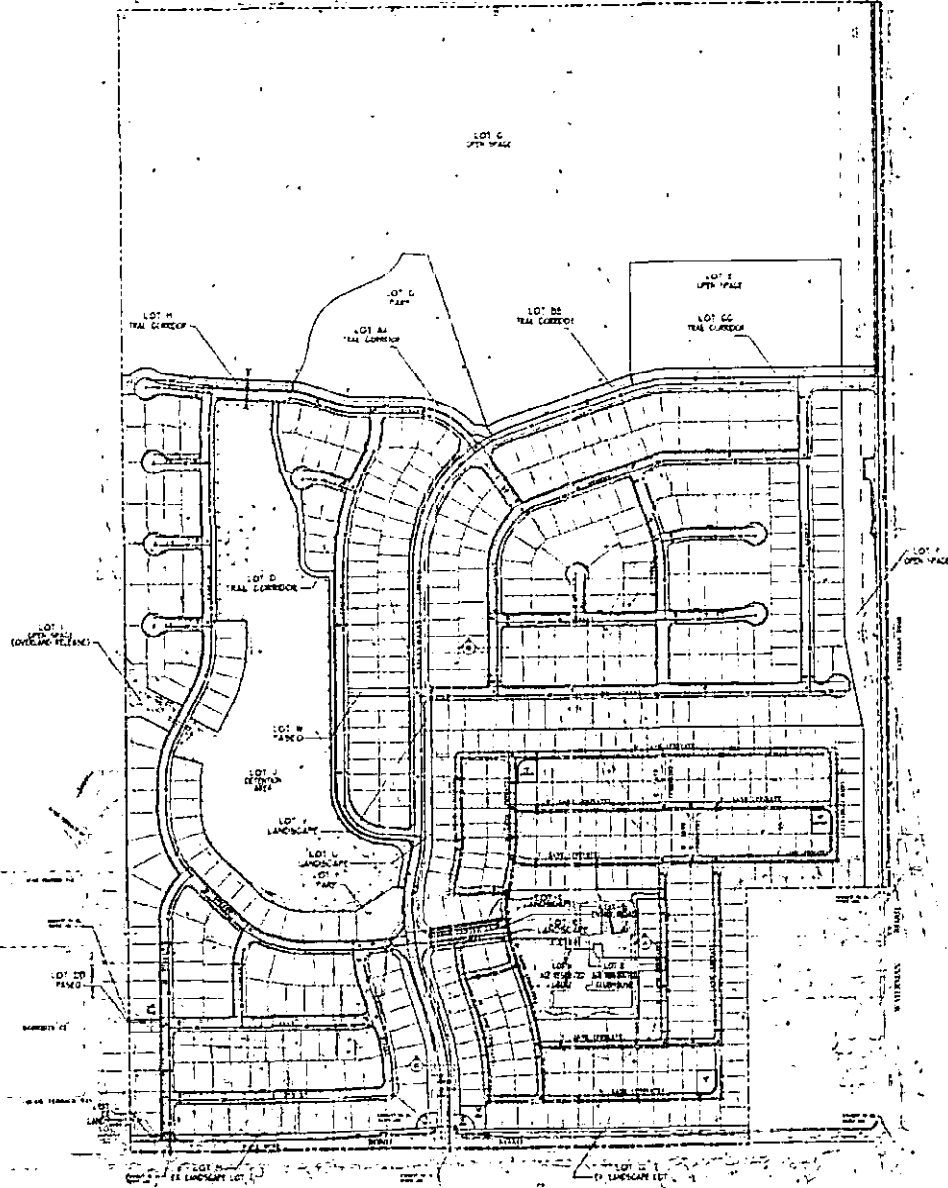
<p>Surveyor's Statement</p> <p>I, the undersigned, being a duly Licensed Surveyor in the State of California, do hereby certify that I am the author of the foregoing map and that I am a duly Licensed Surveyor in the State of California.</p> <p>_____ Surveyor</p>	<p>Land Use Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Lot No.</th> <th>Area (Ac.)</th> <th>Use</th> </tr> </thead> <tbody> <tr><td>LOT 1</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 2</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 3</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 4</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 5</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 6</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 7</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 8</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 9</td><td>0.25</td><td>RESIDENTIAL</td></tr> <tr><td>LOT 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Map</p> <p>General Age Restricted Cottage Use Plan</p>	<p>WOOD ROGERS</p> <p>Professional Surveyors</p> <p>1000 N. Main Street, Suite 200, Escondido, CA 92026</p> <p>Phone: (760) 941-1111</p> <p>Fax: (760) 941-1112</p> <p>www.woodrogers.com</p>
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Preliminary Grading and Drainage | Dated October 2012



Preliminary Sewer and Water | Dated October 2012

Preliminary Sewer & Water Exhibit Silverado Village City of El Cerrito, California March 14, 2012



Legend

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED
(Symbol)	EXISTING
(Symbol)	MAINTENANCE
(Symbol)	NO. SIGNIFICANT IN LAYOUT
(Symbol)	NO. SIGNIFICANT IN LAYOUT

Sheet Index

Sheet 1 of 4

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SHEET 4 OF 4

FRUITING TREE
PRIMARY RESIDENTIAL STREET TREE
PRIMARY RESIDENTIAL STREET WALKER

WOOD RODDERS
 2001 C St. Suite 100-2 El Cerrito, CA 94530
 Phone: 925.666.6666 Fax: 925.666.6666
 www.woodrodders.com

Exhibit B
Conditions of Approval
EG-11-046 – Silverado Village Tentative Subdivision Map

<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 A (hereinafter the "Project") and as modified or conditioned by these conditions of approval:</p> <ul style="list-style-type: none"> • 390 lots for standard single family in Villages 1 and 2, collectively • 261 lots for age restricted cottages in Village 3 • 2 lots for the age restricted lodge/clubhouse • 9 lots for open space/trail corridor • 2 lots for parks • 1 lot for detention area/basin • 14 lots for landscape lots and paseos • 1 lot for private drive • Dedications for public rights-of-way internal to the project and along Bond Road, Waterman Road, <p>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	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant/Owner, or Successors in Interest (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 Application or any environmental or other documentation related to approval of this Application. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>4. 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 provided in the City of Elk Grove Municipal Code (EGMC), specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Silverado Village Special Planning Area (SVSPA) • 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) • Citywide Design Guidelines 	On Going	Planning Public Works	
<p>5. 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. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works EGWS SASD SMUD PG&E	
<p>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), Elk Grove Water Service (EGWS), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works CCSD EGWS Sewer	
<p>7. 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 • Commercial design review • 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 EGWS Sewer	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
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 as part of the 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 refunded to the Applicant. If the Project is constructed in phases between multiple parties, 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	
9.	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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plan	Planning	
10.	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. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
11.	Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Grading Permit or Improvement, whichever occurs first Plans	Public Works	
12.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Grading Permit or Improvement, whichever occurs first Plans	Public Works	
13.	The portion of development that is proposed to drain into the Bond Road system shall not be improved or mapped with the exception of the temporary fire access road and any other necessary facilities for public health and safety purposes until the downstream Bond Road Pipe Upsizing project is completed and fully operational.	Improvement Plans	Public Works	
14.	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	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
14A.	<p>Prior to issuance of Improvement Plans, the Applicant shall conduct a Phase II Site Assessment (prepared by a qualified environmental consultant), specifically including conducting soil samples within the area adjacent to Bond Road specification ponds, and up to former corporate yard, staging, and structure areas, the wine evaporation ponds, and ten additional sites identified by the City in consultation with area residents. The qualified environmental consultant shall recommend any further testing regarding potential soils contaminants on the site in question. Any further testing shall be conducted and the findings and results reported prior to the City's approval of the subdivision's improvement plans. Should the findings include any further remediation measures, said remediation shall have been completed prior to the issuance of the first building permit.</p>	<p>Prior to issuance of Improvement Plans</p>	<p>Public Works</p>	
15.	<p>The trail portion of Sections B and B-1 shall be concrete without decomposed granite shoulders.</p>	<p>Improvement Plans</p>	<p>CSD Parks</p>	
16.	<p>The Applicant shall submit landscape and civil improvement plans and specifications for trails and paseos to the CSD for review and approval.</p>	<p>Improvement Plans</p>	<p>CCSD Parks</p>	
17.	<p>The Applicant shall submit civil improvement plans and specifications for park sites to CCSD Parks for review and approval.</p>	<p>Improvement Plans</p>	<p>CCSD Parks</p>	
18.	<p>Applicant shall construct & install landscaped trail according to plans and specifications approved by the CSD in Lot AA, Lot D, Lot G (Park site), Lot H (extends south of park site), Lot K, Lot N, Lot O, and Lot W.</p>	<p>Improvement Plans</p>	<p>CCSD Parks</p>	
19.	<p>Consistent with the Silverado Village SPA, open view fencing consisting of low block wall with tubular steel upper portion shall be installed on all homeowner lots directly abutting Lot J. Wall shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the wall shall be assigned to the homeowner and shall be recorded on the subject lots in a format satisfactory to the City.</p>	<p>Improvement Plans</p>	<p>Planning CCSD Parks</p>	
20.	<p>Fencing along Lots W and DD (paseos) and Lot K (park) shall be block wall. Wall shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the wall shall be assigned to the homeowner and recorded on the subject lots in a format satisfactory to the City.</p>	<p>Improvement Plans</p>	<p>Planning CCSD Parks</p>	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
21.	<p>The Applicant shall construct a solid masonry wall a minimum of six (6') feet in height at the westerly property line abutting Quail Ranch Estates. The wall shall be designed to minimize potential impacts to off-site trees and to help break up the mass of the wall. The Applicant shall provide an exclusive restricted easement or fee simple title equal to at least the length of the grade separation, to be maintained by the adjacent property owner pursuant to an agreement satisfactory to the City Planning Director. Final design of the wall (and any accompanying retaining wall, which shall also be masonry) shall be to the approval of the Zoning Administrator after consultation with the City Arborist and public hearing. The Applicant shall coordinate the design with the adjoining property owner and address their concerns to the extent feasible.</p>	Improvement Plans	Planning City Arborist	
22.	<p>The Applicant shall comply with all recommendations of the City Arborist as documented in the January 3, 2012 Tree Survey, as well as the Development Control Measures in EGMC Section 19.12.200.</p>	Improvement Plans	Planning City Arborist	
23.	<p>The following Trees of Local Importance, as identified in the January 3, 2012 Tree Survey, are approved for removal. Such removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12. All other Trees of Local Importance identified in the Tree Survey are hereby declared Secured Trees and subsequent removal shall be subject to further mitigation as specified in EGMC Chapter 19.12.</p> <p>Trees authorized for removal: 1, 2, 4, 6, 7 or 8, 9, 11 or 12, 14, 15, & 17.</p> <p>Further, the Applicant shall complete the Arborist recommendations for pruning/maintenance of the following trees:</p> <p>Maintenance required: 3, 5, 10, 11 or 12, 13, 18, & 19.</p>	Improvement Plans	Planning City Arborist	
24.	<p>Applicant shall provide meandering trail and irrigated landscape between the trail and the wall and the trail and the street according to plans and specifications approved by the CCSD for Lot F.</p>	Improvement Plans	CCSD Parks	
25.	<p>Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CSD.</p>	Improvement Plans	CCSD Parks	
26.	<p>Applicant shall pay a proportionate share of the cost to install a trail crossing/crosswalk at Waterman Road and Silverado Drive.</p>	Improvement Plans	CCSD Parks Public Works	
27.	<p>Applicant shall rough grade park sites pursuant to plans approved by the CCSD.</p>	Improvement Plans	CCSD Parks	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
28.	All development shall be serviced by public sewer to the satisfaction of Sacramento Area Sewer District. Each lot with a sewage source shall have a separate connection to the public system. If there is more than one building on any lot and the lot is not proposed for split, then each building on that lot shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
29.	The Applicant shall prepare a Subdivision Level (Level 3) sewer study prior to the approval of the improvement plans. The study shall be subject to review and approval of SASD prior to approval of improvement plans. The study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASD's most recent "Minimum Sewer Study Requirements." The study shall be done on a no "shed-shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards. Dependent upon the outcome of the sewer study, off-site sewer lines may be required at the discretion and approval of SASD.	Improvement Plans	SASD	
30.	All abandoned wells on the proposed Project site shall be destroyed in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
31.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	SCWA	
32.	All Transmission mains shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval	Improvement Plans	SCWA	
32A.	No connections to urban services (e.g. public water, public sewer) shall be provided within the area designed on the General Plan Land Use Map as Rural Residential. This does not limit the use of urban services in the Rural Residential area when the point of connection and meters are made by a governmental agency outside of the Rural Residential area to serve a park.	Improvement Plans	Public Works	
32B.	The Applicant shall dedicate, design, and construct a roundabout, to the satisfaction of the City, at the intersection of Silverado Drive and Waterman Road.	Improvement Plans	Public Works	
Prior To or In Conjunction With Final Map Recordation				
33.	The Applicant shall design and construct a westbound right-turn pocket for Silverado Drive on Bond Road to the satisfaction of Public Works. The turn lane shall include a minimum 100' pocket with a 90' bay taper.	Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
34.	The Applicant shall dedicate, design and improve an expanded intersection at Silverado Drive and Bond Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The southbound approach shall accommodate a right-turn lane and a shared through/left-turn lane.	Final Map	Public Works	
35.	The Applicant shall design and construct a northbound left-turn pocket for Silverado Drive on Waterman Road to the satisfaction of Public Works. The left-turn lane shall include a minimum 120' pocket with a 120' bay taper. Appropriate transitions, including all necessary signage and striping north and south of Silverado Drive. The transition shall be in accordance with the latest version of California MUTCD and to the satisfaction of Public Works.	Final Map	Public Works	
36.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.	Final Map	Public Works	
37.	The Applicant shall install ladder crosswalk striping at the following locations to the satisfaction of Public Works. <ul style="list-style-type: none"> o Intersection of "A" Street and "M" Street o Intersection of "B" Street and "C" Ct o Intersection of "B" Street and "E" Ct o Intersection of "V" Street and Silverado Drive Additional location(s) may be required and will be determined at Improvement Plan.	Final Map	Public Works	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>38. Consistent with the SVSPA, the Applicant shall install enhanced pedestrian cross-walks at the following intersections where trails cross roads or other enhanced pedestrian connections are provided. "Enhanced pedestrian cross-walks" shall consist of colored pavers (type and color to be approved by the Planning Director) with pedestrian crosswalk striping pursuant to City standards."</p> <ul style="list-style-type: none"> o M Street and Silverado Drive o M Street west of Lot W (paseo) o A Street north of Lot D (trail corridor) o G Street at I street, north side o I Street at H Street, north side o J Street at B Street, west side o Silverado Drive at B Street/Village Center Lane, all four sides o Silverado Drive at A Street, all four sides o Silverado Drive at U Street/Lot W (paseo), north side o Silverado Drive at V Street, south side o U Street at O Street, north side o U Street at R Street, north side o U Street at V Street, north side o Lot F trail at Silverado Drive, west side o Silverado Drive at Waterman Road, north side (connecting to trail head at Sheldon and Waterman project) 	Final Map	Public Works Planning	
<p>39. The Applicant shall design and construct the following traffic calming devices in accordance with the City's Improvement Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Speed table, hump, or lumps <ul style="list-style-type: none"> o "B" Street, "G" Street, "M" Street, "O" Street, "V" Street, and Silverado Drive • Bulb-outs or approved equivalent <ul style="list-style-type: none"> o Intersection of "A" Street and "M" Street o Intersection of "B" Street and "C" Ct o Intersection of "B" Street and "E" Ct o Intersection of "V" Street and Silverado Drive o "M" Street west of Lot W (paseo) o "A" Street north of Lot D (trail corridor) <p>Construction of the traffic calming devices shall be completed prior to Final Map acceptance. Additional location(s) may be required and will be determined at Improvement Plan.</p>	Final Map	Public Works	
<p>40. The Applicant shall pay their fair-share cost towards the design and construction of the Bond Road Pipe Upsizing project as determined by Public Works.</p>	Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
41.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot J, detention area as shown on the Tentative Subdivision Map.	Final Map	Public Works	
42.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot O and Lot N for landscaping purposes as shown on the Tentative Subdivision Map.	Final Map	Public Works	
42A.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lots C and E as shown on the Tentative Subdivision Map	Final Map	Public Works	
43.	The Applicant shall dedicate a pedestrian easement over all public sidewalks that are located outside of the public right-of-way.	Final Map	Public Works	
44.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets where such easements do not already exist.	Final Map	Public Works	
45.	The Applicant shall submit legal descriptions and plats to the City to set aside the proposed right-of-way for "G" Street within the existing City property along Bond Road. The Applicant shall be responsible for all costs incurred to process these documents through City Council approval.	Final Map	Public Works	
46.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Public Works	
47.	All eligible park lands, parkland, paseos, trail corridors, and other open space areas shall be dedicated in fee title to the City of Elk Grove and/or Cosumnes Community Services District (CCSD). Park improvements shall be bonded for prior to approval of final map or as otherwise specified in a Development Agreement approved by the City Council.	Final Map	Public Works CCSD	
47A.	The Applicant shall increase the size of Lot GG park, to the satisfaction of the City and CCSD, to meet the standards for a Local Park. Specifically, the site shall be of a minimum size to support a tot lot.	Final Map	Public Works CCSD	
48.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Public Works	
49.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
49A.	The Applicant shall dedicate Lots C and E to the City as a single lot. The lot shall be encumbered with a preservation easement and secured with an endowment (in an amount satisfactory to the U.S. Army Corp of Engineers and conservator) for the future monitoring and maintenance of on-site wetland areas.	Final Map	Public Works	
50.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless specifically directed by these Conditions of Approval. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Public Works	
51.	The Applicant shall abandon a portion of right-of-way easements pursuant to 940224 O.R. 2032 as shown on the Tentative Subdivision Map to the satisfaction of Public Works.	Final Map	Public Works	
52.	Prior to recordation of the Final Map, the Applicant shall design and improve the multi-purpose trail segments, (including but not limited to, Lots D, H, AA, BB, CC) as identified on the tentative subdivision map, in accordance with adopted trail standards and as shown on the tentative subdivision map and the SVSPA. The Applicant shall be responsible for maintaining the trail segment until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Public Works	
53.	Prior to recordation of the Final Map, the Applicant shall design and improve open space Lot F and Lot I as identified on the tentative subdivision map. The Applicant shall be responsible for maintaining the open space until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Public Works	
54.	The Applicant shall dedicate, design and improve an expanded intersection at Silverado Drive and Waterman Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
55.	The Applicant shall dedicate right-of-way for a future roundabout at the intersection of Silverado Drive and Waterman Road to the satisfaction of Public Works.	Final Map	Public Works	
56.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	
56A.	Lots abutting the westerly boundary adjacent to Quail Ranch Estates shall have lot widths matching the adjacent off-site lots to the extent possible. These lots may measure less than 100' deep provided they comply with the minimum lot size requirement, with the objective of protecting existing trees along or adjacent to the property line to the extent feasible.	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
56B.	<p>The Applicant shall, as part of the Final Map, record the following restrictions in a form satisfactory to the City:</p> <ol style="list-style-type: none"> 1. Minimum rear yard setback for the primary dwelling for lots adjacent to Quail Ranch Estates shall be twenty (20') feet. Deviations to a minimum of fifteen (15') feet may be approved through Master Home Plan Design Review when lot depth reductions are required pursuant to Condition of Approval #21. 2. Lots abutting Quail Ranch Estates shall be limited to single story homes. 	Final Map	Public Works Planning	
57.	<p>The Applicant shall design all phases of this Project 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 green waste carts are to be stored onsite, out of view of the general public.</p>	Final Map	Public Works	
58.	<p>The Applicant shall modify the existing traffic signal at the intersection of Bond Road/Crowell Drive/Silverado Drive to accommodate the fourth leg in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works	
59.	<p>The Applicant shall design and improve the westerly half-section of Waterman Road, south of Silverado Drive, measured 36' from the approved centerline. Improvements will be based on 72' arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works	
60.	<p>The Applicant shall pay all drainage fees for parks and trails lots. Documentation to the CCSD verifying payment of drainage fees shall be required.</p>	Final Map	CCSD Parks	
61.	<p>Provide the CSD with verification that the LOT G, LOT GG, and LOT K park sites are free of wetlands. Alternatively, provide documentation verifying all wetland fill requirements have been addressed.</p>	Final Map	CCSD Parks	
62.	<p>Prior to the recordation of the final map, the Applicant shall either (1) approve an annual Community Facilities District ("CFD") special tax or (2) deposit a sum of money, as determined by the CCSD, sufficient for the CCSD to fund the cost of both (a) routine and deferred maintenance and replacement of park facilities, trails, and corridors attributable to the property; and (b) replacement of district-wide facilities attributable to the property. In the event that the Applicant fails to approve an annual CFD special tax or deposit a sufficient sum of money as provided here for such purpose for the CCSD, no Final Map shall be recorded.</p>	Final Map	CCSD Parks	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
63.	<p>Prior to the recordation of the Final Map, the Applicant(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of 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 Prior to building special taxes of the Community Facilities District or the sum of money Permit issuance deposited with the Cosumnes Community Services District. In the event that the Applicant 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 Final Map shall be recorded.</p>	Final Map	CCSD Fire	
64.	<p>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 Applicant(s) 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>	Final Map	Finance	
65.	<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>	Final Map	Finance	
66.	<p>Prior to the final map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 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	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
67.	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 .	Final Map	Finance	
68.	All street names shall be approved by the City of Elk Grove, in consultation with the Cosumnes CSD Fire Department, as part of the recordation of the Final Map.	Final Map	Public Works CCSD Fire Department	
69.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works.	Final Map	Public Works	
<u>Prior To or In Conjunction With Building Permit</u>				
70.	All building, apartment, and suite numbers addressing shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department CCSD Fire Department	
71.	Applicant shall undertake a good faith effort to amend the Preserve Operations and Management Plan to address the following: <ul style="list-style-type: none"> • Allow the use of all available mosquito control products, including adulticides, to be used within the entire project area to adequately protect the nearby residents from vector borne diseases, as provided in the Sacramento-Yolo Mosquito and Vector Control's Integrated Pest Management Plan (IPM) • Include routine maintenance activities to reduce mosquito breeding sources and subsequent chemical applications. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72.	Applicant shall provide the Sacramento-Yolo Mosquito and Vector Control District with a copy of the following: <ul style="list-style-type: none"> • An updated copy of the Conceptual Storm Drainage Plan and Storm Drain Master Plan as mentioned in the approved 404 permit. • Construction details, long term maintenance mandates, and schedules for the detention basin, storm filter devices located near Bond Road, and curbside catch basins. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72A.	Applicant shall design and improve, to the satisfaction of CCSD, the park at Lot GG.	Prior to Issuance of 1 st Building Permit in Phase 2A	CCSD Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
73.	Final Map(s) shall be completed, approved, and recorded prior to issuance of the 1 st Building Permit. Model home permits may be issued prior to the recording of the Final Map upon approval of the City.	Building Permit	Public Works Planning	
74.	The Applicant shall submit a Flood Elevation Certification for Lots/Parcels 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	
75.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of Public Works.	Building Permit	Public Works	
76.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Public Works. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Public Works	
77.	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.	Building Permit	Public Works	
78.	The Applicant shall provide with each residential lot in Villages 1 & 2 a paved space that is screened from public view for the storage of trash, recycling and green waste carts to the satisfaction of the Planning Director. The Application shall also provide a paved pathway from space to the public Right-of-Way or other approved collection area.	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-175

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 July 23, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Cooper, Detrick, Hume, Trigg

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


Jason Lindgren, City Clerk
City of Elk Grove, California