



Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK **20080107** PAGE **0898**

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SJS/57/1-22

NO FEE DOCUMENT

GOVERNMENT CODE SECTION 6103

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Elk Grove
Office of the City Clerk
8380 Laguna Palms Way, Suite 200
Elk Grove, CA 95758

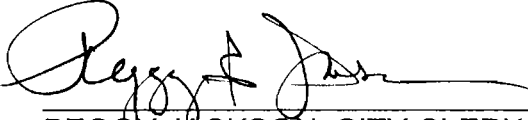
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RESOLUTION NO. 2002-25

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

I, PEGGY JACKSON, City Clerk of the City of Elk Grove, County of Sacramento, State of California, certify that the attached Resolution No. 2002-25 dated January 16, 2002 is a full, true and correct copy of the whole and said original record.

Witness my hand and official seal this 2nd day of January, 2008.



PEGGY JACKSON, CITY CLERK and
Clerk of the Council of the
City of Elk Grove



RESOLUTION NO. 2002-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION and MMRP, AND APPROVING A TENTATIVE SUBDIVISION MAP, EXCEPTION, CONDITIONAL USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND ABANDONMENT OF EXISTING DRAINAGE AND LIGHT AND AIR EASEMENT FOR THE CHEZIMME ESTATES PROJECT #EG-01-177

WHEREAS, Chew & Zimmerle Development LLC (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Tentative Subdivision Map for 14 single-family residential lots, 2 landscape lots and a landscape and drainage ditch lot, an Exception from public street frontage requirements and private street standards, a Conditional Use Permit for accessory dwelling units on applicable lots, Special Development Permit to reduce the front yard setback from 20 feet to 15 feet and abandonment of existing drainage and light and air easement. (Assessor's Parcel Numbers 116-0061-095); 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) Section 31507.4; and

WHEREAS, a duly advertised public hearing notice; in accordance with Government Code Section 65090 et. al. and a public hearing was conducted by the Planning Commission on December 13, 2001.

WHEREAS, after careful consideration of all the written materials and testimony received, the Planning Commission recommended City Council approval of the project.

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

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan prepared for the Chezimme Estates project and direct staff to file a Notice of Determination.
2. Approve the Tentative Subdivision Map, Exception, Conditional Use Permit, Special Development Permit and abandonment of existing drainage and light and air easement as recommended by the Planning Commission, subject to the MMRP, Conditions of Approval and the following Findings:

Findings:

1. 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 specifically 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.

2. **Finding:** Section 66474 of the California Subdivision Map Act requires a City to deny approval of a map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. cannot be made to deny the proposed Tentative Tract Map.

- a. The proposed map is consistent with the density limits as specified in the Franklin-Laguna Community Plan and Elk Grove General Plan.
- b. The design or improvements of the proposed subdivision are consistent with the Franklin-Laguna Community Plan and Elk Grove General Plan.
- c. The site is physically suitable for the development. The applicant is proposing 14 single family lots on a total of 6.99 acres which conforms to the allowable densities in the Zoning Code.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 14 single family lots on a total of 6.99 acres, which conforms to the allowable densities of the RD-4 zoning.
- 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.

- 3. **Finding:** The establishment, maintenance or operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Evidence: The project has been conditioned so that proposed accessory dwellings will comply with the regulations of section 305-83 of the Zoning Code must be met. These regulations include such criteria as lot area, size, and setbacks. Compliance with these regulations will ensure compatibility with the surrounding land uses. Therefore, there will not be any detriment to the health, safety, peace, morals, comfort, or general welfare to persons residing or working in the area.

- 4. **Finding:** Section 110-52 of the Zoning Code requires that an exception be approved is the City can find:

- a. Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of private streets and drives.
- b. Adequate provisions can be made for future street right-of-way and improvements.
- c. Adequate provisions are made for emergency and service provider vehicles.

Evidence:

- a. The private streets and drives will be a paved surface free of dust or other nuisances or hazards.
- b. The applicant is installing curb and gutter on the proposed private streets and sidewalks are not a requirement of this project. It is a gated community with private streets.
- c. The EGCSF Fire Department is requiring the applicant to paint on side of the private street red and put up sign that say "No Parking" in order to provide adequate clearance for emergency vehicles.

- 5. **Finding:** The proposed special development permit will not a hazard or nuisance in the community at large or establish a use or development inconsistent with the goals, policies and objectives of the General Plan and will not result in significant damage to environmentally sensitive or significant physical features that may exist on the site.

Evidence: The proposed development will carry out and be consistent with the intent of the General Plan. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its boundaries. The proposed development is compatible with the existing and proposed land uses in the surrounding area.

6. Finding: The abandonment of the existing drainage and light and air easement applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Evidence: The partial abandonment of the existing drainage and light and air easement will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The new drainage and light and air easement is sufficient enough to accommodate the Department of Water Resources-Drainage needs.


PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 16th day of January 2002.


MICHAEL P. LEARY, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY JACKSON
CITY CLERK

APPROVED AS TO FORM:


TONY MANZANETTI,
CITY ATTORNEY

AYES: Leary, Scherman, Soares,
Cooper, Briggs
NOES: None
ABSTAIN: None
ABSENT: None

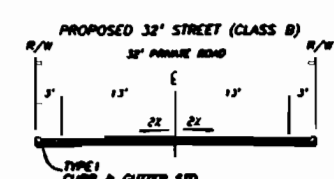
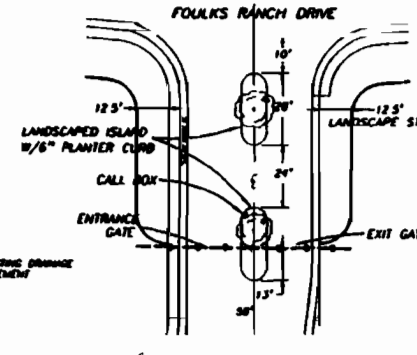
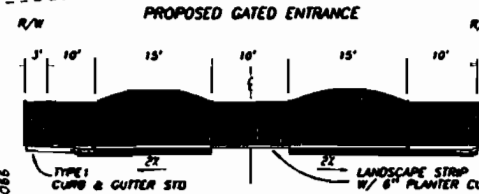
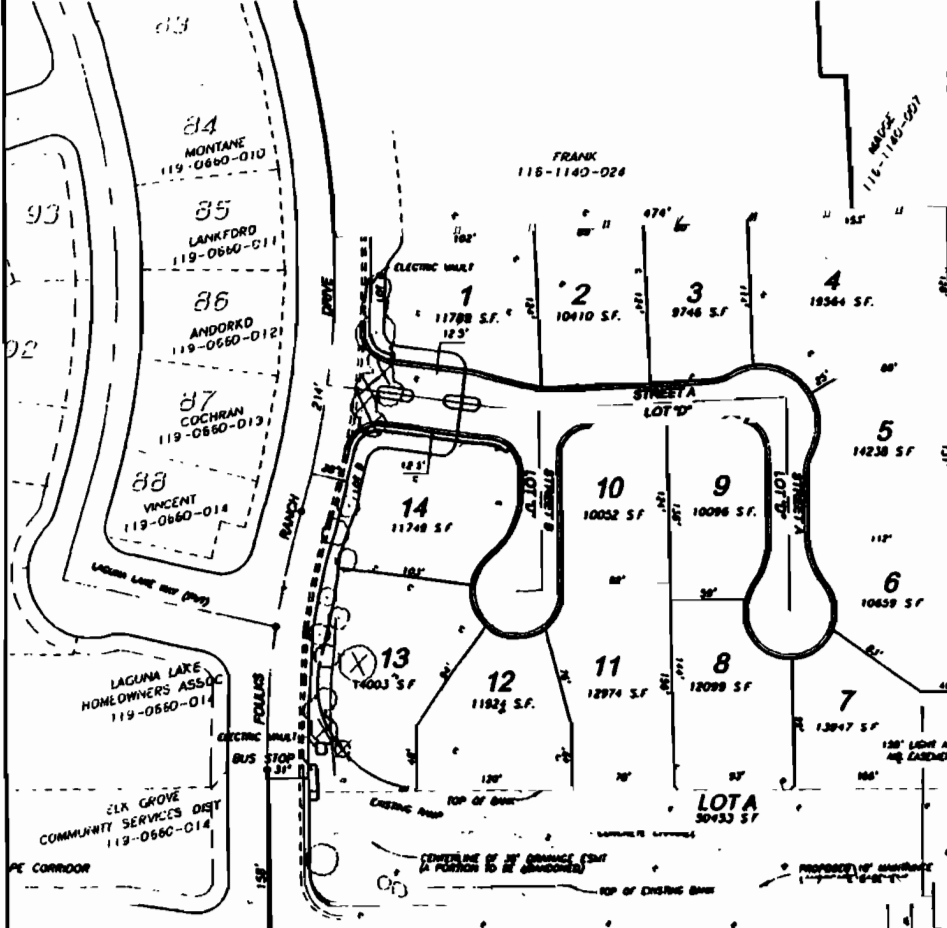
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TENTATIVE SUBDIVISION MAP CHEZIMME ESTATES



ELK GROVE PLANNING DEPARTMENT
 ELK GROVE PLANNING DEPARTMENT

REVISION	DATE	BY



RECORD OWNER:
 CA RV IN DISTRICT CHURCH EXTENSION FUND
 485 WILKEY STREET
 SAN FRANCISCO, CA 94134

APPLICANT/DEVELOPER:
 CHEV & TRAMERLE DEVELOPMENT, LLC
 5050 LAGUNA BLVD., SUITE 12-303
 ELK GROVE, CA 95758
 (916) 686-0501 (LOU)
 (916) 686-5172 (BRYAN)
 EMAIL: hanson@stinnerte.org

MAP PREPARED BY:
 ROSE'S ENGINEERING
 9070 ELK GROVE BOULEVARD
 ELK GROVE, CA 95624
 (916) 686-5448
 (FAX) 685-8800

APR: GROSS ACREAGE: 6.88
NET ACREAGE: 5.94

FLOOD ZONE: ZONE X
PANEL NO.: 0302-E

EXISTING ZONING: AR-2
PROPOSED ZONING: RD-6

EXISTING LAND USE: VICINITY FAMILY RES.
PROPOSED LAND USE: SINGLE FAMILY RES. ZONE 40 SAC. CO.
SEWER: CSO-1 SAC. CO.
ROADS: PRIVATE CLASS B
FIRE: CITY OF ELK GROVE
SCHOOL: ELK GROVE UNIFIED
GAS: PG&E
ELECTRIC: SAUD
TELEPHONE: CPCS/CS
CABLE TV: COMCAST

PROPOSED LAND USE SUMMARY:

LOT	USE	SQUARE FEET
1	SINGLE FAMILY RES.	11788
2	SINGLE FAMILY RES.	10410
3	SINGLE FAMILY RES.	9746
4	SINGLE FAMILY RES.	1854
5	SINGLE FAMILY RES.	14238
6	SINGLE FAMILY RES.	10659
7	SINGLE FAMILY RES.	13947
8	SINGLE FAMILY RES.	12099
9	SINGLE FAMILY RES.	10086
10	SINGLE FAMILY RES.	10652
11	SINGLE FAMILY RES.	12974
12	SINGLE FAMILY RES.	11824
13	SINGLE FAMILY RES.	14003
14	SINGLE FAMILY RES.	11743
A	PUBLIC WORKS	20453
B	LANDSCAPING	6163
C	LANDSCAPING	2286
	RIGHT OF WAY	85780

EXISTING LAND USE SUMMARY:

LOT	USE	SQUARE FEET
1	WCANT	305484

ROSE'S ENGINEERING
 9070 Elk Grove Blvd, Elk Grove, CA 95624 (916) 686-5448

TENTATIVE SUBDIVISION MAP
 CHEZIMME ESTATES
 PROPERTY DESCRIPTION:
 BEING PARCEL 2 OF P13-1-4 RECORDED JUNE 6 1992 OFFICE
 OF SACRAMENTO RECORDER

DEC 6 2001
 1'-0"
 PG.
 164-01
 1

Exhibit A

CRESLEIGH HOMES CORP
 132-0020-057

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1. The development approved by this action is for a Rezone, Conditional Use Permit, Special Development Permit, Exception, and Tentative Subdivision Map for 14 single family lots and other parcels as described in the Planning Commission report and associated Exhibits and Attachments.	On-Going	Planning Division	
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
3. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval	Planning Division	
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 Division	
5. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (6.99 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$1500 has been paid, no final subdivision map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be	Prior to Issuance of Grading Permit	Planning Division	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

approved.			
6. The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Prior to Issuance of Grading Permit During Site Preparation and Construction	Department of Water Resources Planning Division	
7. 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 Division shall be immediately notified. At that time, the Planning Division 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 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.			
8. The project applicant shall place the following mitigation requirements on all grading and improvement plans and construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. During the construction phase of the project, compliance with District Rule 403-Fuitive Dust is required. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits.	Prior to Issuance of Grading Permits	Planning Division & SMAQMD	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

- 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 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 or less.
- Use low-emissions 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

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

<p>onto the construction site from the adjacent paved road(s) where vehicles and equipment egress.</p> <p>9. Category 1: Reducing NOx emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The prime contractor shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.</p> <p>and:</p> <p>Category 2: Controlling visible emissions from off-road diesel powered equipment.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Planning Division & SMAQMD</p>	
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Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

<p>10.</p>	<p>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any once hour. Any equipment found to exceed 40 opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>Implementation of one of the following options to mitigate for the loss of 6.99 acres of Swainson's hawk foraging habitat is required.</p> <ul style="list-style-type: none"> • The project proponent shall preserve 5.25 acres (0.75:1 ratio) of similar habitat within a 10-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the California Department of Fish and Game). or: • The project applicant shall, to the satisfaction of the California Department of Fish and Game (CDFG), prepare and implement a Swainson's hawk mitigation plan that will include 	<p>Prior to Issuance of any permits for Grading or Improvements Plans.</p>	<p>Planning Division & Department of Fish and Game</p>	
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Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

	<p>preservation of Swainson's hawk foraging habitat. or:</p> <ul style="list-style-type: none"> • Submit payment of a Swainson's hawk impact mitigation fee per acre impacted (5.25 acres at 0.75:1 ratio) to the City of Elk Grove Planning Division in the amount of \$750 per acre as set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent said Chapter remains in effect. A Swainson's Hawk administration fee of \$382 is also required. 			
11.	<p>No earlier than 45 days and no later than 20 days prior to the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through September 1), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds such as burrowing owl occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone, including the extent of the directly affected portion of the drainage ditch. If active nests are present, the applicant shall consult with CDFG and/or USFWS to determine the measures necessary to mitigate or avoid impacts to the species. Any required permits or approvals shall be obtained from CDFG and/or USFWS prior to disturbance of the site. Mitigation measures may include flagging the burrow and avoiding disturbance, passive relocation, active relocation to move owls from the site, or other measures recommended by the biologist or CDFG.</p>	<p>Prior to Issuance of any permits for Grading, Building or other Site Improvements or site disturbance.</p>	<p>Planning Division & Department of Fish and Game.</p>	
12.	<p>Provide separate public water services to each parcel and dedicate maintenance easements in all</p>	<p>Prior to Recordation of Final Map</p>	<p>Department of Water Resources</p>	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

13. public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency prior to Final Map Approval. Pay the Laguna Community Facilities District the rezone avoidance tax, estimated at \$27,108.	Prior to Recordation of Final Map	Infrastructure Finance	
14. In order to obtain sewer service, construction of public collector and private collector sewer will be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to Recordation of Final Map.	CSD-1	
15. Provisions for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project. CSD-1 will provide maintenance only in easements dedicated to CSD-1, or public right of ways.	Prior to Recordation of Final Map.	CSD-1	
16. Grant the City of Elk Grove right-of-way on Elk Grove Boulevard based on a 108-foot standard street section in accordance with the City of Elk Grove Improvements Standards and to the satisfaction of the Public Works Department.	Prior to Recordation of the Final Map	Department of Public Works	
17. Grant the City of Elk Grove right-of-way on Foulks Ranch Drive based on a 60-foot standard street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Recordation of the Final Map	Department of Public Works	
18. Dedicate additional right-of-way on Elk Grove Boulevard and Foulks Ranch Drive for intersection widening per Standard Drawing 4-5 and 4-6 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Recordation of the Final Map	Department of Public Works	
19. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways.	Prior to Recordation of the Final Map	SMUD	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

20.	Dedicate Lot A, the common area as a public utility easement for underground facilities and appurtenances.	Prior to Recordation of the Final Map	SMUD	
21.	Dedicate any private drive, ingress and egress easement, and 12.5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Prior to Recordation of the Final Map	SMUD	
22.	Prior to Recordation of the Subdivision Map, provide separate water services to each parcel and dedicate water easements to the satisfaction of Sacramento County Water Agency.	Prior to Recordation of the Final Map	Water Supply	
23.	Provide drainage easements and install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Elk Grove Improvements Standards, including any fee required by the Sacramento County Water Agency Code. The project shall make a minor channel improvement to the existing south slope of the channel (removing a "bump" in the channel side slope).	Prior to Recordation of the Final Map	Department of Water Resources-Drainage	
24.	Dedicate Lot A to the City of Elk Grove Water Resources Department.	Prior to Recordation of the Final Map	Department of Water Resources-Drainage	
25.	Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the storm drain system.	Prior to Recordation of the Final Map	Department of Water Resources-Drainage	
26.	The northern boundary of proposed Lot A shall be set at 8 feet at the top of bank as measured from the existing concrete ramp. This allows an approximate 29-foot abandonment of the existing 120- foot wide drainage easement granted with the above referenced deed. This drainage easement shall be shown on the Final Map.	Prior to Recordation of the Final Map	Department of Water Resources-Drainage	
27.	Prior to recordation of the Final Map, the project	Prior to Recordation of	EGCSD Parks &	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

<p>proponent shall provide a landscape corridor along Folks Ranch Drive to the satisfaction of the EGCS D that complies with the following:</p> <ul style="list-style-type: none"> • The corridor shall be 31 feet at the northern property line to correspond with the existing width of the church property to the north. • The corridor may meander however, the masonry wall shall be at least 5 feet from the trunk of the redwood trees (so as not to impact the root structure of the trees). • The applicant shall prepare a draft landscape corridor design for CSD and City review that addresses retaining the redwood trees, existing SMUD and Cable facilities and sidewalks. 	<p>the Final Map</p>	<p>Recreation</p>
<p>28. Provide a 10 foot landscape corridor at the back of the sidewalk on Elk Grove Boulevard to be shown on the Final Map and built to the specifications of EGCS D.</p>	<p>Prior to Recordation of the Final Map</p>	<p>EGCS D Parks & Recreation</p>
<p>29. Landscaping just north of the drainage channel on the Elk Grove Boulevard side adjacent to the masonry wall shall include a 6 foot irrigated landscape area with all plans and specifications being approved by the EGCS D and shall be shown on the Final Map.</p>	<p>Prior to Recordation of the Final Map</p>	<p>EGCS D Parks & Recreation</p>
<p>30. 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 approving improvement plans or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the EGCS D a written petition in an acceptable form approved by 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</p>	<p>Prior to rezoning the property or approving improvement plans</p>	<p>EGCS D Parks & Recreation</p>

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

	<p>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>			
31.	An approved sewer study to the satisfaction of CSD-1 shall be required prior to submittal of improvement plans.	Prior to Approval of Improvement Plans	CSD-1	
32.	The Sacramento County Water Agency (SCWA) will not issue connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of the SCWA.	Prior to approval of Improvement Plans	Department of Water Resources	
33.	This development is required to provide a fire flow from public water system capable of delivering as a minimum 1,000 gpm at 20 psi. 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 Issuance of Building Permits	EGCSD Fire Department	
34.	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 Issuance of Building Permit	Department of Water Resources	
35.	The proposed access control gate must be designed and approved to the satisfaction of the EGCSD-Fire Department, Department of Public Works and Sheriff's Department. [Note: The access gate must be setback a minimum of 40 feet from the back of	Prior to Issuance of Building Permit	EGCSD-Fire Department, Department of Public Works & Police	

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

	be setback a minimum of 40 feet from the back of the ultimate right-of-way to allow safe fire engine access to the subdivision. In addition, a turnaround area is required outside of the gate for vehicles which are unable to gain access to the gated subdivision.)		&Police Department
36.	The automatic gate entrance shall be equipped with traffic pre-emption devices (Opticom) and a Knox key switch override system.	Prior to Occupancy	EGCSD Fire Department
37.	Provide non-combustible fencing along concrete channel at proposed light and air easement.	Prior to Occupancy	EGCSD Fire Department
38.	Install public street improvements on Elk Grove Boulevard based on a 108-foot standards street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Occupancy	Department of Public Works
39.	Install public street improvements on Foulks Ranch Drive based on a 60-foot standard street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Occupancy	Department of Public Works
40.	Install indicated private street improvements with a structural pavement section equivalent to those required by the City of Elk Grove Improvement Standards.	Prior to Occupancy	LDSIR
41.	Provide adequate street lighting in accordance with the City of Elk Grove Improvement Standards.	Prior to Occupancy	Department of Public Works & LDSIR
42.	A 6-foot high solid masonry wall shall be constructed along the entire length of the back of lots 7, 8, 11, 12, and 13 (southern property line), which face Elk Grove Boulevard.	Prior to Occupancy	Planning Division
43.	The applicant shall either paint one side of the private street red and stencil "Fire Lane, No Parking".	Prior to Occupancy	EGCSD Fire Department

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

44.	The bulb of the cul-de-sacs must be painted red and stenciled "Fire Lane, No Parking" or "No Parking" signs must be installed in order to accommodate the turning radius of emergency vehicles.	Prior to Occupancy	EGCSD Fire Department
Special Development Permit Conditions			
45.	Garages must be setback a minimum of 20 feet from the front property line in order to meet the intent of the Special Development Permit.	Prior to Issuance of a Building Permit	Planning Division
Conditional Use Permit Conditions			
46.	The applicant shall comply with the Residential Accessory Dwelling Regulations in the City of Elk Grove Zoning Code.	Prior to Issuance of a Building Permit	Planning Division

Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General Comments

Advisory Comments

- a. Gravity sewer service may not be available to the entire site.
- b. Since the private street in Chezimme Estates will be in a gated community, the developer may exclude sidewalk installation on those streets.
- c. If the project needs to construct a drainage outfall to the existing channel and for the channel improvement on the south side of the channel, obtain applicable State Fish & Game and U.S. Army Corps of Engineers permits.
- d. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including and fee required by Ordinance No. 1 of the Sacramento County Water Agency Code.
- e. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- f. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk for sewer impact fee information.
- g. Permits and/or fees are required for the following reviews: civil plan, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
- h. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required
- i. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
- j. The installation of roadway gates, addresses, landscaping, pipe bollards, masonry sound walls, traffic islands and/or tree wells are subject to standards outlined by the EGCSDFD.
- k. Secure approval from the Public Works Department of a civil-engineered site improvement plan for all on-site and off-site improvements associated with this project.
- l. The project shall conform to the specific provisions of the City of Elk Grove Landscape Water Conservation Ordinance (Chapter 14.10 of the Municipal Code) to the satisfaction of the City Landscape/Oak Tree Coordinator.
- m. Homes built in the area that are 3,601 square feet or greater (including the garage and porch patio) an additional water flow analysis will be required. Homes 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm for fire flow.

**Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General
Comments**

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the City of Elk Grove Code, a Mitigation Monitoring and Reporting Program, City Control Number EG-00-042, has been established for the project entitled "**CHEZIMME ESTATES COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, EXCEPTION, CONDITIONAL USE PERMIT AND SPECIAL DEVELOPMENT PERMIT**".

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

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

It shall be the responsibility of the project applicant to reimburse the City for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program, including any necessary enforcement actions. The initial estimate of City monitoring costs for this project is \$ 1,500, which must be paid to the City of Elk Grove Planning Department. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the applicant; and if the actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the applicant.

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

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

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

**Exhibit B: Conditions of Approval / Mitigation Monitoring and Reporting Program/General
Comments**

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

Chapter 20.02 of the City of Elk Grove Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section 20.02.090 of the City of Elk Grove Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal penalties, which are found in Section 20.02.080 of the City of Elk Grove Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.