

RESOLUTION NO. 2005-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW (RESIDENTIAL SUBDIVISION MAP) FOR A PROJECT KNOWN AS CROOKED CREEK ESTATES, APPLICATION NO. EG-03-499, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Crooked Creek Estates, represented by Carson Development, filed an application with the City of Elk Grove (hereinafter referred to as City) for a Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 134-0110-064, 065, 073); and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on December 9, 2004 and recommended City Council approval of the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE HEREBY RESOLVES AS FOLLOWS:

Approve the Crooked Creek Estates Tentative Subdivision Map and Design Review based on the following findings and the attached exhibits and conditions of approval included as Exhibit A and B, respectively.

1. CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed, conditioned and mitigated, will have a significant effect on the environment. A Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The mitigated negative declaration reflects the independent judgment and analysis of the City.

Evidence: An Initial Environmental Study was prepared for the proposed project. The Initial Study identified potentially significant adverse effects in the areas of construction air quality, biological resources, cultural resources. Conditions of approval have been imposed on the project and the applicant has agreed to implement proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant adverse effects on the environment would occur. Preparation of a Mitigation Monitoring and Reporting Program (MMRP)

shall be required in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation. All project changes required to avoid significant effects on the environment or to reduce potentially significant effects to a less than significant level have been incorporated into the project.

The City forwarded the Notice of Intent to Adopt the Mitigated Negative Declaration through the State Clearinghouse, pursuant to CEQA Guidelines 15072. A 30-day review and comment period was opened on October 20, 2004 and closed November 20. The Mitigated Negative Declaration was made available to the public during this review period. The City received written comment letters within the 30-day public review period which were addressed in the Planning Commission staff report. The City has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

2. General Plan, East Elk Grove Specific Plan and Zoning Code

Finding: The project is consistent with the goals and policies of the Elk Grove General Plan and East Elk Grove Specific Plan (EEGSP) and zoning code.

Evidence: General Plan Land Use Element Policies LU-21 and LU-22 states that land uses and development in the EEGSP area shall generally conform to the adopted policies and corresponding land use map. Additionally, EEGSP allows for amendments that maintain compliance with the requirements and intent of the policy plan. As proposed, the amendments are minor in nature, will retain its general configuration, location and approved use, and have been evaluated and approved by the affected agencies. The project is determined to be consistent with the goals and policies of the General Plan and EEGSP for an orderly and systematic development and responds to opportunities and constraints in the local community area.

3. Tentative Subdivision Map

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the designs of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map. However, the following statements are applicable:

- a. The proposed maps are consistent with the Elk Grove General Plan, amendment to East Elk Grove Specific Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, amendment East Elk Grove Specific Plan and design standards of the municipal code.
- c. The site is physically suitable for the residential and future light-industrial development and will be consistent with the General Plan and East Elk Grove Specific Plan.
- d. The site is appropriate for the specified density of development as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Crooked Creek Estates project determined that potential environmental impacts from the design of the subdivision will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Crooked Creek Estates project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the identified Mitigation Measures and Conditions of Approval.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

4. Design Review

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence: The proposed Elk Grove General Plan has acknowledged the East Elk Grove Specific Plan as a key component of the General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The Crooked Creek Estates project is consistent with the land use densities and design within the East Elk Grove Specific Plan and subsequently the Elk Grove General Plan. The proposal is consistent with the allowed density ranges and uses in the East Elk Grove Specific Plan, Elk Grove General Plan and General Plan Land Use Map.

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

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern consistent with the requirements of the East Elk Grove Specific Plan. Roadways have bicycle lanes where necessary. Traffic calming measures have also been included to reduce conflicts between varying modes of transportation.

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

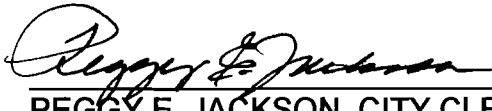
Evidence: The Crooked Creek Estates project has been designed in accordance with the East Elk Grove Specific Plan and provides connectivity to the existing street network, multipurpose trail, as well as an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 5th day of January 2005.



DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

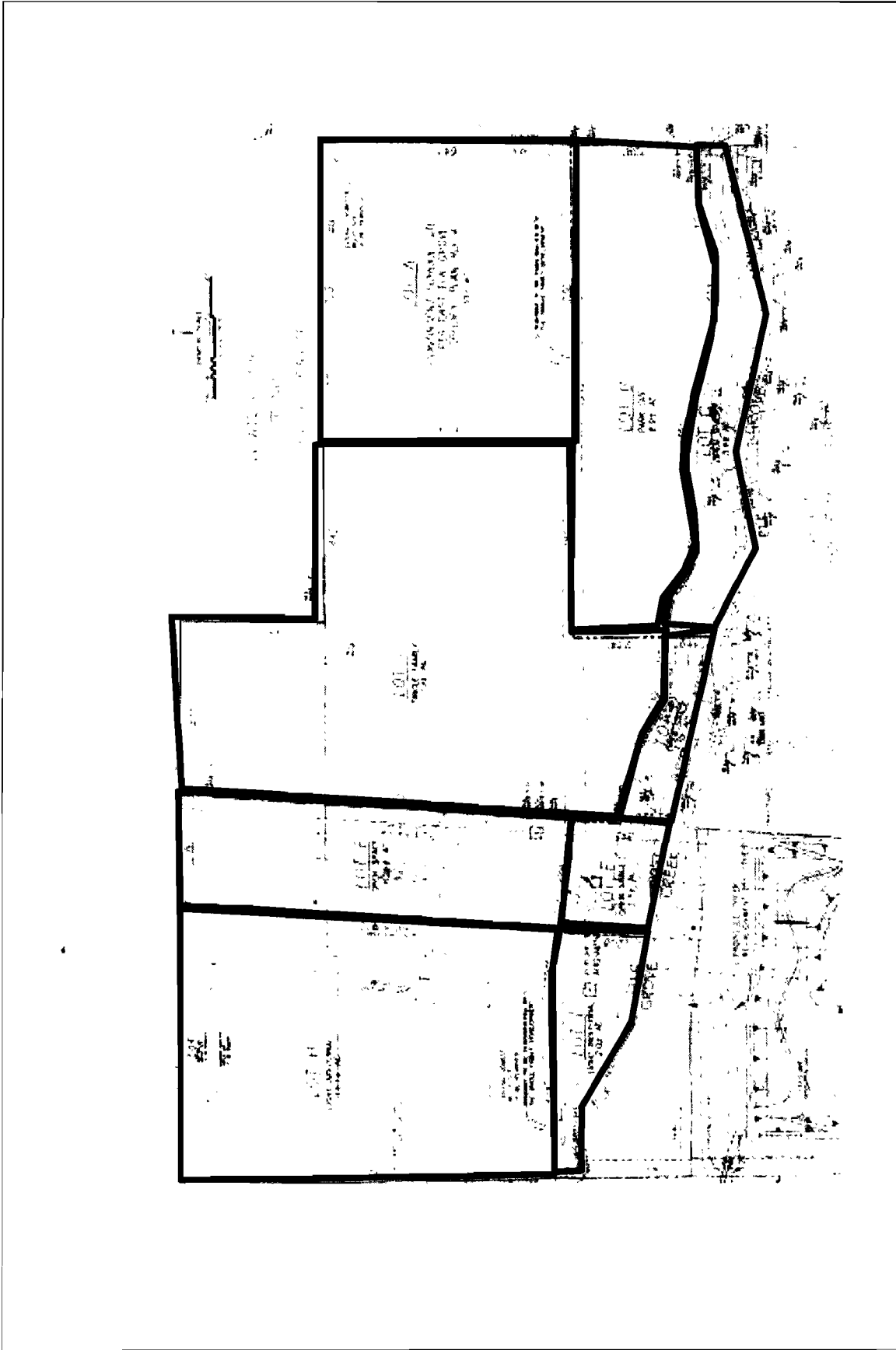
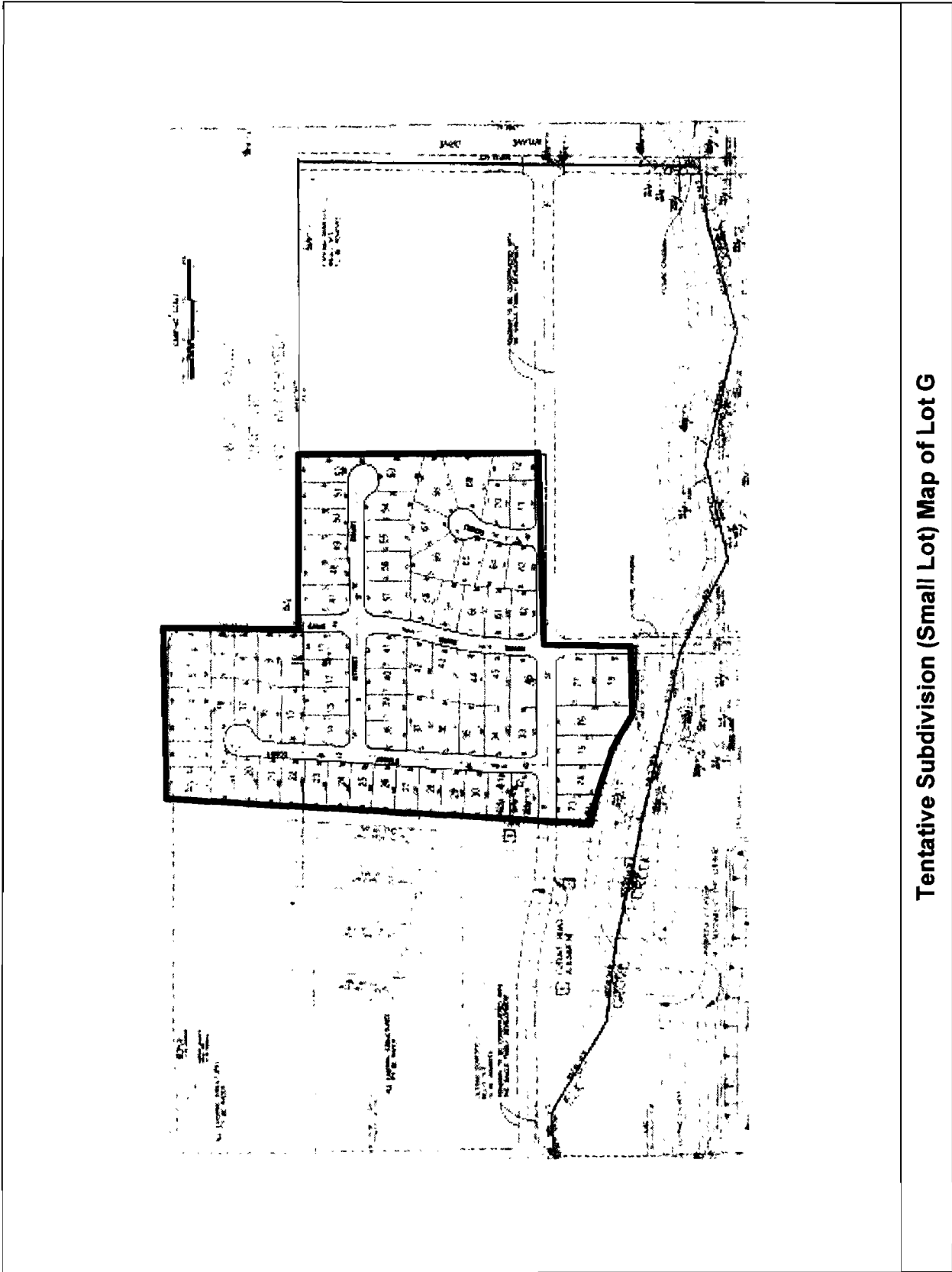


Exhibit A. Tentative Subdivision (Large Lot) Map



Tentative Subdivision (Small Lot) Map of Lot G

Exhibit B: Mitigation Measures/Conditions of Approval EG-03-499 Amendment to EEGSP, Rezone, Tentative Subdivision Map, Design Review (Subdivision Map)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action is for the following:</p> <ul style="list-style-type: none"> • Amendment to East Elk Grove Specific Plan (EEGSP) Land Use Map involving the relocation of the approved Public School, Park and Low Density Residential sites; • Rezoning of subject 66+acre property from AR-10 and AR-10(F) to Industrial Office-Park (MP), Residential-4 dwelling/acre (RD-4), Open Space (O) and Public Park; • Tentative Large Lot Subdivision Map creating Lots A-I (Map dated November 2004); • Tentative Subdivision Map of Lot G creating (78) RD-4 zoned residential lots (Map dated November 2004); and • Design Review-Residential Subdivision Map <p>This is further described in the City Council staff report and associated exhibits dated January 5, 2005.</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 Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.</p>	Three years, commencing with the date of City Council approval.	Planning	

4.	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.	On-Going	Planning	
5.	If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	On-Going	Development Services- Public Works	
6.	All applicable Mitigation Measures adopted for the East Elk Grove Specific Plan are required for this project along with the Mitigation Measures in the Mitigated Negative Declaration prepared for this project.	On-Going	Development Services – Planning	
7.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Development Services- Public Works	
8.	Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both	On-Going	Development Services- Public Works	

	building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works.			
9.	All traffic calming devices and locations must be approved by Public Works prior to installation. Install 2 sets of speed cushions on Kent Street just west of B Street and west of Rhone River Drive.	On-Going	Development Services- Public Works	
	Prior to Improvement or Grading Plan			
10.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no improvement plan or grading plan for the subject property shall be approved. (Planning)	Prior to Issuance of Improvement Plan or Grading Permit	Development Services- Planning	
11.	Mitigation Measure 1 (Air Quality) Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the SMAQMD prior to operation. The applicant, developer or operator of a project that includes an emergency generator, boiler or heater should contact the District early to determine if a permit is required and to begin the permit application process. Portable construction equipment that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a District permit are operations that generate airborne	Prior to approval of Improvement Plan or Grading Permit	Development Services- Planning & SMAQMD	

	particulate emissions.			
12.	<p>Mitigation Measure 2 (Air Quality) Category 1: Reducing NOx emissions from off-road diesel powered equipment. The project shall provide a plan from approval by the City of Elk Grove and SMAQMD demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOx reduction and 45% particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p>	Prior to approval of Improvement Plan or Grading Permit	Development Services- Planning & SMAQMD	

	<p>And: Category 2: Controlling visible emissions from off-road diesel powered equipment. The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40% opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p>			
13.	<p>Mitigation Measure 3 (Biological Resources) Prior to approval of improvement plans, a special-status/rare plant survey shall be conducted, at the time of year when special-status/rare plant species are both evident and identifiable, by a qualified botanist for the portions of the project site supporting wetland and riparian</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

	<p>vegetation. Results of the special-status/rare plant survey shall be submitted to the California Department of Fish and Game and City of Elk Grove Development Services – Planning for review and approval.</p> <p>If special-status or rare plant species are found within the proposed development area, a mitigation plan prepared by a qualified botanist in consultation with the Department of Fish and Game, shall be submitted to the City of Elk Grove-Planning for review and approval. Upon approval, the mitigation plan shall be implemented. The plan shall include but not limited to, the type, quantity, quality and location of the species and the appropriate mitigation method (e.g. transplantation, on-site and off-site preservation) recommended by the biologist or CDFG, mitigation success criteria, and contingency plans for failure to meet the success criteria.</p>			
14.	<p>Mitigation Measure 4 (Biological Resources)</p> <p>The applicant shall conduct a focused survey for vernal pool fairy shrimp and vernal pool tadpole shrimp at the time of year when the species are both evident and identifiable, by a qualified biologist for the portions of the project site supporting wetland habitat. If either species is present on the site, a mitigation plan shall be prepared in consultation with U.S. Fish and Wildlife Service and any necessary permits or approvals shall be received prior to disturbance of the site.</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

	A copy of any/all required permits and verification of any required actions shall be submitted to the City.			
15.	<p>Mitigation Measure 5 (Biological Resources)</p> <p>The applicant shall consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Grading Permit, whichever occurs first, to ensure that no individual take of California tiger salamander occurs. The CDFG may require pre-development surveys to determine the presence or absence of the species. If such surveys detect California tiger salamander, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur. Prior to approval of improvement plans or grading permits, the applicant shall provide Development Services-Planning written verification of the consultation.</p>	Prior to approval of Construction Contracts & During Construction Activities	Development Services-Planning	
16.	<p>Mitigation Measure 6 (Biological Resources)</p> <p>The project applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by acquiring conservation easements or other instruments to preserve an equal acreage of said habitat. The preservation of this habitat may be done at one time, prior to the City's approval of the Project's first grading permit, or may be done in phases with the build-out of the Project, with</p>	Prior to approval of Improvement Plan or Grading Permit	Development Services-Planning	

	<p>preservation occurring prior to each grading permit approval. Prior to acquiring easements, the applicant shall consult with the City to verify that the land proposed for conservation constitutes suitable Swainson's hawk foraging habitat. In addition, conservation easements or other instruments to be acquired must conform to the requirements of Chapter 16.130 of the City of Elk Grove Municipal Code.</p>			
17.	<p>Mitigation Measure 7 (Biological Resources)</p> <p>In order to mitigate for potential adverse impacts to nesting Swainson's hawks, a pre-construction survey shall be conducted by a qualified biologist contracted by the applicant or by the City and funded by the applicant if construction activities are planned between March and August. The survey shall be conducted within 30 days of the start of construction activities for a 1/2-mile radius. In addition, a survey of the project site and areas within 500 feet of the project site shall be conducted once in April and once in May. If active Swainson's hawk's nests are found, the applicant shall consult with the Department of Fish and Game and clearing and construction shall be postponed or halted until all young have fledged and additional nesting attempts no longer occur. If a nest tree is found on the subsequent project site prior to construction and is proposed for removal,</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

<p>then appropriate permits from CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.</p> <p><u>Prior to approval of Improvement Plan or Grading Permit</u>, the applicant shall provide Development Services-Planning written verification that a qualified biologist has been retained by the applicant to perform the pre-construction survey. This action may be waived if the biologist will be contracted by the city at the applicant's expense.</p> <p><u>No earlier than 30 days before commencement of construction activities</u>, including land clearing, the qualified biologist shall submit and certify to the Planning Director, the results of the pre-construction survey. Failure to submit the required survey results will delay the approval to initiate construction activities, including land clearing.</p> <p><u>No later than April 30</u>, the qualified biologist shall submit and certify to the Planning Director, the results of the 500-foot site perimeter survey. Failure to submit the required survey results will cause any construction activity to be halted until such results are submitted and approved by the Planning Director. If no construction activities have taken place, failure to submit the required survey results will delay the approval to initiate construction activities, including land clearing.</p>			
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	<p>No later than May 31, the qualified biologist shall submit and certify to the Planning Director, the results of the 500-foot site perimeter survey. Failure to submit the required survey results will cause any construction activity to be halted until such results are submitted and approved by the Planning Director. If no construction activities have taken place, failure to submit the required survey results will delay the approval to initiate construction activities, including land clearing.</p>			
18.	<p>Mitigation Measure 8 (Biological Resources)</p> <p>The project proponent shall ensure that the project will result in no net loss of any wetland habitat found on the site. No net loss shall be achieved by the following methods:</p> <p>1) Preserve and protect the existing 2.75 acres of wetlands.</p> <p>OR, if any wetlands are to be disturbed:</p> <p>Prior to any disturbance of on-site wetlands, submit a Wetland Habitat Mitigation Plan for 2.75 acres of identified wetland to the City of Elk Grove for review and approval. The Wetland Habitat Mitigation Plan shall provide a detailed description of the size, location and design of proposed wetland creation sites, and a detailed description of how the created wetlands will be monitored and managed to ensure the success of</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

	<p>the mitigation effort, OR</p> <p>Prior to any disturbance of on-site wetlands, purchase credits at an approved wetland mitigation bank. Documentation of such purchase shall be submitted to City of Elk Grove Development Services – Planning for review and approval.</p> <p>Note: This mitigation measure maybe satisfied in conjunction with the requirements of a United States Army Corps of Engineers 404 permit, if one is necessary.</p>			
19.	<p>Mitigation Measure 9 (Biological Resources)</p> <p>The applicant shall retain, where feasible, all native trees larger than 6" dbh and all non-native trees larger than 19" dbh. Where possible, the following measures shall be followed to protect trees identified for preservation:</p> <p>1) For trees within the project area that are designated for preservation, a circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree;</p> <p>2) Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems;</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

<p>3) Final Grading Plans shall show all protected trees, tree numbers, and trees' protected dripline areas, and shall show the location of the required protective temporary fencing;</p> <p>4) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work in the area. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines;"</p> <p>5) No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed;</p> <p>6) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees;</p> <p>7) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</p> <p>8) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree;</p> <p>9) No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the</p>			
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<p>supervision of a certified arborist;</p> <p>10) The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p> <p>11) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended;</p> <p>12) During construction try to maintain the same watering frequency around trees that they are used to receiving;</p> <p>13) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants;</p> <p>14) Make sure any weed control chemicals utilized prior to laying of new asphalt are not applied where they can leach into the dripline area; and</p> <p>15) Clearing of weeds and debris from the protected dripline area shall be done by hand. Use weedeaters to remove weeds and grasses and do not disturb the natural grades within protected dripline area.</p>			
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20.	<p>Mitigation Measure 10 (Biological Resources)</p> <p>Prior to the approval of improvement plans, including grading plans, a Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6" dbh and all non-native trees larger than 19" dbh that are proposed for removal, or that would be adversely affected by the project from the reconstruction of existing project features within the dripline. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review and approval. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> 1) Species, size and location of all replacement plantings; 2) Method of irrigation; 3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4) Planting, irrigation and maintenance schedules; 5) Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees that do not survive that period; 6) The minimum spacing for replacement oak trees shall be 20 feet on center; 7) Replacement oak trees shall not be planted within 15 feet of the driplines of 	Prior to approval of Improvement Plan or Grading Permit	Development Services-Planning	
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<p>existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;</p> <p>8) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of replacement oak trees;</p> <p>9) Replacement oak trees shall be planted in areas that are well-suited for the trees' survival and growth, as determined by a certified arborist in the Tree Replacement Planting Plan. The trees shall not be planted in areas where they would be subject to the project's construction activities, such as grading (grade cuts or fills) or trenching for underground utilities within the tree's driplines after planting. The trees shall be planted in areas where water would not collect, stand within, or be diverted across the dripline of any replacement oak tree. Replacement oak trees shall not be planted in areas where they would be subject to the construction of impervious surfaces within the trees' driplines, either as part of the project or as part of future projects currently in the planning stages under the City of Elk Grove General Plan;</p> <p>10) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of replacement oak trees. An above ground drip irrigation system is recommended; and</p> <p>11) Landscaping beneath replacement oak trees may include non-plant materials such as bark mulch, wood chips, boulders,</p>			
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	<p>etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
21.	<p>Mitigation Measure 11 (Biological Resources) If a replanting program is not opted for the identified trees to be removed that need preservation as recommended by the City's arborist, a fee payment, as prescribed in the Tree Preservation Fund under Chapter 19.12.220 of the City of Elk Grove Municipal Code, shall be made.</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	
22.	<p>In conformance with Sacramento Metropolitan Air Quality Management District (SMAQMD) requirements and in order to reduce potential adverse impacts resulting from the project's estimated NOx emissions, the applicant shall pay SMAQMD a mitigation fee in the amount of \$2,005.00.</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	
23.	<p>The following note shall be placed on improvement plans and for the project: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and Development Services Planning shall be immediately notified. At that time, Development Services Planning will coordinate any necessary investigation of the find with</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Development Services-Planning</p>	

	<p>appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources.</p> <p>In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.</p> <p>If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. (Mitigation Measure "H" from East Elk Grove Specific Plan).</p>			
24.	<p>Each parcel must have a separate connection to the public sewer system. Sacramento County Improvement Standards apply to on-site sewer connection. Connection to the public sewer system shall be required to the satisfaction of CSD-1.</p> <p>Preliminary analysis shows that the sanitary trunk sewer facilities available to serve this</p>	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>CSD-1</p>	

	<p>project are capacity constrained. Projects that will provide capacity are currently under design and in the permitting process. Connection to the sewer collection system may not be permitted until capacity is provided.</p>			
25.	<p>The following conditions by the Elk Grove Community Services-Park and Recreation District shall be satisfied:</p> <ul style="list-style-type: none"> • Land dedicated to EGCS D for corridors, parks, or trails shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by the EGCS D of any grant deed or easement. • Provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code. • Pay Park and Recreation Review Fees as required by the EGCS D. • Should more park acreage be identified on a developer's project than is required to be dedicated under city codes, developer must accept as full compensation for 	<p>Prior to approval of Improvement Plan or Grading Permit</p>	<p>Elk Grove Community Services-Park and Recreation District</p>	

	<p>the transfer of such excess acreage a per acre purchase price that equates to the amount of per acre park in-lieu fees being collected within this area.</p> <ul style="list-style-type: none"> • Construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, vertical curb, gutter, street frontage and sidewalk. • Rough grade the park site pursuant to plans approved by the EGCS D • If the park site abuts residential lots, or private facility lots, developer will be required to install a 6 ft. high masonry wall, which will be built to the specifications of the EGCS D along the park area where it abuts these lots. The fence is to be installed when the EGCS D is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the EGCS D. The EGCS D will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park. The EGCS D shall bear all expenses 			
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	<p>associated with the removal.</p> <ul style="list-style-type: none"> • Provide adequate drainage facilities to the boundary of the park site. The EGCS D shall have the opportunity to review and approve the improvement plans. <p><u>Landscape & Lighting Assessment District's</u></p> <ul style="list-style-type: none"> • 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 rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the EGCS D a written petition in an acceptable form approved by EGCS D 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 			
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	<p>capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p> <ul style="list-style-type: none"> • Native & Landmark trees within land to be conveyed to the EGCS D shall be protected and preserved according to standard county tree preservation measures. Native & landmark trees to be removed shall be compensated on an inch per inch basis consistent with county tree mitigation measures. Prior to conveyance of land provide an arborist report assessing species, size, health and location of trees contained on subject properties and comply with findings of report to the satisfaction of the EGCS D. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent. , <p><u>Trail Conditions</u></p> <ul style="list-style-type: none"> • Developer shall construct & install a 25-ft. wide landscaped trail system for recreational uses according to plans and specifications approved by the EGCS D. • Trail will be located out of the 10-yr. floodplain. • Horse Trail shall have a minimum 			
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	<p>width of 5 ft.</p> <ul style="list-style-type: none"> • 8 ft. minimum clearance shall be provided between horse and bicycle trail. • Open fencing shall be provided along all open space corridors with specifications being determined by the EGCS D. • Provide EGCS D all of the Trail & Open Space Easements/Dedications necessary to successfully interlink the Trail System with all adjoining property owners and transportation projects. • Provide a striped pedestrian crossing for the trail system. • Signage for the trail will be funded and provided by the developers in accordance with EGCS D specifications (i.e. Sign Manual). • When improvements to trail system are complete, a grant deed 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 			
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	<p>procedures dedicated by Proposition 218.</p> <p><u>Advisory:</u> A 25' corridor along Waterman Road shall be provided with the Design Review Application for the anticipated Industrial-Office Park development on Lots H and I.</p>			
26.	Demarcate any at-grade trail crossings with rough pavement markings in the streets and install signage along the roadways to alert drivers of the pedestrian crossings.	Prior to approval of Improvement Plan for the trail	Trails Committee	
27.	The applicant shall provide sewer study for review and approval by the department.	Prior to approval of Improvement Plan	County Sanitation District-1 (CSD-1)	
28.	The applicant shall file a notice of Intent and prepare a SWPPP. SWPPP improvements shall be in place prior to moving equipment, material and personnel on-site for grading activities.	Prior to issuance of the Grading Permit for Single Family Subdivision	Development Services-Public Works	
29.	The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Prior to approval of Improvement Plans for Single Family Subdivision	Development Services-Public Works	
30.	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	Prior to approval of Improvement Plans for Single Family Subdivision	Development Services-Public Works	

	Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.			
31.	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.	Prior to approval of Improvement Plans for Single Family Subdivision	Development Services-Public Works	
32.	All drainage, water and sewer facilities in Black Swan Drive and Kent Street shall be constructed with this project unless constructed by prior development.	Prior to approval Improvement Plan for the single family subdivision map	Development Services-Public Works	
33.	All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.	Improvement Plans/Grading/ Building Permit	Public Works	
	Prior to Final Map (Large Lot and Small Subdivision)			
34.	The project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Prior to Final Map of single-family subdivision map	Development Services-Finance Department	
35.	Impact fees for CSD-1 shall be paid.	Prior to recordation of a final map	County Sanitation District-1 (CSD-1)	

36.	Wholesale water supply will be provided by the Sacramento County Agency.	Note on Final Map	Department of Water Resources	
37.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/ destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Note on Final Map	Department of Water Resources	
38.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Prior to Final Map	Department of Water Resources	
39.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets right-of- ways.	Prior to recordation of a final map	SMUD	
40.	Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Waterman Road.	Prior to recordation of a final map	SMUD	
41.	The owner /developer of the property must disclose to future/potential buyer the following: There are existing overhead electrical 230 kV transmission line within the said subdivision map, there is a 69 kV overhead located adjacent to the east side of Waterman Road.	Prior to recordation of a final map	SMUD	
42.	The owner /developer of the property must disclose to future property buyer the following: Notice to Buyer	Prior to the recordation of the single family subdivision map	Development Services- Planning	

	The residential subdivision is located within an identified <i>airport influence area</i> for Elk Grove Airport.			
43.	The applicant shall enter into a Park Development Agreement with the Elk Grove Community Services District to address all conditions of approval.	Prior to recordation of a final map	EGCSD Parks and Recreation	
44.	Small lot (residential) subdivision map cannot be recorded until large lot subdivision map has been recorded.	Prior to the recordation of the single family subdivision map	Development Services-Public Works	
45.	Dedicate and improve Black Swan Drive based upon a modified 50' primary residential street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The half street section from centerline shall have 18' pavement, 3' curb and gutter, 6' planter and 4' sidewalk. All street improvements shall be constructed prior to the 1 st building permit.	Prior to the recordation of the single family subdivision map	Development Services-Public Works	
46.	Dedicate and improve "B" Street, "B" Court, "A" Street, "A" Court and "C" Court based upon 40' minor residential street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed prior to the 1 st building permit.	Prior to recordation of the single family subdivision map	Development Services-Public Works	
47.	Dedicate and improve Charolais Court (to be renamed Charolais Way) full width, as describe below: <ul style="list-style-type: none"> ▪ Waterman Road to just west of the utility easement half street section from centerline shall have 21' pavement, 3' curb and gutter and 6' sidewalk. ▪ The utility easement segment half 	Prior to the recordation of the single family subdivision map	Development Services-Public Works	

	<p>street section from centerline shall have 18' pavement, 3' curb and gutter and 6' sidewalk.</p> <ul style="list-style-type: none"> ▪ East of utility easement to Black Swan Drive half street section from centerline shall have 18' pavement, 3' curb and gutter, 6' planter and 4' sidewalk. <p>Improvement will be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. This project will be required to construct full width roadway improvements for the entire length of Charolais St between Waterman Road and Black Swan Drive. All streets improvements will be constructed prior to building permit.</p>			
48.	<p>Bridge structures, noted as future, on Wyland Drive and Black Swan Drive, respectively and the multi-propose trail crossing/structure of Elk Grove Creek shall be constructed prior to recordation of the single family subdivision final map. Upon approval of Public Works, applicant may pay a cash in-lieu of construction payment to meet this obligation.</p>	<p>Prior to Final Map of the single family subdivision map</p>	<p>Development Services-Public Works</p>	
49.	<p>Lots 72 through Lot 78 shall not be created until the creek buffer and bridge type for Elk Grove Creek has been approved.</p>	<p>Final Map of the single family subdivision map</p>	<p>Development Services-Public Works</p>	
50.	<p>Provide a 40 foot wide I.O.D. from the end of "A" Court to Lot A.</p>	<p>Prior to Final Map of the Single Family Subdivision</p>	<p>Development Services-Public Works</p>	
51.	<p>Provide a 1-foot strip, in fee title, along Lot A for the width of the I.O.D. between "A" Court and Lot A.</p>	<p>Prior to Final Map of the Single Family Subdivision</p>	<p>Development Services-Public Works</p>	
52.	<p>All improvements shall be dedicated in accordance with the City of Elk Grove</p>	<p>Prior to Final Map of the Single Family Subdivision</p>	<p>Development Services-Public Works</p>	

	Improvement Standards and to the satisfaction of Public Works.			
53.	Submit a property description and a copy of the approved tentative parcel map along with the appropriate application to the City of Elk Grove for the inclusion of this development to the City of Elk Grove Stormwater Utility. Public Hearing and appeal period shall be held prior to recordation of the Final Map.	Prior to Final Map of the Single Family Subdivision	Development Services-Public Works	
54.	Centerline of all roadways within the subdivision shall match with the adjacent approved subdivisions.	Prior to Final Map of the Single Family Subdivision	Development Services-Public Works	
55.	All improvements shall be designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	Prior to Final Map of the Single Family Subdivision	Development Services-Public Works	
56.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets.	Prior to Final Map of the Single Family Subdivision	Development Services-Public Works	
57.	Improvement plan must be approved by Public Works prior to City Council approval of Final Map.	Prior to Final Map of the Single Family Subdivision	Development Services-Public Works	
58.	Small lot (residential) subdivision cannot be subdivided until such time as the large lot subdivision map has been filed and recorded. Concurrent processing may occur with approval of Public Works.	Prior to the recordation of the large lot map	Development Services-Public Works	
59.	Quitclaim the 60' ingress and egress easement per Book 810623 Page 349.	Prior to or concurrent with the recordation of the large lot map	Development Services-Public Works	
60.	The title report cites easements not reflected on the tentative map. Confirm location and show on final map.	Prior to the recordation of the large lot map	Development Services-Public Works	

61.	Dedicate and improve Waterman Road, east half section of 36' from the approved centerline. Improvements will be based on 84' equivalent arterial, including an expanded intersection improved through the returns on Kent Street (east) in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Sidewalks shall be separated from back of curb except at intersection and driveways. Improvements 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. A 25' landscape and pedestrian corridor from the back of curb is required.	Prior to the recordation of the large lot map	Development Services-Public Works	
62.	A 25' landscape corridor on Waterman Road shall be dedicated to the City of Elk Grove as a landscape and pedestrian easement.	Prior to recordation of first of Large lot map or improvement plans	Development Services-Public Works	
63.	Dedicate and improve Charolais Court (to be renamed Charolais Way) as describe below: <ul style="list-style-type: none"> -Waterman Road to just west of the utility easement half street section from centerline shall have 21' pavement, 3' curb and gutter and 6' sidewalk. -The utility easement segment half street section from centerline shall have 18' pavement, 3' curb and gutter and 6' sidewalk. 	Prior to the recordation of the large lot map	Development Services-Public Works	

	<p>-East of utility easement to Black Swan Drive half street section from centerline shall have 18' pavement, 3' curb and gutter, 6' planter and 4' sidewalk.</p> <p>- A minimum of 26' of pavement excluding gutter pan shall be constructed. Improvement will be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements will be constructed prior to building permit.</p>			
64.	<p>Dedicate and improve Wyland Drive based on modified 50' primary residential street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The half street section includes 18' pavement, 3' curb and gutter, 6' planter and 4' sidewalk. Sidewalk shall be 8' wide along Lot A (school site) and Lot B (park site) and shall be attached to the back of curb. A minimum of 26' of pavement excluding gutter pan shall be constructed. A cash payment in-lieu of construction may be provided upon concurrence and approval of Public Works.</p>	<p>Prior to the recordation of the large lot map</p>	<p>Development Services-Public Works</p>	
65.	<p>Elk Grove Creek improvements along property frontage, and necessary transitions to meet flood control requirements including any required expansion of the regional detention basin shall be designed and constructed prior</p>	<p>Prior to the recordation of the large lot map</p>	<p>Development Services-Public Works</p>	

	to the recordation of the large lot map.			
66.	All right-of-way and property necessary to construct the improvements required with this map shall be dedicated on the large lot map.	Prior to the recordation of the large lot map	Development Services-Public Works	
67.	Dedicate full width of Kent Street based on the half-street sections described below: -Waterman Road to Black Swan Drive half street section from centerline shall have 18' pavement, 3' curb and gutter and 6' sidewalk. -Black Swan Drive to Wyland Drive shall have 19' pavement, 3' curb and gutter and 8' sidewalk..	Prior to the recordation of the large lot map	Development Services-Public Works	
68.	Dedicate the intersection of Waterman Road and Kent Street, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to the recordation of the large lot map	Development Services-Public Works	
69.	Dedicate in fee Lots C, D, E and F to the City of Elk Grove or EGCS D. Design and construct Open Space improvements to satisfaction of Planning and Public Works, including multi-purpose trail(s). Portions of improvements may be deferred through payment in-lieu of construction. Level of deferment and estimates shall be to the satisfaction of Public Works. City may defer the acceptance of these lots until they are improved with the landscape and drainage improvements. Where EGCS D is to maintain the improvements, design shall be in accordance with EGCS D standards and details.	Prior to the recordation of the large lot map	Development Services-Public Works	

70.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets.	Prior to Final Map large lot map	Development Services-Public Works	
	Prior to Building Permit			
71.	All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to 1 st Building Permit for Single Family Subdivision	Development Services-Public Works	
72.	Construct or pay in-lieu fees for the cost of design and construction of multi-purpose trail, as determined by Public Works and EGCSD, in accordance with the City of Elk Grove Improvement Standards, the Bikeway Master Plan and to the satisfaction of Public Works. Where EGCSD is to maintain the improvements, design shall be in accordance with EGCSD standards and details.	Prior to 1st Building Permit for Single Family Subdivision	Development Services-Public Works	
73.	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).	Prior to issuance of building permits	Department of Water Resources	
74.	Contribute one half the cost to design and construct a signal at Waterman Road/Kent Street to the satisfaction of Public Works in lieu of construction.	Prior to issuance 1st Building Permit of the single family subdivision map	Development Services-Public Works	
75.	No building permit may be issued until Kent Street improvements have been completed and open to public traffic.	Prior to issuance 1st Building Permit of the single family subdivision map	Development Services-Public Works	
76.	Final Map(s) completed approved and recorded.	Prior to issuance of 1st Building Permit for Single Family Subdivision	Development Services-Public Works	
77.	The applicant shall install and/or replace street name signs at all street	Prior to issuance of 1st Building Permit for Single	Development Services-Public Works	

	intersections, public or private, within one block of the proposed project in accordance with the City of Elk Grove Standard Details.	Family Subdivision		
78.	Landscaping shall be installed prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1st Building Permit for Single Family Subdivision	Development Services-Public Works	
79.	Improve the intersection of Waterman Road and Kent Street, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A cash payment in-lieu of construction may be provided upon concurrence and approval of Public Works.	Prior to 1st Building Permit for single family subdivision map	Development Services-Public Works	
80.	<p>Improve Kent Street as describe below:</p> <ul style="list-style-type: none"> ▪ Waterman Road to Black Swan Drive half street section from centerline shall have 18' pavement, 3' curb and gutter and 6' sidewalk. ▪ Black Swan Drive to Wyland Drive half street section from centerline shall have 19' pavement, 3' curb and gutter and 8' sidewalk. <p>Improvement will be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> <p>This project will be required to construct full width roadway improvements, including sidewalks, for the entire length</p>	Prior to issuance of 1st Building Permit for single family subdivision map	Development Services-Public Works	

	of Kent Street between Waterman Road and Wyland Drive.			
81.	The project shall pay all applicable City of Elk Grove development impact fees	Prior to issuance of building permits	Development Services-Finance Department	
	Prior to Final Occupancy			
82.	Submit Flood Elevation Certification for each structure.	Prior to Final Occupancy of Single Family Subdivision	Development Services-Public Works	
83.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Final Occupancy Single Family Subdivision	Development Services-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. Each lot shall have a separate connection to the public sewer system. In order to obtain sewer service, construction of public sewer is expected to be required. Sewer easements dedication may be required; easements shall be dedicated to CSD-1 in a form approved by the District Engineer. These easements shall be 20 feet in width and ensure continuous access for installation and maintenance. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of Participation Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.
3. The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the City of Sacramento Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Water Supply)
5. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
6. All commercial buildings exceeding 3,599 square feet shall be equipped with an approved automatic fire sprinkler.
7. This development is required to provide fire flow from a public water system capable of delivering as a minimum 1,000 GPM at 20 PSI. Hydrants shall be spaced a maximum of 300 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flow above this minimum. (EGCSD – Fire Department)
8. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits.
9. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. All required roadways, water mains, fire hydrants and fire flow shall be provided *prior to the* existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.
10. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
11. The installation of roadway gates, addresses, hardscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD.

12. Traffic pre-emption devices, approved by the EGCSDFD, shall be installed on all 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 EGCSDFD.
13. Required fire alarm systems (other than on single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.
14. The wetlands/riparian corridors of creeks and open spaces 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/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 turning radius of not less than 35 feet inside and 45 feet outside. All bike paths shall be paved with 2 inches of AC over 4 inches of AB compacted to 95%.
 - c. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - d. Provide at least 10 feet of greenbelt or other defensible space between noncombustible fences and the creek/wetland areas.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-10**

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

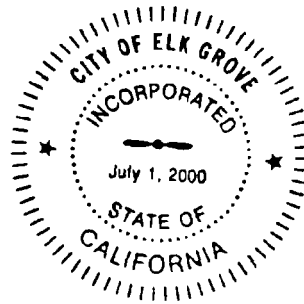
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 5th day of January 2005 by the following vote:


AYES 4: COUNCILMEMBERS: Briggs, Leary, Scherman, Soares

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Cooper





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