

RESOLUTION NO. 2011-223

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR
TUSCAN RIDGE (EG-11-015)
ASSESSOR PARCEL NUMBERS: 132-0050-011 & -025**

WHEREAS, the Planning Division of the City of Elk Grove received an application on March 16, 2011 requesting a Tentative Subdivision Map for Tuscan Ridge Project, Project No. EG-011-015; and

WHEREAS, the Tuscan Ridge project (the "Project") is being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0050-011 and -025; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the site is physically suitable for residential development, and the Laguna Ridge Specific Plan (LRSP) land use map has anticipated the site for single-family residential development; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential development Standards of RD-4 and RD-5, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map for Tuscan Ridge (EG-11-015) subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

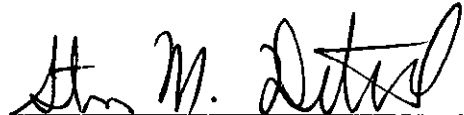
Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act that require a City to deny approval of the proposed tentative map apply to this project.

Evidence:

- (a) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zgraggen Ranch projects, the Laguna Ridge Phase 3 Subdivision Projects are consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zgraggen Ranch projects, the proposed subdivision designs, lot sizes, lot configurations, and proposed infrastructure improvements for the Laguna Ridge Phase 3 Subdivision Projects are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Laguna Ridge Phase 3 Subdivision project sites for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential developments proposed.
- (d) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zgraggen Ranch projects, all residential lots proposed by the Laguna Ridge Phase 3 Subdivision Projects are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.

- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.
- (f) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Tuscan Ridge
Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going			
<p>1. The development approved by this action is for a <i>Tentative Subdivision Map</i> to subdivide one parcel totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots; and Design Review for subdivision layout as described in the Planning Commission report and associated Exhibits and Attachments dated October 6, 2011 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Tentative Subdivision Map - Received August 9, 2011 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-03-485 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.</p>	On-Going	Public Works	
<p>3. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit.</p>	On-Going	Planning	

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Applicant further agrees to provide a defense for the City in any such action.			
4. This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
5. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of City Council approval	Planning	
6. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
7. Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
8. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	

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9.	If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
10.	Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
11.	The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Code Enforcement/Planning	
<u>B. Prior to Improvement Plans or Grading</u>				
12.	The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-011 and -025. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	

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13.	The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to the Planning Department dated July 23, 2003.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14.	Tree mitigation for trees that were originally approved for removal on January 19, 2006 (EG-03-485) shall be subject to mitigation requirements as specified in the MMRP established for the Laguna Ridge Specific Plan. The removal of any tree(s) not part of the original approval shall be subject to Chapter 19.12 (Tree Preservation and Protection) of the Municipal Code.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	
15.	<p>The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Mitigation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <p>A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb plus one foot shall constitute the critical root zone of all trees to be retained and all portions of off-site tree driplines that extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p>	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	

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<p>B. Chain link or City approved barrier shall be installed one foot outside the critical root zone of the on-site tree(s) to be retained and all portions of off-site tree(s) critical root zone that extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around a tree's critical root zone may be moved to allow building construction when such encroachment has been previously authorized. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Orange plastic netting is not a permitted barrier type.</p> <p>C. All driveways which pass through the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation or scarification for driveway construction shall be allowed within the critical root zone except as approved by the City Arborist.</p> <p>D. Any pruning of retained trees shall be supervised by a certified arborist and shall be completed to the most current ISA standards ("Tree Pruning Guidelines") and American National Standards Institute (ANSI) A300 standards. Branch and limb pruning shall be limited to that which has been deemed necessary in order to correct a safety hazard, structural defect, crown cleaning, or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure while still maintaining the</p>			

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<p>tree.</p> <p>E. All trees on site shall be pruned, as per arborist City recommendations, prior to starting any site improvements. Any pruning of a tree shall be supervised by a certified arborist.</p> <p>F. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site.</p> <p>G. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto the site. No tree toxic materials shall be dumped on the project site (e.g., gasoline, herbicide, salt).</p> <p>H. No grading (grade cut or fills) shall be allowed within the critical root zone of the on-site trees to be retained and all portions of off-site trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the City Arborist, the impact of permitted grading in the critical root zone is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>I. No trenching shall be allowed within the critical root zone of the on-site trees to be retained and all portions</p>			

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<p>of the off-site tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>J. Landscaping beneath the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be consistent with ISA recommended provisions for plantings under trees. The only plant species which shall be planted within the driplines of trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. Non-plant materials such as river gravel, woodchips, etc. may be used in limited cases upon approval by the City Arborist.</p> <p>K. No in-the-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site. An "above ground drip irrigation system" with drip lines and emitters placed on natural grade will be permitted under tree driplines. No trenching for irrigation lines will be permitted under critical root zones.</p> <p>L. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected tree(s).</p> <p>M. During construction, the frequency and amount of</p>			

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<p>water for protected trees shall not differ from that received prior to construction, unless otherwise authorized by the City Arborist.</p> <p>N. Paving within the critical root zone of trees should be stringently minimized and only allowed under approval by the City Arborist. When pavement is absolutely necessary in the determination of the Public Works Director, porous material shall be used, or alternative design solutions may be utilized as approved by the City Arborist.</p>			
<p>16. The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Forty foot wide street median for Poppy Ridge Road, Lot 'B' parkway, Lot 'C' parkway, Lot 'D' street frontage parcel, and any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Planning Department, Public Works Department, and CCSD Parks and Recreation for review and approval.</p>	Landscape Plans	Planning/Public Works/CCSD Parks and Recreation	
<p>17. All public landscape areas shall be designed as per the Laguna Ridge Specific Plan Supplemental Design Guidelines.</p>	Improvement Plans	Planning/CCSD Parks and Recreation/	

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18. 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; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with the latest version of the City of Elk Grove Storm Drainage Master Plan (SDMP), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Improvement Plans	Public Works	
19. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and 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 in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
20. The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP). The facilities shall include, but not limited to the meandering low flow channel, flood control channel and adjacent detention basins as identified in the SDMP.	Improvement Plans	Public Works	

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21. The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: <ol style="list-style-type: none"> 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove. 2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities. 	Improvement Plans	Public Works	
22. All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Public Works	
23. The Applicant shall add a 4-foot flare to both sides of all driveways that front on to Poppy Ridge Road to accommodate vehicular movements in and out of the driveways. The Applicant may also be required to prohibit on-street parking directly adjacent to the flares to accommodate these movements. Such restrictions will be evaluated and determined during the improvement plan process	Improvement Plans	Public Works	
24. Install a cross walk on A Drive to connect the Lot A parkway to the Lot A park site.	Improvement Plans	Public Works	
25. Annexation of the subject property into both the Sacramento Area Sewer District (SASD) and the Sacramento	Prior to Improvement Plans or Final Map,	SASD	

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Regional County Sanitation District (SRCSD) service areas shall be required prior to recordation of the Final Map or to submission of improvement plans, whichever occurs first. Island annexations shall not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcels.	whichever comes first		
26. After annexation, connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction	Improvement Plans	SASD	
27. Each parcel with a sewage source shall have a separate connection to SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
28. SASD shall require an approved Subdivision Level (Level 3) sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. An amendment to the Master Plan Sewer Study approved for the Laguna Ridge Specific Plan may also be required along with this Level 3 Sewer Study if the trunk sewer proposed in the Master Sewer Study changes significantly. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in	Prior to Improvement Plans or Final Map, whichever comes first	SASD	

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	accordance with the SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.			
29.	In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure will be required to serve this project. Off-site sewer lines will be required as determined by the sewer study.	Improvement Plans	SASD	
30.	Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Improvement Plans	SASD	
31.	SASD requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the SASD on a case by case basis. During the submission of the improvement plans, the Applicant shall demonstrate that this condition is met.	Improvement Plans	SASD	
32.	All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Public Works/CCSD Fire Department	

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33.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	Improvement Plans	SCWA	
34.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	
35.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
36.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
C. Prior to Final Map				
37.	The Applicant shall design and construct the intersection of Poppy Ridge Road and D Way to accommodate right-in/right-out vehicular movements only.	Final Map	Public Works	
38.	The Applicant shall install a three-way stop at the intersection of Poppy Ridge Road and 'E' Way in	Final Map	Public Works	

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	accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works			
39.	All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access, an alternative solution will be evaluated during review and acceptance of the Improvement Plans.	Final Map	Public Works	
40.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width as shown on the approved tentative map from the westerly property line to the easterly property line, including transitions. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
41.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width from the project's westerly property line to the westerly property line of McGeary Ranch project, APN 132-0050-068-0000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
42.	The Applicant shall acquire, dedicate, design, and improve	Final Map	Public Works	

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<p>Poppy Ridge Road based on a 19-foot half right-of-way width from the westerly property line of McGeary Ranch, APN 132-0050-068-0000 to the westerly property line of the Sacramento Water Agency Water Treatment Plant property, APN 132-0050-067-000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. If any section of the ultimate north half of Poppy Ridge Road has not been constructed by adjacent development from the easterly property line of the project to the westerly property line of the Sacramento Water Agency Water Treatment Plant property (APN 132-0050-067-000), the Applicant shall resurface and restripe the existing road to accommodate westbound traffic. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>			
<p>43. The Applicant shall dedicate, design and improve 'C' Drive, in half width, plus 10' of additional paving south of the 'C' Drive centerline, from westerly property line to Tilia Avenue, including transitions, based on 58' primary residential street in accordance with the Laguna Ridge Specific Plan. The 4' sidewalk shall be separated from the street with 6' landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p align="center">Final Map</p>	<p align="center">Public Works</p>	
<p>44. The Applicant shall acquire, dedicate, design, and improve Tilia Avenue, in half width, plus 10' of additional paving east of the Tilia Avenue centerline, from 'A' Drive to 'C' Drive, based on 58' primary residential street in accordance with the Laguna Ridge Specific Plan. The 4' sidewalk shall be</p>	<p align="center">Final Map</p>	<p align="center">Public Works</p>	

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separated from the street with 6' landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
45. The quitclaim of the following easements shall be completed prior to the Final Map: 1. 5' wide SMUD easement as recorded in 881107 O.R. 1648 2. Pacific Telephone and Telegraph Company as recorded in 739 O.R. 222 3. Private road easement as recorded in Parcel Map Book 60 Page 29	Final Map	Public Works	
46. The Applicant shall dedicate, design, and improve the parkway (Lot B), in half width including a meandering walk, from southerly property line of Lot 100 to Poppy Ridge Road in accordance with City of Elk Grove Improvement Standards, LRSP Design Guidelines, and to the satisfaction of Public Works and CCSD Parks and Recreation.	Final Map	Public Works/CCSD Parks and Recreation	
47. The Applicant shall dedicate, design and improve internal streets as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
48. The Applicant shall install stops signs at intersections of	Final Map	Public Works	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
internal streets. Location(s) of stop signs will be determined during Improvement Plan review.			
49. The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Public Works	
50. To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	
51. Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Public Works	
53.	The Applicant shall submit and obtain City acceptance of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers as assigned by Public Works during improvement plan review shall be added to plans.	Final Map	Public Works	
54.	The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary.	Final Map	Public Works	
55.	All trails within the park lands and parkways shall be 10' wide, 8' pavement and 2' shoulder in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
56.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
57.	The Applicant shall dedicate to the City of Elk Grove a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets.	Final Map	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of Public Works.	Final Map	Public Works	
59.	The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
60.	The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks in accordance with City standards and/or to the satisfaction of Public Works. 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 to the satisfaction of Public Works.	Final Map	Public Works	
61.	The Applicant shall provide striping for traffic calming purposes on 'A' Drive in accordance with the City's standard and to the satisfaction of Public Works.	Final Map	Public Works	
62.	All eligible parkways, and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of Final Map or as otherwise specified in the park fee program approved by the City Council.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
63. All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
64. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
65. Developing this property shall require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Prior to Approval of Final Map or Issuance of Building Permits, whichever occurs first	SASD	SASD
66. Pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD Parks and Recreation	
67. Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the CCSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.	Final Map	CCSD Parks and Recreation	
68. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, if necessary.	Final Map	CCSD Parks and Recreation	
69. All real property within the boundaries of the proposed	Final Map	CCSD Parks and	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CCSD a written petition in an acceptable form approved by the CCSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>		Recreation	
<p>70. Applicant shall submit improvement plans to the CCSD for review and approval, showing all street improvements, utility stubs for the park sites (including water, drainage, electrical, phone and sewer) and rough grading.</p>	Final Map	CCSD Parks and Recreation	
<p>71. Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.</p>	Final Map	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
72. Prior to either final map or issuance of a building permit (whichever occurs first), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
73. Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	
D. Prior to Building Permits			
74. Rough grade the park site pursuant to plans reviewed by the CCSD and accepted by the City of Elk Grove.	Prior to Issuance of 1 st Building Permit	Public Works/CCSD Parks and Recreation	
75. Landscaping along arterials and drainage channels shall be constructed in accordance with the Laguna Ridge Specific Plan Supplemental Design Guidelines prior to issuance of the first building permit for production homes or at an alternative time as approved by the City Manager.	Prior to Issuance of 1 st Building Permit	Planning/Public Works/ Landscape Architect	

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	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
76.	Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD. Because the Lot A park site is a portion of the park, the Applicant should coordinate with the McGeary Ranch applicant to determine who will provide the utility stubs.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
77.	If the park site or parkway abuts residential lots, or private facility lots, install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD along the park area where it abuts these lots. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
78.	Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
79.	All building, apartment, and suite numbers, addressing, and street names shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department/CCSD Fire Department	
80.	The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the	Prior to Issuance of 1 st Building Permit	SASD	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit as necessary to serve this project.			
81. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to the Issuance of Building Permits	SCWA	
82. All single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.	Prior to the Issuance of Building Permits	Planning	
83. The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.	Prior to Issuance of Building Permits	Planning, Building	

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	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
84.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay the residential development fees applicable at the time of building permit issuance.	Prior to Issuance of any Building Permits	Elk Grove Unified School District	
<i>E. Prior to Final or Occupancy</i>				
85.	Upon completion of the installation of the landscaping for medians, parks, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning	
86.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Acceptance of Public Improvements	Public Works	

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	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
87.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

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. 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)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.
- e. Each lot shall have only one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed. (Public Works)
- f. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- g. 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 required and said 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)
- h. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of

Exhibit A: Conditions of Approval

"REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)

- j. 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)
- k. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- l. 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 pursuant to the Floodplain Management Plan. (Public Works)
- m. 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. (Public Works)
- n. 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)
- o. 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 the 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 Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- p. 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) shall 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 applicable information to complete and file the necessary

Exhibit A: Conditions of Approval

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)

- q. 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)
- r. Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Chapter when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 sq. ft. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type. (Landscape and Planning)
- s. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of SASD Ordinances may jeopardize all sewer reimbursement. (SASD)
- t. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first. (SASD)
- u. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- v. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSD Fire)
- w. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSD Fire)
- x. 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

Exhibit A: Conditions of Approval

conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.

(CCSD Fire)

y. 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 disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

- DXF (Drawing Interchange file) any DXF version is accepted
- DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

(CCSD Fire)

z. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (CCSD Fire)

aa. 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. (CCSD Fire)

bb. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (CCSD Fire)

cc. 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. (CCSD Fire)

dd. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes CSD 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 Cosumnes CSD Fire Department. (CCSD Fire)

ee. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction. (CCSD Fire)

ff. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-

Exhibit A: Conditions of Approval

mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CCSD Fire)

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

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

(CCSD Fire)

hh. All homes will need to be provided with fire sprinklers installed in accordance with NFPA 13, 2010 Edition. (CCSD Fire)

ii. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 417 (Wood Burning Appliances), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at www.airquality.org or by calling the Compliance Hotline at (916) 874-4800. (SMAQMD)

jj. The Applicant shall not provide for a nuisance during the construction phase of the project. (Code Enforcement)

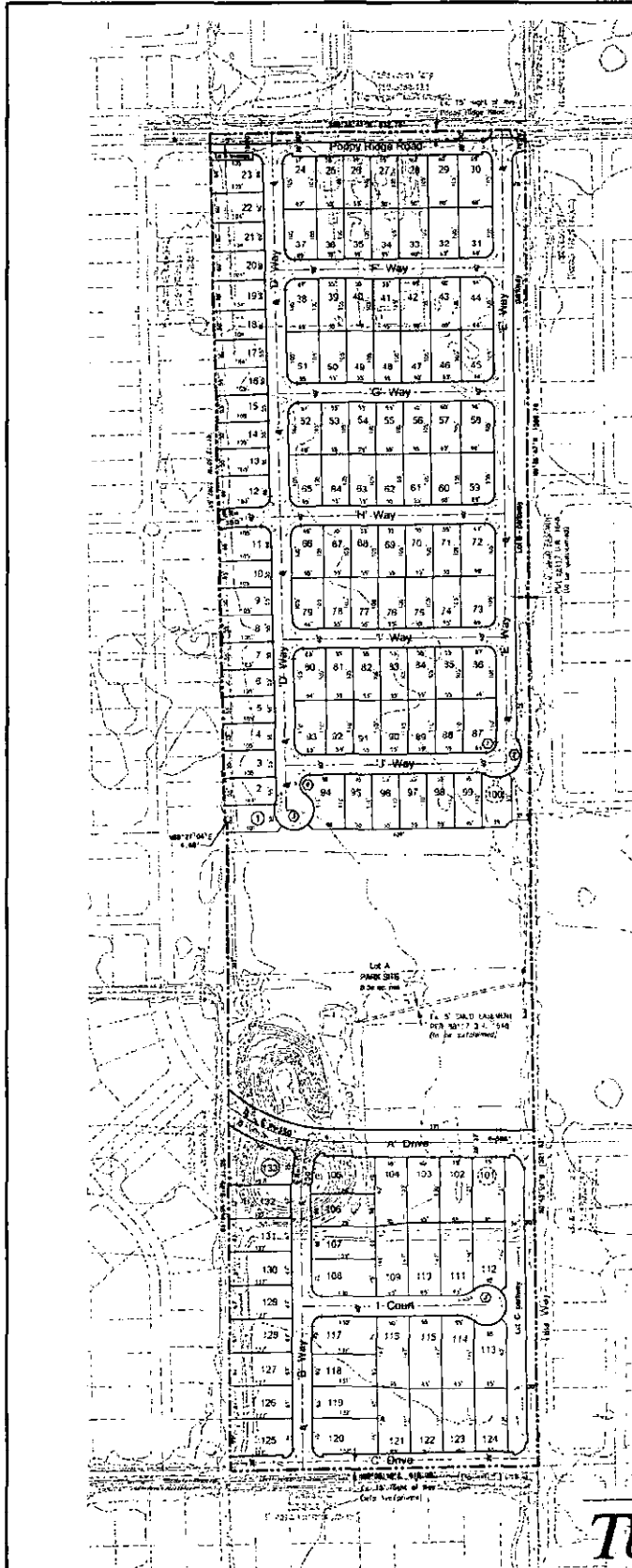
kk. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Code Enforcement)

ll. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at:

<http://www.elkgrovecity.org/finance/dfc.asp>.

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)

Exhibit B: Tentative Subdivision Map Exhibit



PROJECT INFORMATION

SITE DESCRIPTION: Part of Section 15, Township 6 North, Range 3 East, M.D.B. & U.

ASSESSOR PARCEL NO.: 137-0050-011, -023

OWNER: WSI Poppy Ridge LLC
4100 Newport Place Drive, Suite 200
Newport Beach, CA 92660

SUBDIVIDER: Regional Communities
1478 Stone Arch Drive, Suite 270
Newport, CA 92661
(916) 762-3330

ENGINEER: Mackay & Somp
1252 Central Road, Suite 100
Newport, CA 92661
(916) 773-1189

EXISTING USE: Vacant

PROPOSED USE: Single Family Residential, Four

EXISTING ZONING: RD-4, RD-5, O

PROPOSED ZONING: no change

SPECIAL DISTRICTS: Consumes Community Services District
Consumes Community Services District
City of Elk Grove School District
Regional Sanitation District #1

STORM DRAINAGE: City of Elk Grove
SACRAMENTO COUNTY WATER AGENCY (SOWA)

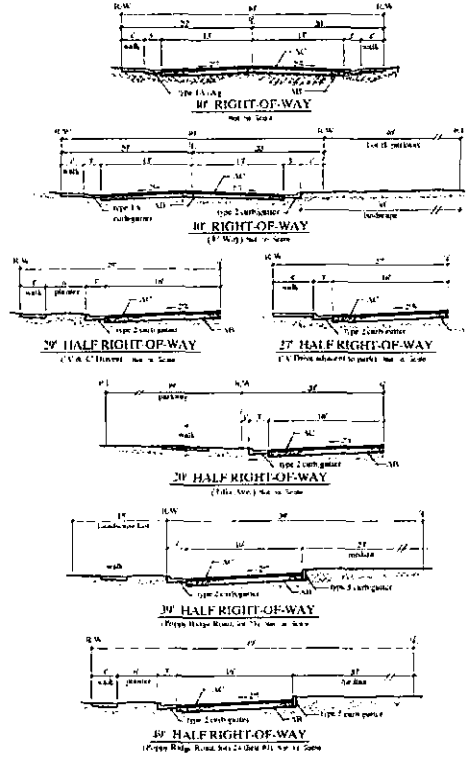
NUMBER OF LOTS: 136 TOTAL LOTS
136 Single Family Lots
100: 55' x 100' Typ. lots
18: 65' x 131' Typ. lots
1: Area Lots
2: Parkway Lots

AREA: 28.59 Acres (gross)

NOTES:

- 1) Dimensions to these maps are approximate and subject to change.
- 2) Subdivider reserves the right to file multiple final maps.
- 3) 12.5-foot utility easement proposed adjacent to all right-of-way.
- 4) All existing on-site structures, utility systems, and wells to be removed.
- 5) Abandonment/relinquishment of easements or liens.
- 6) Aerial topography sheet and flown in August 2002.
- 7) Maps to be reviewed and approved by the City.
- 8) Refer to the proposed design Specific Plan for development standards.
- 9) This is an application for a development permit.
- 10) See proposed design modifications.

UTILITY	REPRESENTATIVES	PHONE
WATER	SACRAMENTO COUNTY WATER AGENCY	916-371-2500
WASTEWATER	SACRAMENTO COUNTY WATER AGENCY	916-371-2500
SEWER	SACRAMENTO COUNTY WATER AGENCY	916-371-2500
STORM	CITY OF ELK GROVE	916-371-2500
TELEPHONE	REGIONAL COMMUNITIES	916-762-3330
POWER	SACRAMENTO COUNTY WATER AGENCY	916-371-2500
IRRIGATION	SACRAMENTO COUNTY WATER AGENCY	916-371-2500
CEMETERY	ST. JOSEPH CEMETERY	916-371-2500



Revised Tentative Map

TUSCAN RIDGE WEST

City of Elk Grove, California
Scale 1"=100'

March 8, 2011
Revised: April 26, 2011
August 2, 2011

(As revised 2/6/12)

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1252 Central Road, Suite 100, Newport, CA 92661 (916) 773-1189

REVISIONS
Sacramento County S.M. 174-77 Encl. 20712 standard trees 5th
Revised U.S.C. & G.S. 3.M. 7-482, 1900' located 15 zones area of
center of Poppy Ridge, 1/2 mile of cover area, 1/2 mile of fence,
approximately 0.40 miles south of Elk Grove Blvd, U.S.C. & G.S. date
7-13-1900.

REVISIONS
As shown on map per Preliminary Title Report by First American Title
(Encl. 7-13-1900-1941), dated August 4, 2010.

DESIGN MODIFICATIONS

- 1) Intersection width: 20' & 25' both of each (as per city).
- 2) Easement: 10' - 50' both of each.
- 3) Street: 10' - 10' both of each.
- 4) All on-site utility: 10' both of each.
- 5) Other: 10' - 10' both of each (as per city).

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-223**

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


I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 9, 2011 by the following vote:

AYES : COUNCILMEMBERS: *Detrick, Davis, Hume*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Cooper, Scherman*



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