

RESOLUTION NO. 2004-51

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR
SHELDON PLACE, PROJECT NO. EG-02-348, SUBJECT TO THE FINDINGS AND
MMRP/CONDITIONS OF APPROVAL**

WHEREAS, the applicant applied to Amend the Calvine SPA Land Use Plan (Section 508-212.3) adding 1.6 acres to the Parks category and reducing the Low Density Residential A category by the same amount, and a Subdivision Map for a maximum of 164 single-family lots in the Calvine 99 Special Planning Area A. (Assessor Parcel Number 132-0020-041, 132-0020-052 and 132-0020-053); and

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

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

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on June 12, 2003 and recommended City Council approval of the project.

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

1. Approve the Tentative Subdivision Map (Exhibit A), subject to the Conditions of Approval/MMRP (Exhibit B), based on the following findings:

A. California Environmental Quality Act

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, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

B. General Plan Consistency

Finding: The City shall not approve any proposed development project unless the following findings are made, based on substantial evidence in the record:

- a) There is a reasonable probability that the land use or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time.
- b) The project is consistent with the Land Use Policy Map and General Plan Elements, which have been reviewed by the General Plan Advisory Committee as of the date on which the project is approved.
- c) The proposed use or action complies with all other applicable requirements of state law and local ordinance.

Evidence: The following statements are made in support of the required findings stated above.

- a) The new Plan has not altered the land use designations or categories within the General Plan and all projects have been reviewed and made consistent with the Calvine 99 Special Planning Area.
- b) The proposed project is consistent with the policies and guidelines of the General Plan and conditions of approval have been recommended for the project that is consistent with the policies of the Elements of the General Plan.
- c) The proposed project is requesting no amendments to the General Plan and is consistent with the development standards as listed in the Zoning Code. The requested subdivision map is consistent with the adopted density ranges in the Land Use Policy Map of the Calvine 99 Special Planning Area.

C. Subdivision Map Act

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 is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the density limits as specified in the Calvine 99 Special Planning Area and Elk Grove General Plan. The 30.28 acre site is designated Low Density Residential (3-10 units per acre, minimum, 6 units per acre) and 1.6 acres of Open Space for the neighborhood park.
- b. The design or improvements of the proposed subdivision are consistent with the Calvine 99 Special Planning Area and Elk Grove General Plan.
- c. The site is physically suitable for this development. The terrain of the site is relatively flat and free of un-buildable soils or endangered habitat. The applicant is proposing 164 single-family lots on a total of 30.28 acres, which conforms to the designated residential use of the SPA and the General Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 164 single-family lots on a total of 30.28 acres, which conforms to the allowable densities in Residential Area A of the Calvine 99 SPA.
- 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 potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

D. Design Review

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

Evidence: The proposed Elk Grove General Plan has acknowledged the Calvine 99 Special Planning Area as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific

Plan and thus consistent with the proposed General Plan. The Sheldon Place project is consistent with the land use densities and design within the Calvine 99 Special Planning Area and subsequently the Elk Grove General Plan. 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.

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 Calvine 99 Special Planning Area. Roadways have bicycle lanes where necessary and a neighborhood park has been provided within the tract. Traffic calming measures have also been included to reduce conflicts between varying modes of transportation along Auberry Drive.

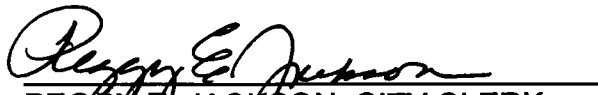
Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Sheldon Place project has been designed in accordance with the Calvine 99 Special Planning Area and provides connectivity to the existing street network as well as provides an internal roadway pattern. The project creates two individual neighborhoods separated by the neighborhood park and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 17th day of March 2004.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The development approved by this action is for an amendment to the Calvine 99 SPA, Tentative Subdivision Map for 164 single-family residential lots and a 1.6 acre neighborhood park, as described in the Planning Commission report and associated Exhibits and Attachments.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	Three years, commencing with the date of Planning Commission approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Grading or Improvement Plan Approval.			
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with project area. Until the MMRP has been recorded and the estimated MMRP fee of \$2,000 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	Prior to Issuance of Improvement Plans or grading permit.	Planning	

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	the City or County will be approved.			
6.	If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures.	During initial site development, grading or brush clearing.	Planning	
7.	In order to mitigate erosion and sediment control problems, the project site shall comply with the City's Land Grading and Erosion Control Ordinance. As a condition of the Grading Permit, a Storm Water Pollution Prevention Plan (SWPPP) must be developed for the project. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Compliance with the General Permit is enforced in the Sacramento area by the Central Valley Regional Water Quality Control Board.	Prior to Issuance of Improvement Plans or grading permit.	Public Works	
8.	Obtain the required 404 Permit from the US Army Corp of Engineers, by one of the following: Obtain wetland credits at an approved mitigation bank for the loss of 0.70 acres of delineated wetlands or provide on-site mitigation by creating suitable wetland habitat on the subject property.	Prior to Improvement Plans or Final Map, whichever comes first.	Planning	
9.	CSD-1 shall require an approved sewer study, prior to submittal of improvement plans.	Prior to Improvement Plans	CSD-1	
10.	The project must demonstrate the following items to the satisfaction of the Department of Water Resources:	Prior to Improvement	Sacramento County Water	

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	<ul style="list-style-type: none"> a. Provide non-potable water for use during grading and construction, which could be an agricultural well; b. Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the improvement plans for the project; c. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. 	Plans	Agency	
11.	This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations as part of the improvement plans.	Prior to Improvement Plans	Sacramento County Water Agency	
12.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Prior to Improvement Plans	Sacramento County Water Agency	
13.	Provide the design for the looped water distribution system as part of the improvement plan submittal.	Prior to Improvement Plans	Sacramento County Water Agency	
14.	<ul style="list-style-type: none"> ▪ 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. ▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are 	Prior to Improvement Plans or grading permits, whichever occurs first.	Planning	

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	<p>necessary.</p> <ul style="list-style-type: none"> ▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. ▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. ▪ 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. 			
15.	<p>Construction contracts for the project shall include the following measures to be monitored by the City and SMAQMD:</p> <p><u>Category 1: Reducing NO_x Emissions from Off-Road Diesel Powered Equipment:</u></p> <p>A. The prime contractor shall submit, to the City of Elk Grove Planning Department, a comprehensive inventory of all the heavy-duty off-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:</p> <ul style="list-style-type: none"> • 175 hp – 750 hp 1996 and newer engines • 100 hp – 174 hp 1997 and newer engines • 50 hp – 99 hp 1998 and newer engines 	<p>Prior to Issuance of Improvement Plans or grading permit.</p>	<p>Planning</p>	

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	<p>Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor; <u>or</u></p> <p>B. The prime contractor shall provide a plan, for approval by the City of Elk Grove Planning Department in consultation with SMAQMD, demonstrating that the heavy-duty off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged NOx emission reduction of 10% compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in non-certified engines, and other methods not requiring the use of post 1996-1998 engines.) <u>and</u></p> <p><u>Category 2: Reducing NOx Emission from On-Road Diesel Powered Equipment:</u></p> <p>The prime contractor shall submit, to the Environmental Services Division, a comprehensive inventory of all heavy-duty on-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. <u>and</u></p> <p><u>Category 3: Enforcement Plan</u></p> <p>An enforcement plan shall be established to weekly evaluate project-related on-and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty (>14,000 LB. GVWR) on-road equipment emissions for compliance with this requirement. The certified environmental coordinator may be a City inspector, a representative of the prime contractor, or an independent contractor. The Environmental Coordinator will maintain a current VEE rating for the duration of the project.</p>			

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<p>For project-related heavy-duty on-road diesel vehicles, the coordinator shall routinely evaluate emissions of trucks at the project site. Operators of vehicles found to exceed opacity limits will be notified and the vehicle(s) repaired as soon as possible. The coordinator will maintain a log of such violations and routinely notify the SMAQMD.</p> <p>For project-related heavy-duty off-road diesel vehicles, the coordinator will routinely evaluate emissions of vehicles at the project site. Operators of vehicles found to exceed opacity limits will be notified and equipment will be repaired immediately. The coordinator will maintain a log of such violations and routinely notify the SMAQMD.</p> <p>The project applicant shall place the following mitigation requirements in all construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits.</p> <ul style="list-style-type: none">• The project applicant and/or prime contractor shall comply with SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces which can give rise to airborne dust."• Clean earth-moving construction equipment with water once per day.• Reduce traffic speeds on all unpaved surfaces to 15 miles per hour			

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	<p>or less.</p> <ul style="list-style-type: none"> • Use low-emission on-site stationary equipment whenever possible. • Encourage construction employees to carpool to the work site. • Minimize idling time to 10 minutes. • Maintain construction equipment through regular and proper maintenance. • All material transported offsite shall be either sufficiently watered or securely covered to prevent public nuisance. • During initial grading, earthmoving, or site preparation a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress. 			
16.	<p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to</p>	Note on Improvement Plans	Planning	

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	stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.			
17.	At improvement plan submittal provide calculation for the pipe capacity consistent with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. The floor elevation of the new homes must be a minimum of 1 foot above the 100-year water level for the area.	At Improvement Plans/ grading permit submittal or Final Map whichever comes first.	Public Works	
18.	If phasing of this project is to occur, phase 1 shall fully improve those streets external and internal streets prescribed by and to the satisfaction of Public Works.	At Improvement Plans/ grading permit submittal	Public Works	
	Prior to the Recordation of the Final Map			
19.	The project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Prior to Recordation of the Subdivision Map	Finance	
20.	Sacramento County Improvement Standards apply to on-site sewer construction. Provisions for public sewer easements may be required. If required, the sewer easement shall be dedicated to CSD-1, be a minimum of twenty (20) feet in width and ensure continuous access for maintenance.	Prior to Recordation of the Subdivision Map	CSD-1	

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21.	Provide drainage easements to off-set projected impacts, as necessary, at no cost of the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Recordation of the Subdivision Map	Public Works	
22.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways and private drives. (SMUD and PG&E)	Prior to Recordation of the Subdivision Map	SMUD, PG&E	
23.	Lots A and B shall be dedicated in easement to the City of Elk Grove for the water quality facilities. Lots C through G shall be dedicated in easement to EGCSO for landscape purposes	Prior to Recordation of the Subdivision Map	Public Works and EGCSO	
24.	Applicant shall provide separate water service to each parcel and dedicate water easements to the satisfaction of Sacramento County Water Agency.	Prior to Recordation of the Subdivision Map	Water Supply	
25.	Applicant shall provide water for use during grading and construction before abandoning any existing agricultural wells.	Prior to Recordation of the Subdivision Map	Water Supply	
26.	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 Recordation of the Subdivision Map	Water Supply	
27.	This project is required to connect to the existing Sacramento County Water	Prior to	Water Supply	

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	Agency system. The applicant shall coordinate with the Agency and adjacent projects to accomplish this. Metered connections shall be made on transmission mains to the satisfaction of the Sacramento County Water Agency.	Recordation of the Subdivision Map		
28.	<p>Grant the City of Elk Grove right-of-way on Auberry Drive, based on 2-lane street, 38' from curb to curb, in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan and to the satisfaction of Public Works. The ½ street cross-section will be 12' travel lane, 4' bike lane, 3' vertical curb and gutter, 6' landscaping, 4' sidewalk, and 8' of landscaping. A masonry wall shall be built along the side yards of the lot adjoining Auberry Drive.</p> <p>The Sheldon Park approved tentative map allows Auberry Drive to be offset to the east. Improvements shall be designed and constructed to compensate for this offset and the design shall be coordinated with the Arcadian Village 4 Subdivision and be approved by Public Works. It is recognized that the improvements are likely to consist of a traffic circle at the C Street intersection, and that the right of way requirements of the traffic circle are likely to necessitate adjustments to the widths of lots along C Street to avoid the loss of buildable lots. Any such adjustments shall be shown on the final map and be subject to approval by both Public Works and Planning.</p>	Prior to Recordation of the Subdivision Map	Public Works	
29.	Traffic calming design plan shall be reviewed and approved by Public Works for the project.	Prior to Recordation of the Subdivision Map	Public Works	
30.	Grant right-of-way for the indicated streets on the tentative map based	Prior to	Public Works	

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	upon a 40-foot, 50-foot and 56-foot right of way in accordance with the City of Elk Grove Improvement Standards, Calvine Special Planning Area and to the satisfaction of the Department of Public Works	Recordation of the Subdivision Map		
31.	Grant the City of Elk Grove right-of-way on East Stockton Blvd. based on a collector, as shown on the tentative map, in accordance with the Sheldon Road/SR 99 Interchange Project Study Report dated March 2002, the Calvine Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Recordation of the Subdivision Map	Public Works	
32.	Provide park land dedication according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Municipal Code. Should more park acreage be identified within the General Plan on a developers project than is required to be dedicated under city codes, developer must accept as full compensation for the transfer of such excess acreage a per acre purchase price that equates to the amount of per acre park in-lieu fees being collected within the Specific Plan area. A park development agreement for the construction of the park shall be approved by EGCSD.	Prior to Recordation of the Subdivision Map	EGCSD	
33.	Landscape corridors on Auberry Dr. must be a minimum of 18' wide, consisting of 6' of turf and irrigation, a 4' separated sidewalk, and 8' of landscaping, to be approved and maintained by EGCSD, except for lots 1 and 77 (see condition 46).	Prior to Recordation of the Subdivision Map	EGCSD	
34.	A landscape corridor on East Stockton Blvd. must be a minimum of 15'	Prior to	EGCSD	

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	wide, with a 5' sidewalk, and 10' of landscaping in front of the sound wall. The sound wall shall match in design and materials, as the wall to the north of the church property.	Recordation of the Subdivision Map		
35.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recording any final map, the owners of all real property within the boundaries of the project shall execute and deliver to the Elk Grove Community Services District a written petition in an acceptable form approved by the District 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 used 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.	Prior to Recordation of the Subdivision Map	EGCSD	
36.	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.	Prior to Recordation of the Subdivision Map	Public Works	
	Prior to the Issuance of Building Permits			
37.	A permit release letter from the Elk Grove Community Services District Fire Department shall be required.	Prior to the Issuance of Building Permits	EGCSD Fire Department	

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38.	Developer shall pay EGUSD Impact Fees as established by the District.	Prior to the Issuance of Building Permits	Building	
39.	The models homes for the project will be reviewed and approved by the Planning Commission, according to the Residential Guidelines of the City and the design guidelines of the Calvine SPA.	Prior to the Issuance of Building Permits	Planning	
40.	Submit a Letter of Map Revision (LOMR) to FEMA.	Prior to the Issuance of Building Permits	Public Works	
41.	This development is required to provide a fire flow from a public water system capable of delivering as a minimum 50 PSI static pressure and 1,000 gpm at 20 psi residual pressure. Hydrants shall be spaced a maximum of 500 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.	Prior to the Issuance of Building Permits	EGCSD Fire Department	
42.	All required water mains, fire hydrants and fire flow shall be provided. The roadways shall be constructed to a 26-feet minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.	Prior to the Issuance of Building Permits	EGCSD Fire Department	
43.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to the Issuance of Building Permits	Water Supply	
44.	The project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Elk Grove Municipal Code) to the satisfaction of the City Engineer.	Prior to the Issuance of Building Permits	Water Supply	
45.	The property owner shall pay development impact fees in accordance	Prior to the	Infrastructure	

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	with the Elk Grove / West Vineyard Public Facilities Financing Plan Development Impact Fee Program, for Sub-area 4, and Chapter 16.82 of the Elk Grove Municipal Code.	Issuance of Building Permits	Finance Section	
46.	<p>Install Auberry Drive, based on 2-lane street, 38' from curb to curb, in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan and to the satisfaction of Public Works. The ½ street cross-section will be 12' travel lane, 4' bike lane, 3' vertical curb and gutter, 6' landscaping, 4' sidewalk and 8' of landscaping. Note: For Lots 1 and 77, sidewalks will be adjacent to the street and the street section will transition from 48' to 38' of pavement.</p> <p>The Sheldon Park approved tentative map allows Auberry Drive to be offset to the east. Auberry Drive shall be transitioned from the approved offset to the east at the northern property boundary of Sheldon Park to the existing intersection of Auberry Drive / Power Inn Road. This transition must be coordinate with the Arcadian Village 4 Subdivision and approved by Public Works.</p>	Prior to 1 st Building Permit	Public Works	
47.	Install public street improvements for the indicated streets on the tentative map based upon a 40-foot, 50-foot and 56-foot right of way in accordance with the City of Elk Grove Improvement Standards, Calvine Special Planning Area and to the satisfaction of the Department of Public Works.	Prior to 1 st Building Permit	Public Works	
48.	Install public street improvements on East Stockton Blvd. based on a collector as on the Sheldon Road/SR 99 Interchange Project Study Report dated March 2002 in accordance with the Calvine Specific Plan and the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	

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		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Prior to the Issuance of Occupancy Permits			
49.	<p>Neighborhood Park Improvement conditions:</p> <ul style="list-style-type: none"> Construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, vertical curb, gutter, street frontage and sidewalk. Provide utility stubs in to the park site for water, drainage, and sewer. Locations of all utility service points on all land to be dedicated or maintained by the Elk Grove CSD shall be approved by the CSD. Rough grade the park site pursuant to plans approved by the District. If the park site abuts residential lots, or private facility lots, developer will be required to install a 6 ft. masonry wall, which will be built to the specifications of the EGCSO along the park area where it abuts these lots; location of walls and fences shall be decided upon by the developer and the CSD. The wall and fence is to be installed when the CSD is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first. Provide adequate drainage facilities to the boundary of the park site. The CSD shall have the opportunity to review and approve the improvement plans. <p>Land dedicated to EGCSO for Parks shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.</p>	Prior to First Final Inspection or Certificate of Occupancy	EGCSO	
50.	Install the following traffic calming measures:	Installation Prior	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>Bots Dots at the elbows on Street "A" east (2 sets) Street "A" west</p> <p>Island on Street "F" east of East Stockton Blvd.</p> <p>Speed Cushion on Street "A" east between Street "D" and Street "E" Street "A" east between Street "C" and Street "B"</p> <p>Traffic Circle at the intersection of Auberry Dr. and Street "C"</p> <p>Stop Signs on Street "A" west at Street "F". Street "F" at Street "A" east Street "A" north at Auberry Dr. Street "B" at Auberry Dr. Street "B" at Street "A" east Bow Street at Street "C" Street "C" at Street "A" east The above devices will be installed to the satisfaction of Public Works.</p>	to 1 st Occupancy		
51.	Final approval of the LOMR shall be made by FEMA.	Prior to Final Inspection or Certificate of Occupancy	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	Sound walls shall be constructed according to the Noise Study preformed by Bollard and Brennen for the lots along the western boundary of the project. Final location, design and height shall be reviewed and approved by Planning. Single story structures shall be required for Lots 20 through 31 in Village 2, and lots 32 through 36 shall be insulated according to Table 6 of the Noise Study.	Prior to Final Inspection or Certificate of Occupancy	Planning	
53.	The Landscape Corridors along Auberry and East Stockton Blvd (including Lots C thru G) shall be constructed and installed in accordance with the EGCS D's "General Guidelines for Landscape Corridor Design", and be approved by the Elk Grove Community Services District. The corridor improvements will include, but not limited to, landscaping, open metal fences, meandering or bifurcated sidewalks, and radio controlled irrigation systems. District employees must inspect all construction work as it is being performed.	Prior to Final Inspection or Certificate of Occupancy	EGCSD	
54.	When improvements to the Corridor have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove Community Services District; the improved properties shall be conveyed to the EGCS D for ongoing maintenance, operation, repair and replacement. Developer shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.	Prior to Final Inspection or Certificate of Occupancy	EGCSD	
55.	Rescind or modify the Sacramento County Water Agency Phase Development agreement dated June 9, 1969 to the approval of the Sacramento County Water Agency	Prior to Improvement Approval	Sacramento County Water Agency	

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. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
- b. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
- c. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Elk Grove Community Services District Fire Department and the water purveyor having jurisdiction. (Fire Department)
- d. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Community Services District. (Fire Department)
- e. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5067 as soon as possible to coordinate construction so as not to delay the project. (PG&E)
- f. Homes that have attached garages with side or rear doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
- g. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
- h. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
- i. The Police Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors, which in turn helps reduce crime. (Police Department)
- j. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the City of Elk Grove Department of Water Resources. (Water Resources)

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-51

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 17th day of March 2004 by the following vote:


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

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:





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