

**RESOLUTION NO. 2006-40**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A TENTATIVE SUBDIVISION MAP, LARGE LOT MAP, DESIGN  
REVIEW, AND EXCEPTION FOR THE VINTARA PARK PROJECT  
NO. EG-04-787, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL**

**WHEREAS**, Centex Homes (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Tentative Subdivision Map, Large Lot Map, Design Review, and Exception (Assessor's Parcel Numbers APN 127-0010-002, 017, 018, 019, 020, 040); and

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

**WHEREAS**, the City determined that the Vintara Park Project would not result in additional environmental impacts than those previously analyzed; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on January 5, 2006 and recommended City Council approval of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove approves the Vintara Park Tentative Subdivision Map, Large Lot Map, Design Review, and Exception based on the following findings and the attached conditions of approval included as Exhibit A.

Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, environmental analysis, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

## General Plan

**Finding:** The project is consistent with the goals and policies of the Elk Grove General Plan and Zoning Code.

**Evidence:** The General Plan designation on the Land Use Policy Map for the site is *Low Density Residential and Rural Residential*. The project is consistent with the goals and policies of the General Plan for development with the City of Elk Grove.

## Rezone

**Finding:** The proposed rezone is in the public interest. (Section 65358(a) of the Government Code).

**Evidence:** The Applicant's proposal is consistent with the allowed density ranges and uses of the Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

## Tentative Subdivision Map

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

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

**Evidence:** The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the Elk Grove General Plan.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.

- c. The site is physically suitable for extension of residential development.
- d. The site is appropriate for the specified density of development.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements 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 project determined that no potential serious health problems were identified from the project.
- 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.

## Design Review

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

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

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

Evidence: The site plan, residential dwelling building elevations, and landscape plan for the proposed Vintara Park project were reviewed for compliance with the Design Guidelines for single-family residential development. As proposed, the project is designed with a cohesive architectural theme and will vary the use of the same color palette and building materials that will ensure compatibility of all three housing types for the "cluster" and "greencourt" developments. An eight foot high masonry wall and landscaping will be installed along major street frontages. Additionally, the project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

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

**Evidence:** Design Review of the project incorporated an in depth review of the City's design guidelines and an analysis of the project's compliance with all applicable design standards. The project includes the use of several floor plans and architectural styles that will create a cohesive internal project design and a compatible development with surrounding neighbors. The project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

**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 General Plan. Roadways have bicycle lanes where necessary and a trail system corridor has been provided along the 19± acre wetland area and along the north side of 'A' Drive.

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

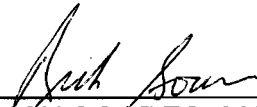
**Evidence:** The site plan and building elevations have been reviewed against the Citywide Design Guidelines for residential land uses, and the project's architecture and site planning meet all applicable design requirements. The project includes the use of several house plans and architectural styles that will create a cohesive internal project design and a compatible development with surrounding neighbors.

#### Exception

**Finding:** The location of natural features or existing site improvements will cause odd or irregular lot shape if strict adherence to lot area and/or width standards is required.

**Evidence:** A 19± acre wetland area is located adjacent to Lot 172. The expansion of the lot to the west is not permissible.

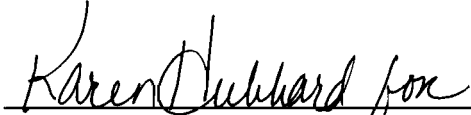
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 22nd day of February 2006.



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RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

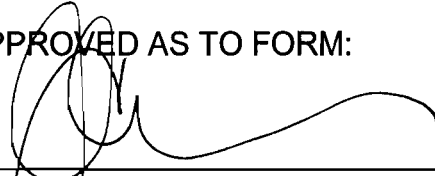
ATTEST:



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PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



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ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**EXHIBIT A - CONDITIONS OF APPROVAL**

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>On-Going</b>				
1.	The Tentative Parcel Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of Planning Commission approval.	Planning	
2.	The development approved by this action is for a Tentative Subdivision Map and Design Review, as described in the staff report and associated Exhibits and Attachments dated January 5, 2006.	On-Going	Planning	
3.	The Applicant, and any future heirs, successors or assigns (hereinafter referred to as the 'Applicant') shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this 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	
4.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statues, regulations, and procedures.	On-Going	Planning	
5.	The Applicant shall not create a nuisance during the construction phase of implementation of the project.	On-Going	Community Enhancement and Code Compliance	
6.	Appropriate 'No Parking' signs shall be installed, maintained and enforced by the Home Owners Association to ensure that on street parking does not interfere with emergency response and trash pick-up.	On-Going	Public Works	
7.	No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be	On-Going	Planning	

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driven, parked, stockpiled, or located within the dripline area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site. This shall be added as a construction note on all grading, improvement, and building plans.			
8. During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering unpaved haul roads 3 times per day or paving of construction roads, or other dust-preventive measures. (MM5)	On-Going	Planning and SMAQMD	
9. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour. (MM6)	On-Going	Planning and SMAQMD	
10. Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications. (MM7)	On-Going	Planning and SMAQMD	
11. All vehicles hauling dirt, sand, soil or other loose material shall be covered or shall maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114. (MM8)	On-Going	Planning and SMAQMD	
12. Prior to groundbreaking, the Applicant will coordinate with the SMAQMD and the City of Elk Grove and	On-Going	Planning and SMAQMD	

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<p>develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 15%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment. (MM9)</p>			
<b>Prior to Approval of Final Map</b>			
13. The Applicant shall dedicate a 25' landscape corridor, in fee title, on Waterman Road to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Public Works	
14. The Applicant shall place a statement on the Final Map that states that Waterman Road frontage improvements shall be required to be constructed in accordance with City Standards and to the satisfaction of Public Works prior to issuance of any permits for development of any lot.	Prior to Approval of Final Map	Public Works	
15. The Applicant shall dedicate access rights (direct vehicular ingress and egress) to Bond Road and Waterman Road to the City of Elk Grove.	Prior to Approval of Final Map	Public Works	
16. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets.	Prior to Approval of Final Map	Public Works	
17. For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Prior to Approval of Final Map	Public Works	
18. The applicant shall provide a 1-foot strip, in fee title, at the end of "A" Drive.	Prior to Approval of Final Map	Public Works	
19. The Applicant shall form a Home Owners' Association and record CC&Rs prior to or concurrently with the Final Map. CC&Rs shall include, but not be limited to,	Prior to Approval of Final Map	Public Works	



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	the ownership/maintenance of open space, common area ownership, maintenance, and joint access. The Applicant shall submit CC&Rs to Public Works for compliance review prior to recordation.			
20.	The Applicant shall dedicate all open space and wet lands to the City of Elk Grove or the appropriate agency as defined by the Army Corps of Engineers.	Prior to Approval of Final Map	Planning, Finance	
21.	Obtain appropriate 404 permits prior to the recordation of any final map.	Prior to Approval of Final Map	Public Works	
22.	The Applicant shall prepare and submit to Public Works a reciprocal access easement agreement between Parcel 3 as designated on the Large Lot Map for Vintara Park and the two parcels to the east (127-0010-037 and 127-0010-053). The location of the access point(s) shall be to Public Works satisfaction.	Prior to Approval of Final Map	Public Works	
23.	The Applicant has volunteered to deposit sufficient funds and/or security (e.g. bonds) with the City, in the exercise of the City's reasonable discretion and based on the City Engineer's and/or Public Works Director's estimate(s), to pay for the cost of design [of] the future connection of "A" Drive to a collector street standard in accordance with the City of Elk Grove Improvement Standards, and to the satisfaction of the Public Works Director. The applicant further volunteered to pay for its proportionate share of the cost of constructing "A" Drive derived based upon density yield of benefiting property, which is currently estimated to be ninety (90) percent. The Applicant acknowledges that this is only an estimate and will be refined and contained in the agreement defined below. The Applicant shall provide all necessary right of way on their property at no cost to the City and the City shall not include off-site right of way costs in the payment to be made by the	Prior to Approval of Final Map	Public Works, City Attorney	

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<p>Applicant. The City shall agree to commence construction of "A" Drive within 5 years after the approval of the final map. If the project construction does not commence within five (5) years, the funds shall be returned to the applicant. If benefiting property density changes then the City will reimburse the applicant from a future benefiting developer. The Applicant agrees that they are a benefiting property for "A" Drive on and off-site of their Project. The Applicant's voluntary agreement to pay for the design and construction of "A" Drive shall be documented by an agreement in the form acceptable to the City Attorney, which shall be signed by the Applicant prior to approval of the final map.</p>			
<p>24. The Applicant shall dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets where not existing, and/or Irrevocable Offer of Dedication.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works, SMUD</p>	
<p>25. The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.</p>	<p>Prior to Approval of Final Map</p>	<p>SMUD</p>	
<p>26. If required, all sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to</p>	<p>Prior to Approval of Final Map</p>	<p>CSD-1</p>	

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	CSD-1 for the purpose of continuous access and maintenance.			
27.	No easements or infrastructure installations shall be allowed or accepted by the District where installed under lakes, ponds, or other waterways or embankments thereof without advance approval of the District.	Prior to Approval of Final Map	CSD-1	
28.	The applicant shall disclose to all future project owners and home buyers that they shall be responsible for repair and/or replacement of all non-asphalt and enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and shall be a covenant running with the land, be responsibility of successors in interest in future property sales and by language approved by the District. It shall also be set forth in the Real Estate Commissioners Public Report and shown of the Final Map.	Prior to Approval of Final Map	CSD-1	
29.	CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	Prior to Approval of Final Map	CSD-1	
30.	CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first.	Prior to Approval of Final Map	CSD-1	
31.	SRCSD is currently in the preliminary alignment study phase of the Laguna Creek Interceptor. The alignment of this interceptor falls within the Vintara Park project area. A reservation for an SRCSD easement for the Laguna Creek interceptor is required. Please contact Stephen Norris at [916] 876-	Prior to Approval of Final Map	SRCSD	

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6053 for further information regarding the location and dimensions of the easement reservation			
32. The project area shall form or annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Prior to Approval of Final Map	Finance	
33. The project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Prior to Approval of Final Map	Finance	
34. The project area shall form or annex into a Mello-Roos CFD, assessment district, other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Director of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.	Prior to Approval of Final Map	Finance	
35. The Applicant shall disclose to all buyers of property within the subdivision that spotlights, floodlights, reflectors, or other types of lighting may be used to illuminate buildings, patios and landscaped areas, but such lighting shall be focused and equipped with lenses or other devices to ensure that the illumination is screened and/or directed away from adjacent properties. Such a disclosure shall be included as a	Prior to Approval of Final Map and Prior to Occupancy	Planning	

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	note in the Final Map and in any Covenants, Conditions and Restrictions (CC&R) recorded for the project and shall be signed by each homebuyer prior to occupancy. (MM-1)			
36.	The Applicant shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Vintara Park project. Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000 has been paid, no final map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Approval of Final Map or the Issuance of Any Grading or Building Permits	Planning	
37.	The Applicant shall dedicate a 10-foot pedestrian easement and 6.5 feet adjacent thereto as a 16.5-foot public utility easement for underground facilities and appurtenances.	Prior to Approval of Final Map	SMUD	
38.	The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street right-of-ways.	Prior to Approval of Final Map	SMUD	
39.	The Applicant shall dedicate the private driveways and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Prior to Approval of Final Map	SMUD	
40.	The Applicant shall dedicate a 10-foot wide strip of land within the common areas adjacent to the public streets as a public utility easement for underground facilities and appurtenances (for transformer locations).	Prior to Approval of Final Map	SMUD	
41.	The Applicant shall dedicate the Landscape Corridor as a public utility easement for underground facilities	Prior to Approval of Final Map	SMUD	

Exhibit A: Conditions of Approval

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
42. and appurtenances adjacent to Waterman Road. The Applicant shall dedicate the Landscape Corridors adjacent to Bond Road as a public utility easement for overhead and underground facilities and appurtenances.	Prior to Approval of Final Map	SMUD	
43. The Applicant shall reserve a parcel of land having a net useable area of 150 feet by 150 feet. The tentative location will be adjacent to the south side of Lot 671 for a potential electric substation site to be acquired by the Sacramento Municipal Utility District. The substation site shall be located by mutual agreement of SMUD and the Applicant prior to the recordation of the final map. For more information contact Mr. Gilbert Angeja at (916) 732-6257.	Prior to Approval of Final Map	SMUD	
<b>Grading Permit/Improvement Plans</b>			
44. The construction contractor shall provide the City of Elk Grove and SMAQMD with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project and operated by either the prime contractor or any subcontractor, will achieve a project wide fleet average of 20 percent NO <sub>x</sub> reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. The project contractor shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. The inventory will be updated and submitted monthly throughout the duration of the	Prior to the Issuance of Grading Permit	Planning and SMAQMD	

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project, except for any 30-day period in which no construction activities occur. 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, name and phone number of the project manager, and on-site foreman.			
45. The Applicant shall acquire the right-of-way to dedicate, design and improve the cul-de-sac on Campbell Road. If the Applicant can not acquire the Campbell Road cul-de-sac right-of-way, the cul-de-sac shall be moved to the west onto lots 15 and 22 and redesign lots 15 through 22.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
46. The Applicant shall demonstrate the ability of an emergency vehicle, inside radius of 38' and outside radius of 58', to adequately circulate throughout the site, with the proposed traffic circles. If there is not adequate emergency vehicle circulation the site will be required to be redesigned.	Prior to Approval of Improvement Plans	Public Works	
47. 'E' Way shall not intersect 'A' Drive and shall be realigned, to the satisfaction of Public Works, to intersect 'F' Way approximately at lot 393/394.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
48. The Applicant shall design and improve Waterman Road from future 'B' Drive to the intersection of Waterman Road / Bond Road to two southbound travel lanes in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
49. 'B' Drive at Waterman Road shall be right-in/right-out. Left turns in shall be evaluated at improvement plans stage. The Applicant shall construct the appropriate median improvements to facilitate this access.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
50. The Applicant shall dedicate, design and improve Waterman Road, west half section of 36' from the	Prior to Approval of Improvement Plans	Public Works	

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<p>approved centerline including but not limited to the median and the landscaping on the Waterman Road. 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.</p>	<p>and/or Final Map</p>		
<p>51. The Applicant shall dedicate, design and improve Bond Road, north half section of 36' from the approved centerline including but not limited to the median and the landscaping on the Bond Road. 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, the Bond Road Widening Project and to the satisfaction of Public Works. A 25' landscape and pedestrian corridor from the back of curb is required. An in-lieu payment for design and construction for these improvements may be made to the City at the discretion of the City.</p>	<p>Prior to Approval of Improvement Plans and/or Final Map</p>	<p>Public Works</p>	
<p>52. The Applicant shall dedicate, design and improve the intersection of Bond Rd and Waterman Road, based upon an expanded intersection including but not limited to the landscaping on the Bond Road median and bus turn out, in accordance with the City of Elk Grove Improvement Standards, the Bond Road widening project and to the satisfaction of Public Works. An in-lieu payment for design and construction for these improvements may be made to the City at the discretion of the City.</p>	<p>Prior to Approval of Improvement Plans and/or Final Map</p>	<p>Public Works</p>	



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53.	The Applicant shall dedicate and improve all internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards, to the satisfaction of Public Works and as further conditioned within this document. All street improvements shall be constructed prior to the 1 <sup>st</sup> building permit.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
54.	The proposed multi-purpose trail shall be realigned to cross Waterman Road at 'A' Drive to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
55.	The Applicant shall design and install a signal at Waterman at 'A' Drive in accordance with City Standards and to the satisfaction of Public Works. The signal shall be installed and operation prior to issuance of 1 <sup>st</sup> Building Permit.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
56.	The Applicant shall design and modify the existing signal at Bond Road / Crowell Drive / 'C' Drive in accordance with City Standards and to the satisfaction of Public Works. The signal shall be modified prior to issuance of 1 <sup>st</sup> Building Permit.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
57.	The Applicant shall dedication, design and install an expanded intersection on 'A' Drive at Waterman Road in accordance with City Standards and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
58.	The Applicant shall dedication, design and install an expanded intersection on 'C' Drive at Bond Road in accordance with City Standards and to the satisfaction of Public Works. The through lanes on 'C' Drive shall align with the Crowell Drive.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
59.	The traffic circles shall be designed in accordance with the City Standards and to the satisfaction of Public Works. This may require a modification in right-	Prior to Approval of Improvement Plans and/or Final Map	Public Works	

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<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
of-way.			
60. The Applicant shall install full improvements adjacent to all parks and open space to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
61. The Applicant shall dedicate to the City of Elk Grove the appropriate access and drainage easements across all open spaces and wet lands, as determined by the drainage study, to the satisfaction of Public Works.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
62. The Applicant shall set up the appropriate trust for including but limited to the maintenance and payment of taxes for all open space to the satisfaction of the City of Elk Grove.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
63. Dedicate, design and improve the multi-purpose trail, as identified in the tentative map, the bikeway Master Plan and as future conditioned within this document to the satisfaction of Public Works. The multi-purpose trail shall consist of a 12' bike trail, with 2' shoulders, a 5' equestrian trail and a 5' separation between the bike and equestrian trail. Due to the terrain, an additional shoulder may be needed adjacent to the equestrian trail.	Prior to Approval of Improvement Plans and/or Final Map	Public Works	
64. The Applicant shall submit an alignment study showing all parcel lines with a detailed street layout verifying that design aspects, such as centerline radius meet City standards.	Prior to Improvement Plans Submittal	Public Works	
65. The Applicant shall design and install the street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
66. The Applicant shall design and install vertical curbs adjacent to all planter strips and medians.	Prior to Approval of Improvement Plans	Public Works	
67. The east side of 'L' Street and the north side of 'M'	Prior to Approval of	Public Works	

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	Way adjacent to the open space and multipurpose trail shall have adequate connections to the multipurpose trail as defined by Public Works and no sidewalk. Improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans		
68.	Lot 'C', Park site, shall have 8' sidewalks adjacent to 'M' Way, 'O' Way, 'C' Drive and '5' Court in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works	Prior to Approval of Improvement Plans	Public Works	
69.	<p>Sidewalks shall be located on the east side of Lot 'H', open space, adjacent to '4' Ct and '5' Court. There shall be adequate connections to the multipurpose trail as defined by Public Works to the east side of Lot 'H'. At a minimum multipurpose trail connects shall be provide at</p> <ul style="list-style-type: none"> <li>• the corner of 'J' Way/'A' Drive,</li> <li>• 'J' Way west of lot 173,</li> <li>• 'K' Way south of lot 169,</li> <li>• 'K' Way west of lot 144</li> </ul> <p>All the improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Prior to Approval of Improvement Plans	Public Works	
70.	<p>The following modifications shall be made to 'B' Way</p> <ul style="list-style-type: none"> <li>• from Waterman Road to 'S' Way - 42' from back of curb to back of curb</li> <li>• from 'S' Way to 'D' Drive - transition to 38' from back of curb to back of curb</li> <li>• from 'D' Drive to 'C' Drive - 34' from back of curb to back of curb.</li> </ul>	Prior to Approval of Improvement Plans	Public Works	
71.	Lots 416 and 478 shall take access from shared lots P-8 and P-19 respectively.	Prior to Approval of Improvement Plans	Public Works	

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72.	The multi-purpose trail shall cross 'A' Drive at the intersection of 'A' Drive/'J' Way and 'A' Drive/'L' Way. The crossings shall be constructed perpendicular to 'A' Drive and shall install chokers on 'A' Drive, at both crossings.	Prior to Approval of Improvement Plans	Public Works	
73.	The Applicant shall design and install two sets of speed cushions on each of the following streets: <ul style="list-style-type: none"> <li>• 'G' Way</li> <li>• 'H' Way</li> <li>• 'L' Way</li> </ul> All driveway locations must be shown on the improvement plans displaying the proposed traffic calming devices locations and shall not impact driveways. Traffic calming devices and locations shall be installed in accordance with the City's standard details and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
74.	The Applicant shall design and install: <ul style="list-style-type: none"> <li>• One 4-way stop sign</li> <li>• Two 3-way stop sign</li> <li>• Three 2-way stop signs</li> <li>• Thirty six 1-way stop signs</li> </ul> Stop signs locations will be determined at the Improvement plan stage. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase. Signage and striping required as a result of these improvements may be required beyond the limits of the project frontage and shall be improved at the sole cost of the Applicant.	Prior to Approval of Improvement Plans	Public Works	
75.	The Applicant shall design this project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. The requirements	Prior to Approval of Improvement Plans	Public Works	

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<p>established by the Space Allocation and Enclosure Design Standards and Guidelines for Trash and Recycling dated August 10, 2005 shall apply this project. This may require additional street frontage and the installation of no parking signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite out of view of the general public.</p>			
<p>76. Provide separate public water service to each building/parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Sacramento County Department of Water Resources-Zone 40</p>	
<p>77. All abandoned wells on the project site shall be destroyed in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Sacramento County Department of Water Resources-Zone 40</p>	
<p>78. Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Sacramento County Department of Water Resources-Zone 40</p>	
<p>79. The wetland/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:</p> <p>A. Provide non-combustible fences along all developed areas adjacent to wetlands,</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Elk Grove Fire Department</p>	

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	<p>creeks, or open spaces.</p> <p>B. Provide access to all wetland corridors and the end cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lands adjacent to creeks shall be a minimum of 12 feet wide with a turning radius of no less than 35 feet inside and 45 feet outside diameters.</p> <p>C. Any bridges over creeks or wetlands areas shall be capable of supporting 65,000 GVW.</p> <p>D. Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fenced and the creek /wetlands area.</p>			
80.	The Applicant shall provide a minimum of 20-foot clear width of travel lane on each direction of 'C' Drive and 'D' Drive.	Prior to Approval of Improvement Plans	Elk Grove Fire Department	
81.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required. On-site sewer collectors may be required for certain parcels. All waste-water lines carrying sewage from two or more buildings (or sewer sources) shall be 8-inch (min.) collectors in public easements. This generally applies to private drives serving multiple residential parcels.	Prior to Approval of Improvement Plans	CSD-1	
82.	All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.	Prior to Approval of Improvement Plans	CSD-1	
83.	Private drives and parking areas over easements shall have structural street section that meet City of Elk Grove Improvement Standards. This will prevent	Prior to Approval of Improvement Plans	CSD-1	

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damage by CSD-1 maintenance and repair operations.			
84. Applicant shall locate, identify on the map, and isolate any water well(s), and locate and identify any septic system(s) that may be located on the parcel. Prior to any development, properly destroy any wells and septic systems under permit from Sacramento County Applicants shall apply graffiti- resistant paint or clear coating on roadway barriers for streets that dead-end onto adjoining parcels. Environmental Health.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
85. Applicants shall provide for vegetation to cover and control graffiti along the exterior of the masonry walls – appropriate climbing vegetation to be detailed within the landscape design maps.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
86. Applicants shall provide for security measures and Crime Prevention Through Environmental Design (CPTED) for all walking oaths and walking entrances to/from the proposed park.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
87. Applicant shall design parcel drainage that does no flow over the public sidewalk right-of-way and provide for a slip hazard or nuisance.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
88. Applicant shall not allow any 'strictly prohibit signs' (i.e. lighter-than-air or balloon devises) to be displayed for advertising or other functions within this project.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
89. Applicant shall provide for proposed project roadways to intersect and adjoining existing and future roadways on adjacent properties.	Prior to Approval of Improvement Plans	Community Enhancement and Code Compliance	
90. Lots A, B, C, and D (public park sites); Lots E, F, G, H, and I (public open space lots); Lots J, K, L, M, N , and O, public landscape corridors improvement landscape plans shall be reviewed and approved by the City of Elk Grove, Departments of Planning and	Prior to Approval of Improvement Plans	Planning-Landscape Architecture	

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	Public Works and shall meet the City's Design Guidelines, City's Water Conservation Ordinance, and City's Landscape Improvement Plan Guidelines for medians, corridors and parks.			
91.	Lots P-1 to P-6 and Q-1 to Q-6 (private landscape common areas) landscape improvement plans shall be reviewed and approved by the City of Elk Grove Planning and Public Works and shall meet the City's Design Guidelines and Water Conservation Ordinance.	Prior to Approval of Improvement Plans	Planning-Landscape Architecture	
92.	Any subdivision model homes and Lot 671 landscape plans shall be reviewed and approved City of Elk Grove Planning and Public Works and shall meet the City's Water Conservation Ordinance.	Prior to Issuance of Building Permit	Planning-Landscape Architecture	
93.	Upon completion of the installation of the landscaping for each "Lot" and model homes, the project landscape architect/designer shall certify that the installed landscape complies with all City of Water Conserving Landscaping Requirements. Certification shall be on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Occupancy	Planning-Landscape Architecture	
94.	The Applicant shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance to the satisfaction of the City's Landscape Architect. Certification shall be accomplished by completion of a Certificate of Conformance form provided by the City.	Prior to Issuance of Building Permit	Planning-Landscape Architecture	
95.	The Applicant shall relocate Tree #3, 4, and 5 to the satisfaction o the City Arborist.	Prior to the Issuance of Building Permit	Planning-Landscape Architecture	
96.	Prepare a Mitigation Plan/Tree Replacement Plan once mitigation inches are determined. Plan shall be	Prior to Any Site Disturbance, Issuance	Planning-Landscape Architecture	



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<p>prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and general Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> <li>1. Species, size, and location of replacement plantings</li> <li>2. Method of irrigation</li> <li>3. The City of Elk Grove Standard Tree Planning Detail L-1, including 10-foot depth boring hole to provide for adequate drainage</li> <li>4. Planting, irrigation, and maintenance schedules for monitoring period of 3 years</li> <li>5. Identify the maintenance entity and include their written agreement to provide maintenance, and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period</li> <li>6. Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of the replacement trees and any tree replacements.</li> </ol>	<p>of Grading Permit, or Approval of Improvement Plans, Whichever Occurs First</p>		
<p>97. The minimum spacing for replacement oak trees shall be 20 feet on center. Replacement oak trees shall not be planted within 15 feet of driplines of existing oak</p>		<p>Planning-Landscape Architecture</p>	

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<p>trees to be retained on-site or within 15 feet of any building.</p>			
<p>98. The Applicant shall implement the terms and conditions as provided in the Biological Opinion issued by the USFWS (USFWS File # 1-1-05-F-0069). The terms and conditions of this Biological Opinion are summarized below. In addition, the Applicant shall fulfill the Elk Grove General Plan's Conservation Policy CAQ-9 which states "the City shall seek to ensure that no net loss of wetland areas shall occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors" (City of Elk Grove, 2003b).</p> <p><u>Biological Opinion Terms and Conditions</u></p> <p>1. To compensate for adverse effects to listed vernal pool crustaceans the Applicant would preserve existing vernal pool at a 2:1 ratio (8.78 total acres of direct and indirect effects for a total of 17.56 acres of vernal pool crustacean habitat to be preserved). This would be conducted in a combination of both on- and off-site preservation. Offsite preservation will occur through the purchase of credits at a USFWS-approved vernal pool conservation bank. Restoration and creation of vernal pool habitat at a 1:1 ratio will be satisfied through on-site preservation of 6.00 acres of on-site vernal pool creation. All on- and off-site preservation and creation components will be completed prior to any ground disturbing activities associated with the proposed project.</p>	<p>Prior to Any Site Disturbance, Issuance of Grading Permit, or Approval of Improvement Plans, Whichever Occurs First</p>	<p>Planning, USACE, and USFWS</p>	

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<p>2. The Applicant shall ensure that all measures described in the November 15, 2004, <i>Wetland Mitigation Plan, Vintara Park, Elk Grove, California, Regulatory #200100584</i>, are completed.</p> <p>3. The Applicant shall comply with the Reporting Requirements outlined in the Biological Opinion. (MM11)</p>			
<p>99. The Applicant 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 8.78 acres of wetlands.</p> <p><u>OR</u>, if any wetlands are to be disturbed:</p> <p>2. The project Applicant shall ensure that all measures described in the November 15, 2004, <i>Wetland Mitigation Plan, Vintara Park, Elk Grove, California, Regulatory #200100584</i>, are completed.</p> <p>Note: <i>This mitigation measure maybe satisfied in conjunction with the requirements of a United States Army Corps of Engineers 404 permit, if one is necessary.</i></p> <p><b><u>Monitoring Action</u></b></p> <ul style="list-style-type: none"> <li>The Applicant shall provide Development</li> </ul>	<p>Prior to Any Site Disturbance, Issuance of Grading Permit, or Approval of Improvement Plans, Whichever Occurs First</p>	<p>Planning</p>	

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<p>Services-Planning a quarterly progress report in regards to the fulfillment of the Terms and Conditions of the Biological Opinion and CAQ-9 requirement.</p> <ul style="list-style-type: none"> <li>• <i>Enforcement/Monitoring:</i>City of Elk Grove Development Services-Planning and USFWS. The incorporation of the above mitigation measure <b>(MM 11)</b> would reduce the impacts to the vernal pool fairy shrimp and vernal pool tadpole shrimp to a less than significant level. (MM11)</li> </ul>			
<p>100. The Applicant shall prepare and submit a fencing plan to Planning for review and approval of design and placement. The fencing shall serve to satisfy the open-space fencing requirement as specified in the Wetland Mitigation Plan.</p>	<p>Prior to Any Site Disturbance, Issuance of Grading Permit, or Approval of Improvement Plans, Whichever Occurs First</p>	<p>Planning</p>	
<p>101. A pre-construction survey shall be conducted by a qualified biologist contracted by the Applicant or by the City and funded by the Applicant. 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 (CDFG) 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, then appropriate permits from</p>	<p>Prior to Any Site Disturbance</p>	<p>Planning and CDFG</p>	

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<p>CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.</p> <p><b><u>Monitoring Actions</u></b></p> <ul style="list-style-type: none"> <li>• <b><i>Prior to issuance of building or grading permits,</i></b> 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.</li> <li>• <b><i>No earlier than 30 days before commencement of construction activities,</i></b> 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.</li> <li>• <b><i>No later than April 30,</i></b> 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.</li> </ul>			

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<ul style="list-style-type: none"> <li><b>No later than May 31</b>, 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.</li> </ul> <p>(MM12)</p>			
<p>102. In order to mitigate for the loss of Swainson's hawk foraging habitat, the project Applicant shall provide written verification to Development Services-Planning that one of the following mitigation measures has been implemented</p> <p>l:</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• Purchase Swainson's hawk credits that equates to preserving 1.0 acre of similar habitat for each acre lost from a California Department of Fish and Game (CDFG) approved mitigation bank located in the City of Elk Grove or a mitigation bank subject to approval by Development Services-Planning and CDFG.</li> </ul>	<p>Prior to Any Site Disturbance</p>	<p>Planning and CDFG</p>	

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<p>(MM13)</p> <p>103. The Applicant shall retain a qualified biologist approved by the City of Elk Grove to conduct a preconstruction burrow survey no more than 30 days prior to ground disturbing activity (and following any break in site activity longer than two weeks in duration) following procedures outlined in Burrowing Owl Survey Protocol and Mitigation Guidelines prepared by the California Burrowing Owl Consortium in April 1993. If no occupied burrows or owls are identified during the survey, a report will be prepared and submitted to the City of Elk Grove and no further mitigation would be necessary. If any western burrowing owls or occupied burrows are identified during the survey or anytime during construction of the project, the following measures (as recommended in the guidelines) shall be implemented as soon as possible:</p> <ol style="list-style-type: none"> <li>1. An avoidance area shall be established around the occupied burrow, such that no disturbance (or ingress) into the buffer area shall be allowed. If construction occurs between September 1st and January 31st (the non-breeding season), the avoidance buffer shall be at least 75 meters surrounding the burrow;</li> <li>2. During the breeding season (February 1st through August 31st), occupied burrows shall not be disturbed unless CDFG verifies that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and</li> </ol>	<p>Prior to Any Site Disturbance</p>	<p>Planning and CDFG</p>	

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<p>capable of independent survival;</p> <p>3. If destruction of the occupied burrows is unavoidable, replacement burrows shall be installed at a minimum ratio of one burrow replaced for every burrow lost (1:1). Replacement shall occur in an area with a minimum of 100 meter radius of foraging habitat surrounding the new burrow that shall be retained in a long-term conservation easement;</p> <p>4. If owls are threatened and must be relocated from a construction site, passive relocation shall be attempted (if appropriate) before trapping. Passive relocation is defined (in the owl guidelines) as encouraging owls to move from an occupied burrow to an alternate natural or artificial burrow located beyond 50 meters from the zone of impact. Trapping should only be attempted during the non-breeding season by a qualified biologist approved by CDFG;</p> <p>5. CDFG shall be consulted regarding the adequacy of on-site avoidance measures and mitigation. The Applicant shall implement CDFG recommendations to the extent possible.]</p> <p>6. The Applicant shall submit a written report prepared by a qualified biologist to Development Services-Planning that includes a</p>			



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<p>habitat assessment of the project site, burrow survey methods and results, behavior of owls observed on site (if applicable), and maps and photographs showing habitat and burrow locations.</p> <p>(MM14)</p>			
<p>104. In order to mitigate potentially adverse impacts to raptors and other special status birds, the Applicant shall implement the following:</p> <ol style="list-style-type: none"> <li>1. If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged.</li> <li>2. If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.</li> <li>3. Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey shall be conducted by a qualified biologist to determine whether or not raptors are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species.</li> </ol>	<p>Prior to Any Site Disturbance.</p>	<p>Planning</p>	

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<p>4. Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites.</p> <p>5. Prior to the approval of any grading and/or building permits for the development of the site, Applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation. (MM15)</p>			
<p>105. In order to reduce impacts to cultural resources to a less than significant level, the Applicant shall implement the mitigation measures as set forth below:</p> <p>1. All project personnel will be informed about potential archeological or historical resources and procedures to follow if a discovery is made. All resources both prehistoric and historic found on the project site are considered significant until determined otherwise.</p> <p>2. An on-site archaeological monitor that meets the Secretary of the Interiors Professional Qualifications Standards in prehistoric or historical archeology will be present during site disturbance activities such as grading and excavation to evaluate the disturbance areas for potential prehistoric, or archaeological resources uncovered during site preparation. The City Planning Division will be notified</p>	<p>Prior to and During Construction Activities</p>	<p>Planning</p>	

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<p align="center"><b><u>Conditions of Approval / Mitigation Measure</u></b></p>	<p align="center"><b><u>Timing/ Implementation</u></b></p>	<p align="center"><b><u>Enforcement/ Monitoring</u></b></p>	<p align="center"><b><u>Verification (date and Signature)</u></b></p>
<p>immediately if any prehistoric or archaeological artifacts are uncovered. All construction must stop within 100 feet of the find until the archeologist has determined if the resource is significant.</p> <p>3. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>4. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p><b>Monitoring Actions</b></p> <ul style="list-style-type: none"> <li>• <b><i>Prior to the issuance of any permits for grading, building or any other site improvements, on the subject property, whichever occurs first, evidence shall be submitted to the City of Elk Grove that the Applicant has contracted with a professional archeologist to monitor the excavation and/or grading of the site; OR</i></b></li> </ul>			

Exhibit A: Conditions of Approval

<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"> <li>• If the Applicant wants the City to monitor the excavation and/or grading of the site, the Applicant shall provide a deposit in the amount of \$750, <b>prior to the issuance of any permits for grading, building or any other site improvements, on the subject property, whichever occurs first.</b></li> <li>• <b>Within 72 hours of excavating the cellar/basement,</b> the Applicant shall provide Development Services – Planning a report documenting the results of the monitoring actions.</li> </ul> <p>(MM16)</p>			
<p>106. In order to mitigate for the potential adverse impacts related to soil erosion and the loss of topsoil, the Applicant shall prepare and implement a Stormwater Pollution and Prevention Plan (SWPPP). The SWPPP shall be administered through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. These measures shall be consistent with the City's Drainage Manual and Land Grading and Erosion Control Ordinance may include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm</p>	<p>Prior to the Issuance of Grading Permit</p>	<p>Planning and Public Works</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into Laguna Creek; and (6) any other suitable measures. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board and to the City for review and approval.</p> <p><b>Monitoring Actions</b></p> <ul style="list-style-type: none"> <li>• <b>Prior to the issuance of any permits for grading, building or any other site improvements,</b> the SWPPP shall be submitted to Development Services, Planning and Public Works for review and approval.</li> </ul> <p>(MM17)</p>			
<p>107. The Applicant shall ensure that emissions from all off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and SMAQMD shall be notified within 48-hours of identification of non-compliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City and SMAQMD throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to</p>	<p>Prior to the Issuance of Grading Permit</p>	<p>Planning and SMAQMD</p>	

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determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations. (MM3)			
108. The Applicant shall coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of grading permits. If the projected construction equipment or phases change compared to the estimated equipment utilized in the URBEMIS model, the Applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. (MM4)	Prior to the Issuance of Grading Permit	Planning and SMAQMD	
<b>Prior to Issuance of Building Permit</b>			
109. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance.	Prior to issuance of 1 <sup>st</sup> Building Permit	Finance	
110. Prior to development of structures associated with the residential portion of the project site, all materials associated with earthen berms or stockpiled materials shall be removed and properly disposed of. Engineered fill shall be used in conjunction with the construction of all structures so that structural load support is provided in accordance with the earthwork specifications prescribed within the Geotechnical Engineering Report prepared by Wallace, Kuhl & Associates, Inc., for Elk Ridge Estates (2003), as well as the standards and specifications of the City of Elk Grove Building Department. (MM18)	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning, Public Works, and Central Valley RWQCB	

Exhibit A: Conditions of Approval

	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
111.	Lots 33 through 51 on the Tentative Subdivision Map shall be limited to single-story residential units.	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning, Building	
112.	The Applicant shall construct sound attenuation barriers to meet the thresholds for acceptable noise levels prior to residential occupancy. These barriers can be earthen berms, solid walls, or a combination of the two and shall be designed in accordance with the Environmental Noise Assessment performed for this project. The design of the sound attenuation barrier shall be approved by Development Services. (MM19)	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning	
113.	A sound attenuation barrier shall be constructed along the south property lines of all proposed residential uses adjacent to Bond Road to reduce future traffic noise levels to 60dB <sub>Ldn</sub> . (MM19)	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning	
114.	A sound attenuation barrier shall be constructed along the property lines of all proposed project residential uses adjacent to the southern end of Waterman Road with a setback of 75 feet from the centerline of Waterman Road. (MM19)	Prior to issuance of 1 <sup>st</sup> Building Permit	Planning	
115.	To conform to acceptable noise levels for residences as per the General Plan, the Applicant shall implement the following:  1. Prior to the issuance of building permits, the Applicant shall construct sound attenuation barriers to meet the thresholds for acceptable noise levels prior to residential occupancy. These barriers can be earthen berms, solid walls, or a combination of the two and shall be designed in accordance with the	Prior to 1 <sup>st</sup> Building Permit	Planning and Public Works	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Environmental Noise Assessment performed for this project. The design of the sound attenuation barrier shall be approved by Development Services – Planning.</p> <p>2. Construct a sound attenuation barrier along the south property lines of all proposed residential uses adjacent to Bond Road to reduce future traffic noise levels to 60dB L<sub>dn</sub>.</p> <p>3. A sound attenuation barrier shall be constructed along the property lines of all proposed project residential uses adjacent to the southern end of Waterman Road with a setback of 75 feet from the centerline of Waterman Road.</p> <p>(MM20)</p>			
<p>116. The Applicant shall improve a 25' landscape corridor on Waterman Road.</p>	<p>Prior to 1<sup>st</sup> Building Permit</p>	<p>Public Works</p>	
<p>117. The Applicant shall install landscaping on Waterman Road, Bond Road and within the subdivision 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.</p>	<p>Prior to 1<sup>st</sup> Building Permit</p>	<p>Public Works</p>	
<p>118. The Applicant shall install landscaping on Waterman Road, Bond Road and within the subdivision 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</p>	<p>Prior to issuance of 1<sup>st</sup> Building Permit</p>	<p>Public Works</p>	



Exhibit A: Conditions of Approval

	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
	demonstration of a fully executed landscape contract for the work.			
119.	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 (SCWA) Ordinance No. 18.	Prior to issuance of 1 <sup>st</sup> Building Permit	SCWA	
<b>Prior to Certificate of Occupancy</b>				
120.	All Parks within the tentative map shall be dedicated to the City of Elk Grove prior to the Final Map. Applicant shall prepare a Park Master Plan and submit to the Community Services Director for review and approval. Construction shall be completed, accepted by the City and open for use prior to the first occupancy.	Prior to Occupancy	Planning, Community Services	
121.	Lot A (5.9 acre Park) and Lot C (2.5 acre Park) shall be developed for passive recreational use only and shall be demonstrated in the Park Master Plan.	Prior to Occupancy	Planning, Community Services	
122.	<p>To reduce noise levels for second floor interior spaces for residences, the Applicant shall implement the following:</p> <p>All second floor windows of residences constructed adjacent to Bond Road, which have a view of the roadway, should have a minimum sound transmission class (STC) rating of 32. STC 30 rated windows shall be installed in all second floor windows of the proposed residential uses adjacent to Waterman Road. As an alternative to window upgrades, a detailed interior noise analysis can be conducted when building plans become available. Specific interior mitigation measures that would meet the General Plan interior noise standard, if required, could be specified and approved by the City at that time.</p>	Prior to Occupancy	Planning	

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	Air conditioning should be included in all residences constructed in the Vintara Park development to allow occupants to close doors and windows as desired to achieve additional acoustic isolation from traffic noise in the project vicinity and meet the interior noise standard. (MM20)			
123.	The Applicant shall ensure the installation of a fire sprinkler system be installed in accordance with NFPA 13D in all homes located on "T" driveways.	Prior to Occupancy	Elk Grove Fire Department	
124.	The Applicant must disclose to future/potential owners the existing 69kV and 230kV electrical facilities; SMUD has existing 69kV lines on the north side of Bond Road.	Prior to Occupancy	SMUD	
125.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Occupancy	CSD-1	
126.	Each lot or building structure with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Occupancy	CSD-1	

Exhibit A: Conditions of Approval

**General Information and Compliance Items:**

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- A. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. (EGCSDFD)
- B. Any and all gates impeding fire lands or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- C. 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. (EGCSDFD)
- D. 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.
- E. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancy) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing the sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing education materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved information packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon request and execution of purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less the minimum requirements contained in NFPA 13D, 1996 edition. (EGCSDFD)
- F. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm 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 disks (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:
  - (1) DXF (Drawing Interchange File) and DXF version is accepted
  - (2) DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted. (EGCSDFD)
- G. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plan. (EGCSDFD)

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- H. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (EGCSDFD)
- I. This development is required to provide a fire flow from public water system capable of delivering a minimum 50 PSI static pressure and 3000 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. (EGCSDFD)
- J. 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 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (EGCSDFD)
- K. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (EGCSDFD)
- L. 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. (EGCSDFD)
- M. 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 EGCSDFD. All proposed traffic-mitigation plans shall be submitted to the EGCSDFD for review and approval prior to installation. (EGCSDFD)
- N. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement 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. (CSD-1)
- O. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information. (CSD-1)
- P. The project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Sacramento County Water Agency)

Exhibit A: Conditions of Approval

- Q. Provide metered connections on transmission mains to the satisfaction of the Sacramento Water Agency. (Sacramento County Water Agency)
- R. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by the Sacramento County Water Agency Code.
- S. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- T. Permits and/or fees are required for the following reviews: site plan, Park & Recreation review fee, architectural plans, fire sprinkler plans and fire alarm plans.
- U. Secure approval from the Public Works Department of a civil-engineered site improvement plan for all on-site and off-site improvements associated with this project.
- V. 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. (Public Works)
- W. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- X. Any improvements, public or private, damaged in construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- Y. At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details. (Public Works)
- Z. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- AA. If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1<sup>st</sup> improvement plan submittal. (Public Works)
- BB. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)

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- CC. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
- DD. The Final Map shall be completed, approved and recorded prior to 1<sup>st</sup> Building Permit. (Public Works)
- EE. The Applicant shall submit Flood Elevation Certification for each structure or appropriate documents as determined by Public Works. (Public Works)
- FF. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. There is no downstream capacity at this time in Whitehouse Creek. In addition to any proposed improvements to mitigate the impacts of increased runoff from the project the engineer must provide calculations to indicate that there is no increase in the 2, 10 and 100-yr runoff including quality, quantity, volume, and duration in the downstream channel. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate. Should any flooding through the project or downstream of the project occur, the engineer must perform a dynamic analysis to indicate the extent and duration of flooding. (Public Works)
- GG. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- HH. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. The proposed lake for volume and water quality mitigation must be a private facility and privately monitored and maintained. An agreement to this effect must be recorded. (Public Works)

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- II. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
  
- JJ. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
  
- KK. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
  
- LL. The Applicant shall Complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the City Council of public improvements. (Public Works)
  
- MM. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
  
- NN. The Applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The Applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement. (Public Works)

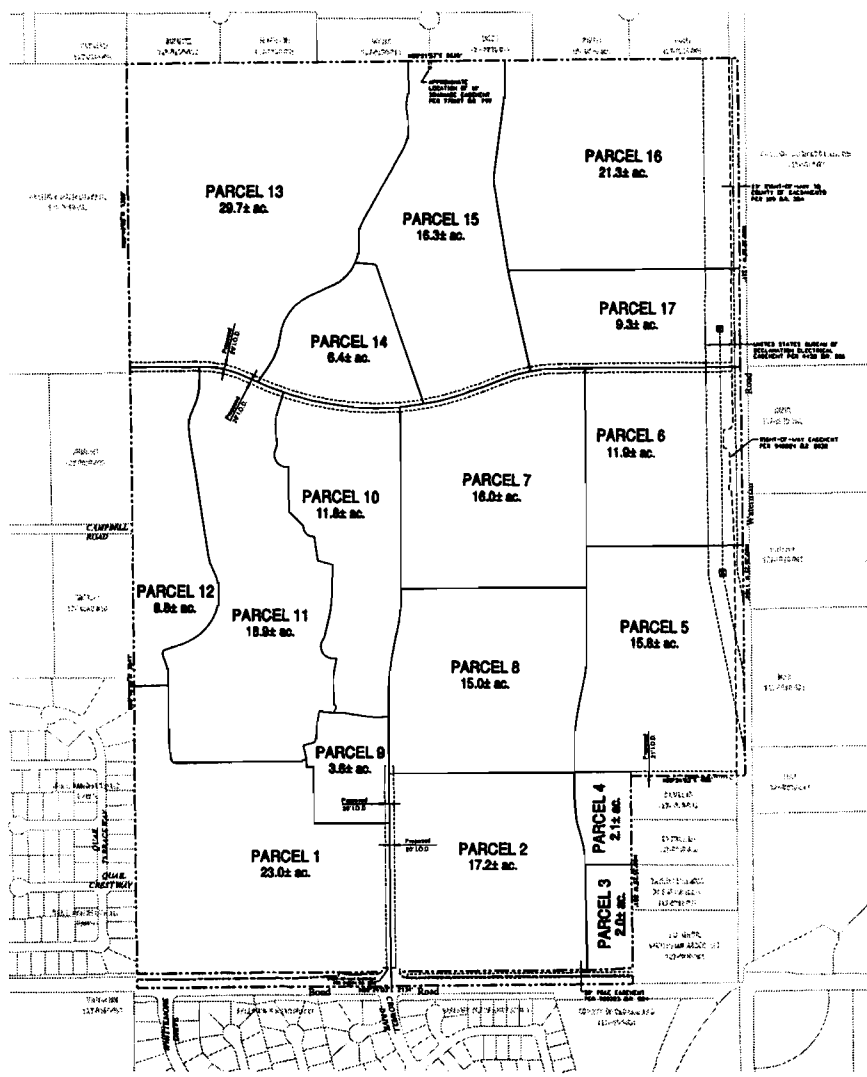
Exhibit A: Conditions of Approval

- OO. If the new parcels on the Final Map are not located in the Zone 2 Storm Water Drainage Utility Fee Area, the Applicant shall fully implement a financing mechanism, on terms and conditions acceptable to the City, which provides for adequate funding with periodic cost adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the project. An acceptable funding mechanism may include, but not necessarily be limited to, electing to join the Zone 2 Storm Water Drainage Utility Fee Area and accepting associated Zone 2 fees. (Public Works)



**Attachment D**  
**Project Exhibits**





**PROJECT INFORMATION**

**SITE DESCRIPTION:** Parc of Southeast 1/4 of Section 36, and Parc of Southwest 1/4 of Section 36, Township 7 North, Range 6 East, N.E.1/4, S.E.1/4.

**ASSESSOR'S PARCEL NO.:** 127-0010-002, 017, 018, 019, 020, 040

**OWNER:** Southern District #1  
18543 Arroyo Road #101  
Mesa, AZ 85205

**SUBOWNER:** Central Homes  
2700 Riverside Blvd., Suite 100  
Scottsdale, AZ 85261

**DRAWN BY:** Jeffrey B. Samps  
1771 Vintara Road, Suite C  
Scottsdale, AZ 85213  
(480) 921-1000

**EXISTING USE:** Agriculture

**PROPOSED USE:** Single Family Residential, Commercial, Parks and Open Space

**EXISTING ZONING:** RD-2, RD-4, RD-5 and D

**PROPOSED ZONING:** RD-1, RD-16, Open Space

**SPECIAL DISTRICTS:**  
**RECORDING:** In Brown Community Services District  
**WATER:** In Brown Water Utility  
**SEWER:** In Brown Community Services District  
**STORMWATER:** In Brown Utility District District

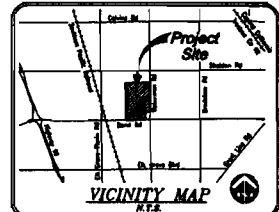
**ADJACENT OWNER & STATE BOUNDARY:** Maricopa County

**NUMBER OF LOTS:** 17 TOTAL LOTS  
236.9± Acres (gross)

**BENCHMARK**  
 BENCHMARK POINTS SHOWN ARE 4-IN-100 (1/4"=100')  
 PROVIDED BY WOODS BROS. SURVEYING INC. ON BEHALF OF  
 PUBLIC WORKS DEPT. THE CITY OF ELK GROVE, CALIF. THE  
 POINTS ARE TO BE USED ONLY FOR THE PROJECT AND NOT  
 FOR ANY OTHER PURPOSE. THESE POINTS ARE NOT TO BE  
 DISTURBED OR MOVED. SEE L.S. 1-10, FROM THE S.E. 1/4-1/4 (SECTION  
 36, T.7N, R.6E, S.16E)

**BENCHMARKS**  
 ALL BENCHMARKS SHOWN PER TITLE REPORT, PUBLIC NATIONAL TITLE  
 COMPANY, DATED SEPTEMBER 14, 2004, UNDER # 110707.

**DATE:** 12/21/04  
 EXPIRATION DATE: SEPTEMBER 31, 2005



**Tentative Map**  
(Large Lot Map)

**VINTARA PARK**

City of Elk Grove,  
Scale: N.T.S.

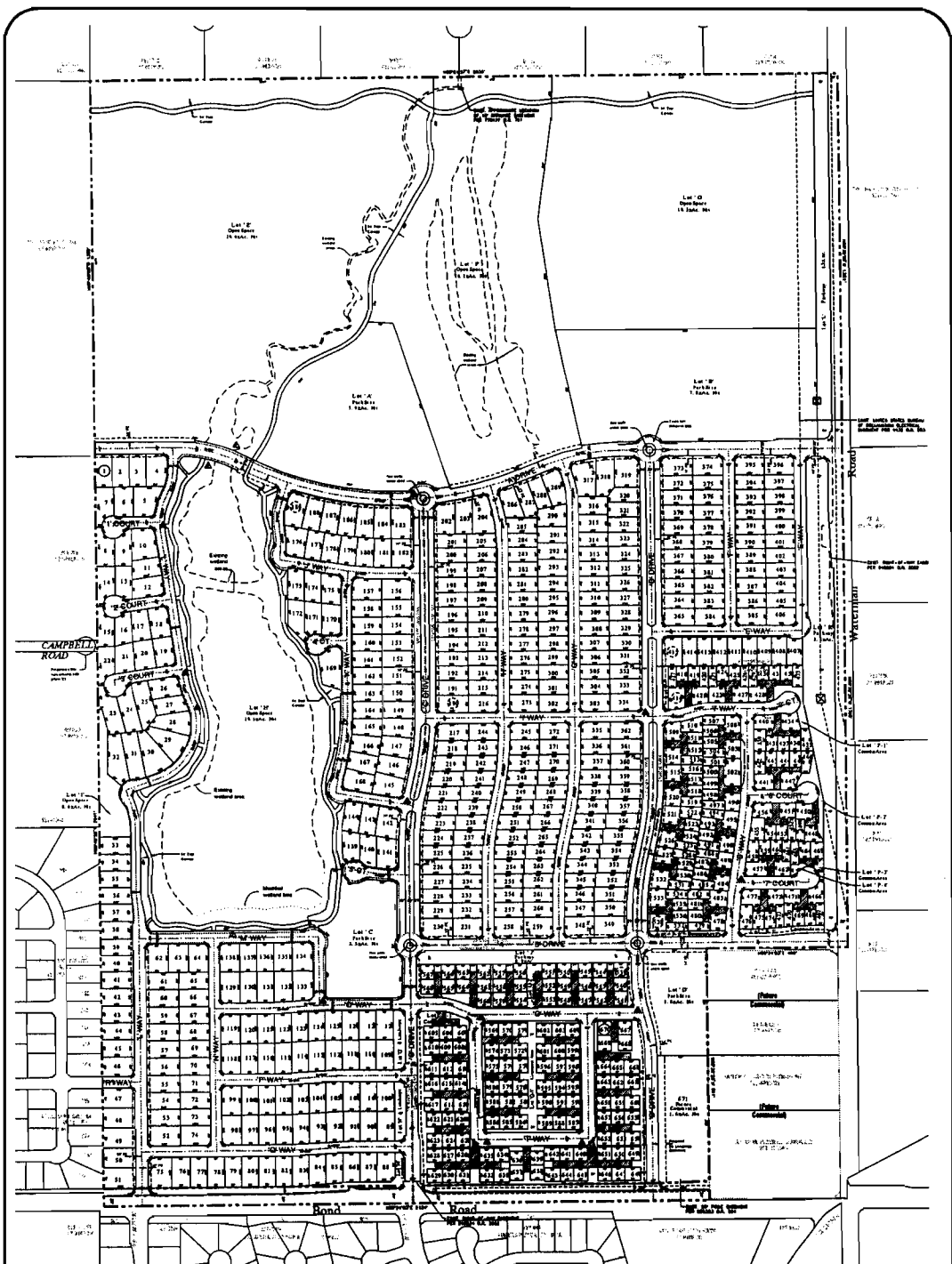
California  
 December 21, 2004  
 Revised: August 11, 2005  
 October 13, 2005



**MacKAY & SOYPS**  
 CIVIL ENGINEERS, INC.  
 2400 W. 14TH AVENUE, SUITE 100  
 DENVER, CO 80202

7810-00

1. Dimensions and areas shown are approximate and subject to change.  
 2. Large Lot Map is for planning and engineering purposes only. Order of planning is contained in this plan.  
 3. Plans submitted for study, not final or tentative maps.

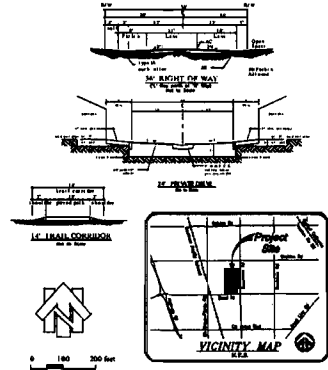
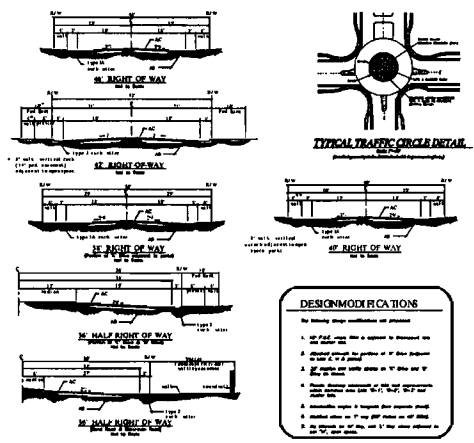


**PROJECT INFORMATION**

Site Location: City of Elk Grove, California  
 Property Owner: [Name]  
 Designer: [Name]  
 Date: [Date]

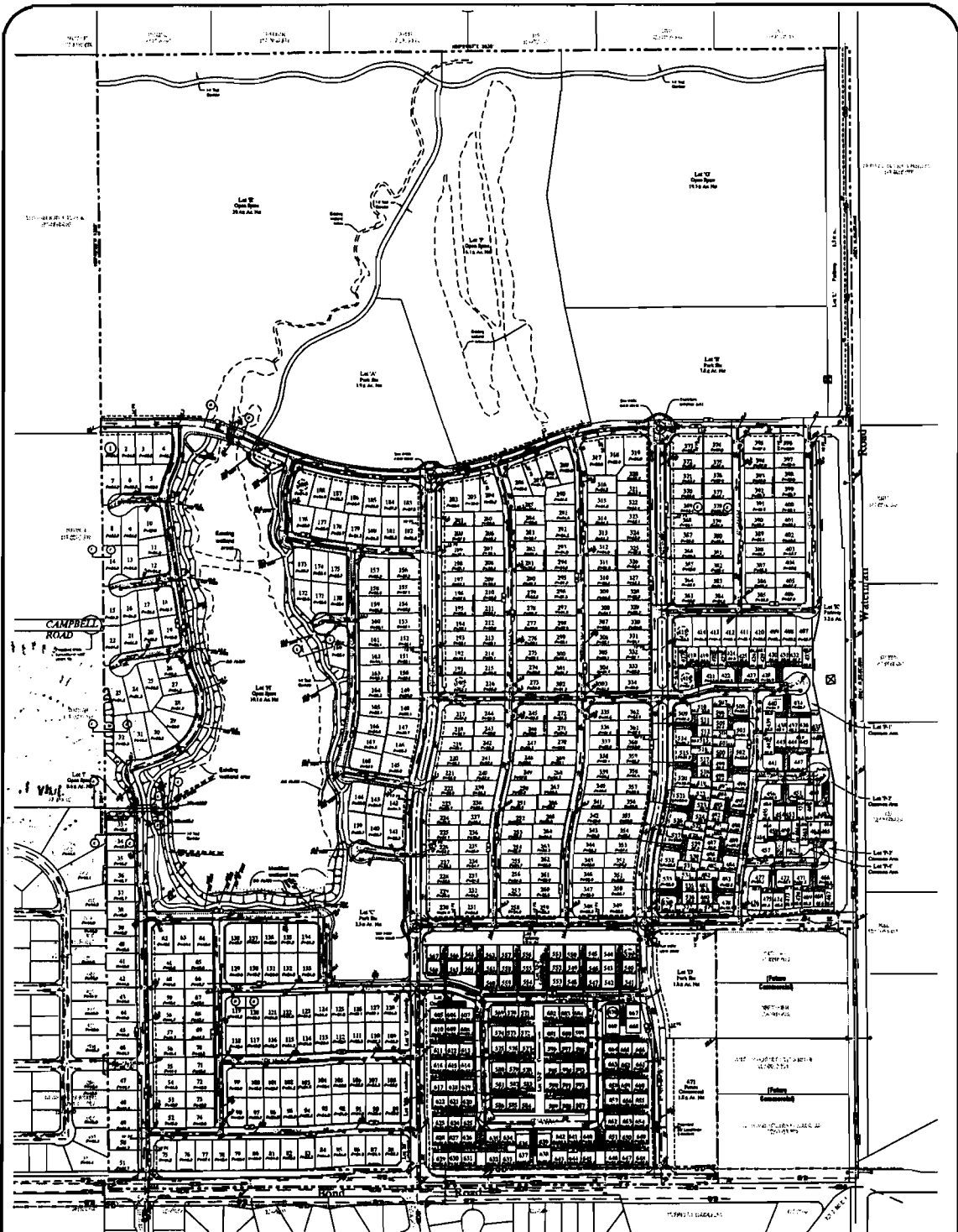
**DESIGN MODIFICATIONS**

1. [Modification 1]
2. [Modification 2]
3. [Modification 3]
4. [Modification 4]
5. [Modification 5]

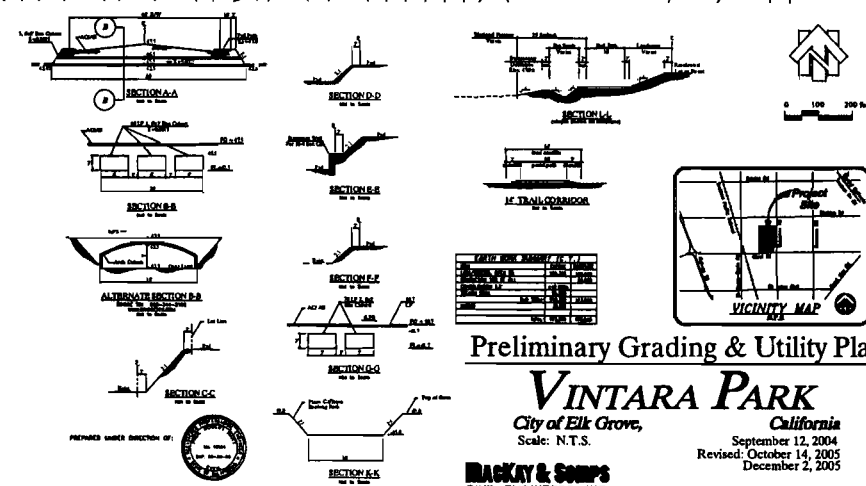


Tentative Map  
**VINTARA PARK**  
 City of Elk Grove, California  
 Scale: N.T.S.  
 December 21, 2004  
 Revised: August 11, 2005  
 October 14, 2005  
 December 8, 2005

**BRACKAY & SOOPS**  
 CIVIL ENGINEERS, INC.  
 1000 [Address]



- LEGEND**
- Proposed Lot Number
  - Proposed Plat Elevation
  - Drainage Flow Direction
  - Proposed Street Elevation
  - Overlaid Station Distance
  - Project Boundary



Preliminary Grading & Utility Plan  
**VINTARA PARK**  
 City of Elk Grove, California  
 Scale: N.T.S.  
 September 12, 2004  
 Revised: October 14, 2005  
 December 2, 2005

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 2000 W. 12th Street, Elk Grove, CA 95757

7/10/05

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-40**

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 22nd day of February by the following vote:**

**AYES 3:                    COUNCILMEMBERS: Briggs, Leary, Scherman**

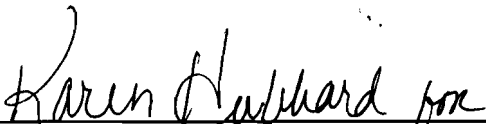
**NOES 2:                    COUNCILMEMBERS: Cooper, Soares**

**ABSTAIN 0:                COUNCILMEMBERS:**

**ABSENT 0:                COUNCILMEMBERS:**

**RECUSAL 0:               COUNCILMEMBER:**



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