

RESOLUTION NO. 2004-229

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING A REVISED MITIGATION MONITORING REPORTING
PROGRAM/CONDITIONS OF APPROVAL (MMRP/COA) FOR SHELDON PLACE
PROJECT APPROVED UNDER APPLICATION EG-02-348**

WHEREAS, the City of Elk Grove City Council previously adopted a Mitigated Negative Declaration for Sheldon Place project under application EG-02-348 on March 17, 2004; and

WHEREAS, adoption of a revised MMRP/COA based on the Mitigated Negative Declaration, is necessary in ensuring implementation of mitigation measures thereby reducing project specific environmental impacts to less than significant level.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby adopts the revised MMRP/Conditions of Approval for Sheldon Place project under application EG-02-348.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 15th day of September 2004.




SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

**RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:**

**CITY OF ELK GROVE
Development Services
Planning
8400 Laguna Palms Way
Elk Grove, CA 95758**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**AGREEMENT
TO
MITIGATION MONITORING AND REPORTING PROGRAM
FOR
SHELDON PLACE - CALVINE 99 SPECIAL PLANNING AREA AMENDMENT AND TENTATIVE
SUBDIVISION MAP**

City Control Number: EG-02-348- SHELDON PLACE

Assessor's Parcel Number: APN 115-0150-006, 022, 023 and 024

Project Description:

- Amendment to the Calvine 99 SPA Land Use Plan (Section 508-212.3) adding a neighborhood park
- 164- single family lot subdivision within the Calvine 99 Special Planning Area
- Design Review for subdivision layout

Location

The project is located at North of Sheldon Road, between East Stockton Blvd. and Auberry Drive.

**Project Applicant: Mike Stetner, Centex Homes
3700 Douglas Blvd. Suite 150
Roseville, CA 95661**

Prepared by: City of Elk Grove
Development Services - Planning

Date: September 15, 2004

DECLARATION OF AGREEMENT

This Mitigation Monitoring and Reporting Program applies to certain real property, a Legal Description of which is attached as Exhibit A. I (We) the undersigned agree that this Mitigation Monitoring and Reporting Program applies to the real property described in Exhibit A. I (We) the undersigned am (are) the legal owner(s) of that property, and agree to comply with the requirements of this Mitigation Monitoring and Reporting Program (Summary and Mitigation Measures) included as Exhibit B.

IN WITNESS WHEREOF, this declaration is hereby executed by the undersigned named legal owner(s) of the subject property on this ____ day of _____, 20__.

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On _____ before me, _____, a Notary Public in and for said county, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On _____ before me, _____, a Notary Public in and for said county, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature

Exhibit A

DESCRIPTION

That certain property situated in the State of California, County of Sacramento, Unincorporated Area, described as follows:

All that portion of the Southwest quarter of Section 23, Township 7 North, Range 5 East, MDB&M., described as follows:

Commencing at the Southeast corner of the Southwest quarter of Section 23, Township 7 North, Range 5 East, MDB&M., thence North on the half section line 160 rods to the center of said Section 23; thence West on the mid Section line 79 1/2 rods, more or less, to a partition fence dividing the lands of Lily S. Dart and Mary A. Dart, his wife, from the lands of Norris Leavitt; thence South following the course of said fence 36 rods; thence at right angles West 7 rods and 6 feet, more or less, to the center of the upper Stockton Road; thence in a Southeasterly direction and following the centerline of said upper Stockton Road, 130 rods, more or less, to the South line of said Section 23; thence East along the South line of said Section 23, a distance of 45 rods, more or less to the place of beginning.

EXCEPTING THEREFROM all that certain piece or parcel of land described in that certain Deed executed by Rupert L. Dart and Elsie R. Dart, husband and wife, and Mary A. Dart, to George X. Fleming and Herbert Walter dated June 2, 1926, recorded June 4, 1926, in Book 75 of Official Records, page 382.

ALSO EXCEPTING THEREFROM all that property conveyed to the State of California by Deed recorded September 24, 1948 in Book 1549, Official Records.

ALSO EXCEPTING THEREFROM all that property conveyed to the State of California by Deed recorded April 15, 1954, in Book 2588, page 318, Official Records.

DESCRIPTION

That certain property situated in the State of California, County of Sacramento, Unincorporated Area, described as follows:

Parcels 1, 2 and 3 as shown on the Parcel Map filed February 27, 1978 in Book 38 of Parcel Maps, at page 6, Sacramento County Records.

SUMMARY

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the City of Elk Grove Code, a Mitigation Monitoring and Reporting Program, City Control Number **EG-02-348**, has been established for the project entitled **SHELDON PLACE - CALVINE 99 SPECIAL PLANNING AREA AMENDMENT, TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW**. The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

It shall be the responsibility of the project applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City of Elk Grove Development Services - Planning will verify, within ten (10) business days of notification that the project is in compliance. Any non-compliance will be reported to the project applicant, and it shall be the project applicant's responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project applicant in accordance with Chapter 20.02 of the City of Elk Grove Code.

It shall be the responsibility of the project applicant to reimburse the City for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program, including any necessary enforcement actions. The initial estimate of City monitoring costs for this project is **\$2,000.00**, which must be paid to the City of Elk Grove Development Services - Planning. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the applicant; and if the actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the applicant.

Pursuant to Section 20.02.060 of the City of Elk Grove Code, upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall issue and the City Clerk shall record a Program Completion Certificate for the project.

In order to record the adopted Mitigation Monitoring and Reporting Program with the County Recorder as required by Section 20.02.050(b)(2) of the City of Elk Grove Code, the project applicant shall provide to the City of Elk Grove Planning Division a Legal Description for the real property that is the subject of the project.

The requirements of this adopted Program run with the real property that is the subject of the project, as described in **Exhibit A**. Successive owners, heirs and assigns of this real property are bound to comply with all of the requirements of the adopted Program.

Prior to any lease, sale, transfer or conveyance of any portion of the real property that is the subject of the project, the record owner(s) at the time of the application for the project, or his or her successor's in interest, shall provide a copy of the adopted Program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

Chapter 20.02 of the City of Elk Grove Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section 20.02.090 of the City of Elk Grove Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal

penalties, which are found in Section 20.02.080 of the City of Elk Grove Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.

STANDARD PROVISIONS

1. Any/all Preliminary Grading Plans, Improvement Plans and/or Building/Development Plans which are submitted to the appropriate City of Elk Grove department for this project, and revisions to those Plans which are subsequently submitted, shall be in full compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). If the Elk Grove Development Services - Planning determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant or responsible party with a letter specifying the items of non-compliance, and instructing the applicant or responsible party to revise the Plans and resubmit them to the approving department.

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>1. The development approved by this action is for a Rescission of a Zoning Agreement and Design Review as illustrated in the project plans dated August 26, 2004.</p> <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	
<p>2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>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 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	
<p>4. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supercede the approved site plan.</p>	On-Going	Public Works	
<p>5. All improvements shall be dedicated, designed and constructed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	On-Going	Public Works	
<p>6. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.</p>	On-Going	Public Works	
<p>7. Construct the stormwater treatment facilities prior to the drainage entering the public drainage system to</p>	On-going	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the satisfaction of the City's Public Works and provide an agreement for the maintenance of such treatment facility.			
8. Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	On-Going	Public Works	
9. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches.	On-Going	Public Works	
10. Zoning Agreement 86-4728 (Resolution 87-1091) recorded August , 1987 in Book 870804 page 1869 is rescinded for APN 115-0170-037	On-Going	Planning	
11. The project site shall not include a drive thru. Any drive thru proposal would require the site plan to be modified by the City Council.	On-Going	Planning	
Construction Activities /Improvement Plans			
12. In order to mitigate for the loss of Swainson's hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove's approved	Grading and Improvement Plans	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>mitigation alternatives:</p> <p>Prior to approval or recordation of final maps; issuance of building and/or grading permits; approval of improvement plans, including offsite improvements, the project applicant shall provide Development Services-Planning written verification that <u>one</u> of following mitigation measures has been implemented:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR • Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. 			
<p>13. The project applicant shall place the following mitigation requirements in all construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. During the construction phase of the project, compliance with District Rule 403 – FUGITIVE DUST is required. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits.</p>	<p>Note on Improvement Plans</p>	<p>Planning</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • The project applicant and/or prime contractor shall comply with SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces which can give rise to airborne dust." • Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. • Use low-emission on-site stationary equipment whenever possible. • Encourage construction employees to carpool to the work site. • Minimize idling time to 10 minutes. • Maintain construction equipment through regular and proper maintenance. • All material transported offsite shall be either sufficiently watered or securely covered to prevent public nuisance. • During initial grading, earthmoving, or site preparation a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress. 			
<p>14. A masonry wall of at least 6 feet in height will be constructed adjacent to the residential development prior to building construction. Foundation construction may begin prior to wall completion.</p>	<p>Improvement Plans and Building Plans</p>	<p>Planning</p>	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
15.	Pedestrian access to the north shall be provided and constructed between buildings Retail 1 and Retail 2 as shown on the site plan.	Improvement Plans and Building Plans	Planning	
16.	The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Grading and Improvement Plans	Public Works	
167	All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permits	Public Works	
18.	Water Supply will be provided by the Sacramento County Water Agency.	Shown on Improvement Plans	Sac County Water Agency	
19.	Provide public water service to each building.	Shown on Improvement Plans	Sac County Water Agency	
20.	Dedicate maintenance easements in all private and public streets over all water lines to the satisfaction of Sacramento County Water Agency.	Prior to approval of Improvement Plans	Sac County Water Agency	
21.	Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Improvement Plans	CSD-1	
22.	Each building shall have a separate connection to the collector sewer system.	Improvement Plans	CSD-1	
23.	In order to obtain sewer service, construction of collector sewer will be required. If public collector sewer is constructed, public sewer easements will be required, and the subject project owner shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.	Improvement Plans	CSD-1	
24.	All public sewer easements shall be dedicated to CSD-1, and in the form approved by the District Engineer. All sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
25.	Pay Park and Recreation Review Fees as required by the EGCS D.	Improvement Plans	EGCS D Parks and Recreation	
26.	Landscape corridors shall be constructed and installed in accordance with plans and specifications approved by the EGCS D and shall be consistent with the EGCS D "General Guidelines for Landscape Corridor Design" and other EGCS D projects in close vicinity to the area.	Improvement Plans	EGCS D Parks and Recreation	
27.	When improvements to the landscape corridors are complete, an easement shall be conveyed to the EGCS D for ongoing maintenance, operation, repair and replacement. Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the EGCS D incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218.	Improvement Plans	EGCS D Parks and Recreation	
28.	The location of the trash enclosures shall be moved to eliminate single loaded parking stalls. The trash enclosure shall include a container for recycling and solid waste. The location of the trash enclosures shall be relocated to parking stall 21 and 56 with the elimination of parking stalls 20 and 55.	Improvement Plans and Building Plans	Planning and Police	
29.	Landscape Plans shall be submitted to the City for water conservation requirement review. Landscape plans shall be reviewed prior to building permit issuance. The landscape plan shall include large screen trees and landscape trees along the north and west property lines.	Improvement Plans or Building Plans	Landscape Architect	
30.	Grant the City of Elk Grove right-of-way and design and install improvements along project frontage and at the intersection of Elk Grove-Florin Road and Sheldon Road, based upon an expanded intersection	Prior to Improvement Plan Approval and with construction	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>as identified in Sheldon Road Widening Project Report, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A raised median shall be required along the property frontage.</p> <p>Note:</p> <ul style="list-style-type: none"> • On Elk Grove-Florin Road extend the right turn lane from Sheldon Road, through the project's driveway to the north edge of the project to match the Elk Grove-Florin Improvements for Elk Meadow. This lane shall be at least 11 feet wide. • Extend the bus turn out on Sheldon Road as a bus turn out/right turn trap lane to the driveway on Sheldon Road. This lane shall be 11 feet wide. • Per the Sheldon Road Widening Project Report, the eastbound left turn lane on Sheldon Road must provide 620' of storage (total stacking feet). The Sheldon Road driveway shall be evaluated at improvement plan submittal to determine if a left into the project can be accommodated while providing the required 620' of storage for the Sheldon Road eastbound left turn pocket. Median improvements shall be the responsibility of this project to design and construct. • Design and construct the necessary traffic signal improvements and roadway and striping transitions through the intersection of Elk Grove-Florin and Sheldon Roads arising from the required improvements associated with this project. 			
<p>31. Improvements for Elk Grove Florin Road will be based on a 108' equivalent thoroughfare in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Public Works</p>	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
32.	Improvement for Sheldon Road will be based on an 84' equivalent arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Improvement Plan Approval	Public Works	
33.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public streets.	Prior to Improvement Plan Approval	Public Works	
34.	The 20' temporary construction easement must be abandoned to construct pad "C".	Prior to Pad C Building Permit	Public Works	
35.	All driveways shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	Improvement Plans	Public Works	
36.	All driveways throat depth shall be at least 50 feet, clear of parking spaces, measured from the back of sidewalk, except for the Sheldon Road entrance where throat depth shall be measured from lane line.	Improvement Plans	Public Works	
37.	All driveways must be designed and constructed to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
38.	All improvements shall be designed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
39.	The internal circulation and access shall be subject to the review and approval of Public Works.	Improvement Plans	Public Works	
40.	Provide calculation and layout showing drainage 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.	Improvement Plans	Public Works	
41.	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	Improvement Plans/Grading/ Building Permit	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.			
42. The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Grading Plan / Improvement Plans	Public Works	
43. Improvement plan must be approved by Public Works prior to Grading Permit.	Grading Permit	Public Works	
44. Notice of Intent filed and SWPPP prepared.	Prior to issuance of the Grading Permit	Public Works	
45. All driveways shall require an encroachment permit. At that time the curb, gutter, sidewalk and all public improvements shall be evaluated to determine if those improvements need to be repaired and/or reconstructed.	Encroachment Permit	Public Works	
Building Permits			
46. All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permits	Public Works	
47. At all street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Building Permit	Public Works	
48. Driveways on Sheldon Road and Elk Grove-Florin Road shall be a right in/right out. Per Sheldon Road Widening Project Report the eastbound left turn lanes on Sheldon Road provide 620' of storage. The Sheldon Road driveway shall be evaluated at improvement plan submittal to determine if a left in can be accommodated while providing 620' of storage for the Sheldon Road eastbound left turn pocket. If granted, the City reserves the right to close the left turn access in the future as the result of conflicts with the operation of the intersection.	Prior to Occupancy	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
49.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Occupancy	Public Works	

General Compliance Items for Building Permit

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Provide separate water service to the building.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. 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.
7. Dead-end streets in excess of 150 feet require emergency vehicle turn-a-rounds.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
10. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4, 999 square feet.
11. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the Fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of a signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.
12. All civil engineering plans are required to be submitted in an electronic format. When plan is ready for final signature, it is required that the engineering firm will submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

DFX (Drawing Interchange file) release 2002 or previous
DWG (Applies to AUOCAD drawing file) release 2002 or previous

13. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
14. 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 the units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
15. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
16. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten- (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
17. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 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.
18. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 15 % for concrete. The roadways shall be constructed to a 20-foot minimum width with a minimum of three (3) inches AC over six (6) inches AB with good drainage.
19. Traffic pre-emption devices of a typed 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 the Elk Grove Fire Department.
20. Required fire alarm systems (other than single family dwellings) shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
21. Permits and/or fees are required for the following plan reviews: site plan, architectural plan, fire sprinkler plan, fire alarm plan, and special extinguishing plans.
22. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.
23. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or traffic calming devices are subject to standards outlined by the Elk Grove Fire Department.

24. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
- B. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- D. Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-229

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 15th day of September 2004 by the following vote:

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

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:




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