

RESOLUTION NO. 2007-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AMENDMENT FOR MADEIRA SOUTH PROJECT NO. EG-07-012

WHEREAS, Development Services – Planning of the City of Elk Grove received an application on January 26, 2007, from Reynen & Bardis Communities requesting approval of a Tentative Subdivision Map Amendment for Madeira South; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-0050-053, 054, 058, 059, 060, and 089; and

WHEREAS, Planning has considered the project request pursuant to the Elk Grove Zoning Code, and all other applicable state and local regulations; and

WHEREAS, the City Council held a duly noticed public hearing on April 11, 2007 as required by law to consider all of the information presented by staff, information presented by the project proponent, 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 of the Tentative Subdivision Map Amendment based on the following findings:

CEQA

Finding: The project will not have a significant impact on the environment because all potentially significant effects have been adequately analyzed in the Environmental Impact Report previously prepared for the Laguna Ridge Specific Plan project (EG-00-062) and the LRSP FEIR Addendum for the Madeira South project (EG-05-943) in accordance with the California Environmental Quality Act (CEQA).

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report (SCH# 200082139) was adopted by the City Council in June 2004. The EIR addressed environmental issues related to the development the Laguna Ridge Specific Plan. The Madeira South project conforms to the approved Specific Plan. An Initial Study was prepared to determine whether the development of two non-participating properties would have any significant effects beyond those analyzed in the LRSP EIR. No potentially significant adverse effects were identified in the Initial Study that were not previously analyzed in the Laguna Ridge Specific Plan EIR. In addition, the project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Given that the results of the Initial Study show that there are no additional resources specific to this project site other than those previously disclosed in the LRSP FEIR, an addendum was prepared and circulated in conformance with CEQA.

GENERAL PLAN

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

Evidence: The General Plan identifies the site as being located within the Laguna Ridge Specific Plan. Land uses throughout the project site include Low Density Residential, Medium Density Residential, and Open Space. The project is consistent with the goals and policies of the General Plan as well as those development policies and standards established by the Laguna Ridge Specific Plan.


TENTATIVE SUBDIVISION MAP AMENDMENT

Finding: The Madeira South Tentative Subdivision Map Amendment (EG-07-012) consists of amendments to the project-specific conditions of approval that are consistent with the Laguna Ridge Specific Plan and the City’s adopted policies and are not detrimental to public health and welfare.

Evidence: The conditions of approval for the Madeira South Tentative Subdivision Map were approved based on the information available at the time the Laguna Ridge Specific Plan and the tentative subdivision map were originally reviewed. Following analysis of technical information submitted with this request, the proposed amendments have been evaluated and determined to be consistent with the provisions of the specific plan. The amendments will not result in adverse impacts to the City’s roadway network that would be detrimental to public health and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map Amendment for the Madeira South project, subject to the attached conditions of approval in Exhibit A.

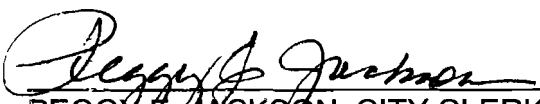
PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of April 2007.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



PEGGY E. JACKSON, CITY CLERK



JONATHAN P. HOBBS,
INTERIM CITY ATTORNEY

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
A. On-Going			
1. The development approved by this action is for a Tentative Subdivision Map and Design Review for subdivision layout to create 457 residential lots, five landscape corridor lots, two neighborhood parks, one residential RD-10 lot, one remainder lot and site improvements as described in the Planning Commission report and associated Exhibits and Attachments dated November 2, 2006 and illustrated in the project plans below:	On-Going	Planning	
<ul style="list-style-type: none"> • Tentative Subdivision Map (received 9/20/2006) 			
Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.			
2. 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. Applicant further agrees to provide a defense for the City in any such action.	On-going	Planning	
3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4. 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.	Three years, from Planning Commission approval	Planning	
5. 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	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
6. 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	
7. 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	
8. 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	
9. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject properties shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and deeds, be a covenant running with the land, be the responsibility of successors in interest in future land divisions and by language approved by the District.	On-Going	CSD-1	
10. All street names shall be reviewed and approved by the Elk Grove Fire Department.	On-Going	Elk Grove Fire Department	
11. The applicant shall provide for vegetation to cover and control graffiti along masonry walls – appropriate climbing vegetation to be detailed within the landscape design maps.	On-Going	Community Enhancement	
B. Prior to Improvement Plans or Grading			
12. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project. 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 \$10,000 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	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>13. Prepare a Mitigation Plan/Tree Replacement Plan once mitigation inches are determined. Plan shall be prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> 1) Species, size and location of all replacement plantings; 2) Method of irrigation 3) The City of Elk Grove Standard Tree Planting Detail L-1, including 10-foot depth boring hole to provide for adequate drainage; 4) Planting, irrigation and maintenance schedules for monitoring period of 3 years. 5) Identify the maintenance entity and include their written agreement to provide maintenance and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period. 6) Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of the replacement oak trees which do not survive. 7) The minimum spacing for replacement oak trees shall be in compliance with the LRSP Supplemental Design Guidelines. 	<p>Prior to Issuance of a Grading Permit / Improvement Plans</p>	<p>Planning</p>	
<p>14. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the City's Zoning Code, Design Guidelines for Laguna Ridge and Water Conserving Landscape Requirements for Poppy Ridge Road, and the following; Park L (20 acre Community Park south of Whitelock Parkway, west of Big Horn Boulevard)), Park N (Local Park shown as Lot C on tentative map)), Landscape Corridor Lots D, E, F, G, H, I, J, K, L,</p>	<p>Landscape Plans</p>	<p>Landscape Architect/Planning/Public Works</p>	

Conditions of Approval / Mitiaation Measure	Timing/ Implementation	Enforcement/ Monitorina	Verification (date <u>and</u> Signature)
<p>M, N and any residential model homes. Plans shall be submitted to Planning and Public Works for review and approval.</p> <p>15. 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 Preservation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <ol style="list-style-type: none"> 1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the drip line protection area of all oak trees to be retained and all portions off-site oak tree drip lines which extend into the site, and shall not be cut back in order to change the drip line. Removing limbs which make up the drip lines does not change the protected zones unless otherwise determined by the City Arborist. 2. Chain link or alternately barrier, approved by the Planning Department, shall be installed one (1) foot outside the drip line protection area of the on-site oak and landmark trees to be retained and all portions of off-site oak tree drip lines which extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around those oak tree drip lines which are approved for encroached into by structures and/or driveways can be moved to allow construction. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Place 12" by 18" all weather durable signs on the protective barrier every 10' on center, stating: "This tree is protected by the City of Elk Grove". Minimum of 2 signs per tree. 3. A piped aeration system shall be installed at all locations where impervious surfaces and/or structural development will occur within the drip line protection area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto the site. Installation of the aeration system shall be performed under the direct supervision of a certified arborist. If, in the opinion of the certified 	<p>Prior to Issuance of a Grading Permit / Improvement Plans</p>	<p>Planning/ Landscaping/ Public Works</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
<p>arborist, encroachment into the drip line protection area is severe, then the affected tree shall be retained on site but determined lost, and mitigation as required by the approving body.</p> <ol style="list-style-type: none"> 4. All driveways which pass through the drip line protection area of the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation for driveway construction shall be allowed with oak tree drip line protection areas except minor excavation associated with the installation of piped aeration systems. 5. Any pruning of an oak tree shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist 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. All pruning and deadwood removal shall be executed in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines". An ISA Certified Arborist shall supervise and tree pruning. 6. Oak trees on site shall be pruned, as per arborist recommendations, prior to starting any adjacent site improvements. Any pruning of an oak tree shall be supervised by a certified arborist. 7. 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 oak trees to be retained and all portions of off-site oak tree drip lines which extend onto the site. 8. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiles or, located within the drip line area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto the site. 9. No grading (grade cut or fills) shall be allowed within the drip line protection area of the on-site oak trees to be retained and all portions of 			

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<p>off-site oak trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans or as approved by the City Arborist. If, in the opinion of the certified arborist, permitted grading in the drip line protection area 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>10. No trenching shall be allowed within the drip line protection area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto site. If it is absolutely necessary to install underground utilities within the drip line of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>11. Landscaping beneath the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend on the site include non-plant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the drip lines of oak 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 under story plants.</p> <p>12. No in the ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the drip line protection area of the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend onto the site. An "above ground drip irrigation system", drip lines placed on natural grade and all emitters shall be placed on grade, will be permitted under oak tree drip lines. No trenching for irrigation lines will be permitted under drip line protection areas.</p> <p>13. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the drip line of any protected tree(s).</p> <p>14. During construction, the frequency and amount of water for protected trees shall not differ from that received prior to construction.</p> <p>16. The landscape corridor, parks, and any project requiring landscaping shall incorporate the City's Water Conserving Landscape Requirements. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Public Works, Planning</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
17. All public landscape areas shall be designed as per the City's Laguna Ridge Specific Plan Supplemental Design Guidelines.	Landscape plans	Planning/ Landscape Architect	
18. Applicant shall save tree #526 and 527, unless otherwise approved by the City. Applicant shall mitigate for trees if not saved.	Landscape plans	Planning/ Landscape Architect	
19. Applicant shall relocate Tree #s 539, 540, 544, 3211, 3214, 3215, 3226, 3227, 3229, 3230, 3233, 3234, 3237, 3240, 3241, 3250, 3254, 3256, 3257, 3268, and 3269 to an approved location, unless otherwise approved by the City.	Landscape plans	Planning/ Landscape Architect	
20. Remove tree #s 528 through 534, 536 and 538 without mitigation.	Landscape plans	Planning/ Landscape Architect	
21. Inspect Heritage Valley Oak Tree #'s 535, 537, 541, and 542 for root collar structural damage. The applicant's consulting arborist shall expose the trees root collars. Once root collars are exposed the City Landscape Architect shall inspect the trees with the Applicants' arborist to determine if the tree should be saved, mitigated, or removed without mitigation.	Landscape plans	Planning/ Landscape Architect	
22. If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1 st improvement plan submittal.	1 st Improvement Plans Submittal	Public Works	
23. 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 and Ordinance in effect at the time of Improvement Plan approval.	1 st Improvement Plans Submittal	Public Works	
24. 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.	Prior to Improvement Plan approval and Prior to issuance of Grading Permits	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
25. The applicant shall record all Irrevocable Offers of Dedication (IOD's) as shown on the large lot map dated 9/20/06 to the satisfaction of Public Works.	Recordation of the large lot map	Public Works	
26. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Improvement Plans	CSD-1	
27. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
28. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All lines serving more than two detached buildings shall be 8-inch (min) collectors in public easements.	Improvement Plans	CSD-1	
29. Streets, drives, and parking areas over easements shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.	Improvement Plans	CSD-1	
30. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	
31. CSD-1 shall require an approved sewer study prior to approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. 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 accordance with the Districts' "Minimum Sewer Study Requirements" of June 15, 2005. The Study shall be based on a "no shed shift" standards without advance approval of the District and shall comply with Sacramento County Improvements Standards.	Prior to Improvement Plans or Final Map, whichever comes first	CSD-1	
32. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.	Improvement Plans	CSD-1	
33. An on-site or in tract collection system will be required for all pipes carrying waster from two or more buildings or sewage sources, and shall consist of 8-inch (min.) pipes in public easements.	Improvement Plans	CSD-1	

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34. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction	Improvement Plans	Sacramento County Water Agency	
35. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency (SCWA). When available, the Applicant shall use non-potable water during grading and construction. Irrigation water service for all areas identified on the SCWA/MWH 2004 Sacramento County Recycled Water Distribution Modeling Study shall be provided from the Non Potable system.	Improvement Plans	Sacramento County Water Agency	
36. Sacramento County Water Agency (SCWA) will not issue water connection permits nor will building permits be issued for houses adjacent to proposed SCWA well sites until the well hole is constructed and accepted by SCWA. SCWA will determine which lots are the adjacent lots and these lots will be shown on the improvement plans.	Improvement Plans	Sacramento County Water Agency	
37. Sacramento County Water Agency will not approve improvement plans until a contract has been awarded for the construction of the "Big Horn Water Treatment Plant".	Improvement Plans	Sacramento County Water Agency	
38. Sacramento County Water Agency (SCWA) will not issue water connection permits until the "Big Horn Water Treatment Plan" has been accepted for operation by SCWA.	Improvement Plans	Sacramento County Water Agency	
C. Prior to Final Map			
39. Applicant shall combine lots 30, 31, 32 and landscape lot D, adjacent to the RD-20 property, into a remainder lot for future integration with the RD-20 property.	Final Map	Planning/ Public Works	
40. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate	Prior to Approval of Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
<p>the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate.</p>			
<p>41. The applicant shall include in its drainage study the determination of the necessary geometry and appropriate location for a permanent drainage channel to contain the 100-year frequency flow within Shed C based on the potential development of the entire shed under current zoning. Alternatively, the developer(s) may wait until the City's Drainage Master Plan study has defined this channel.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Public Works</p>	
<p>42. The applicant may include in its drainage study, a proposal for interim drainage facilities. Such study must be conducted after characterization of the permanent drainage channel is completed. Such study and proposed facilities shall incorporate the following:</p>	<p>Prior to Improvement Plan Approval</p>	<p>Public Works</p>	
<p>All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove.</p>			
<p>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.</p>			
<p>43. The applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application.</p>	<p>Prior to Approval of</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
The applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement.	Final Map		
47. All parklands, paseos, and other open space areas shall be dedicated in fee to the City of Elk Grove. Park improvements shall be bonded for prior to approval of final map or as otherwise specific in a Development Agreement approved by the City Council.	Prior to the Approval of any Final Map	Public Works	
48. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall, at a minimum, include the following: <ul style="list-style-type: none"> • In areas where homes front or otherwise are adjacent to a sidewalk which is separated from the street by a planter strip and street trees, residential property owners may not place stepping stones, rocks, gravel, artificial turf, concrete, shrubbery or any other material other than turf between the sidewalk and the street. Enforcement of this provision may be by association, Community Services District or City of Elk Grove all at the cost of the residential property owner. • Where a community owned tree (association, Community Services District or City) spreads over property lines, the property owner may not maintain, trim or otherwise harm the tree without first obtaining a permit from the appropriate body. Maintenance of dropping leaves, twigs and general tree debris onto the residential property and its structures shall be the residential property owners' sole responsibility. • Each lot shall have 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. 	Prior to Approval of Final Map	Public Works	
49. All proposed street names shown on the tentative map shall be evaluated by Public Works prior to acceptance and approval.	Prior to Approval of Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
50. The quitclaim of the following easements shall be completed prior to the Final Map: 1. 5' S.M.U.D. easement as recorded in Book 840907 Page 940 2. 20' Pacific Telephone and Telegraph Company easement as recorded in Book 739 Page 222 If these easements can not be quitclaimed the site will have to be redesigned.	Prior to Approval of Final Map	Public Works	
51. The applicant shall design and install street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works.	Final Map	Public Works	
52. The applicant shall design and install vertical curbs adjacent to all landscaping strips and medians.	Final Map	Public Works	
53. Design and construct the traffic calming devices on the following streets: Streets 'A/C', 'G', 'L', and 'O' and Carinata Drive. The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation. Traffic calming devices shall be designed and constructed to the satisfaction of Public Works.	Final Map	Public Works	
54. Bulb-outs shall be installed at each intersection adjacent to all schools and parks. The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation. Traffic calming devices shall be designed and constructed to the satisfaction of Public Works.	Final Map	Public Works	
55. Design and install "Stop Signs" at locations determined at the Improvement plan stage. Signage and striping required as a result of these improvements may be required beyond the limits of the project frontage and shall be improved at the sole cost of the applicant.	Final Map	Public Works	
56. The applicant shall dedicate a SMUD easement adjacent to Whitelock Parkway outside of the landscape corridor, for the future 69 KV line, if an easement has not been established on the north side of said street. If deemed necessary, this easement shall be dedicated and improved with	Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
57. the appropriate SMUD approved landscaping to the satisfaction of Public Works.	Final Map	Public Works	
58. The applicant shall dedicate/acquire, design and improve an expanded intersection at Big Horn Blvd / Whitelock Parkway, per the Laguna Ridge Specific Plan (LRSP) in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works, if not already in place.	Final Map	Public Works	
59. The applicant shall dedicate/acquire, design and improve an expanded intersection at Big Horn Blvd / Poppy Ridge Road, per the LRSP in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
60. The applicant shall dedicate/acquire, design and improve an expanded intersection at Big Horn Blvd / Spoonwood Avenue, per the LRSP in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
61. The applicant shall design and install a traffic signal, or modify if existing, at the following intersections: <ul style="list-style-type: none"> • Whitelock Parkway / Bruceville Road • Poppy Ridge Road / Big Horn Blvd • Spoonwood Avenue / Big Horn Blvd Per the LRSP in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map; Completion within one year of obtaining COE Permit and prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works	
62. The applicant shall dedicate/acquire, design and improve Poppy Ridge Road, in full width from the western park frontage of Lot 'C' to the western	Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
park frontage of Lot 'B', based on a collector residential street. The section shall have a back of curb to back of curb dimension of 88', which includes a 50' landscaped median, plus a 4' sidewalk separated from the curb with 6' of landscaping. The sidewalk shall be 8' wide and attached to the street adjacent to the park. All improvements shall be in accordance with the City of Elk Grove Improvement Standards, the LRSP and to the satisfaction of Public Works.			
63. The applicant shall dedicate/acquire, design and improve Whitelock Parkway, in full with, from Bruceville Road to Big Horn Blvd based on an arterial street section, if not already in place. This shall include a back-of-curb to back-curb & right-of-way width of 64' in accordance with the City of Elk Grove Improvement Standards, the LRSP and to the satisfaction of Public Works. A 25' wide landscape corridor shall be installed adjacent to the south edge of Whitelock Parkway. The 7' sidewalk shall be installed within the 25' landscape corridor.	Final Map	Public Works	
64. The applicant shall dedicate/acquire, design and improve Big Horn Blvd, in full width , from Whitelock Parkway Elk Grove Blvd to Poppy Ridge Road Spoonwood Ave based upon an arterial street section, if not already in place. This shall include a back-of-curb to back-curb & right-of-way width of 72' in accordance with the City of Elk Grove Improvement Standards, the LRSP and to the satisfaction of Public Works. A 25' wide landscape corridor shall be installed adjacent to Big Horn Blvd. The 7' sidewalk shall be installed within the 25' landscape corridor.	First Final Map / Completion of Improvements prior to issuance of Building permits for Lot A	Public Works	
65. The applicant shall dedicate/acquire, design and improve Spoonwood Avenue, in full width from Big Horn Blvd to the west boundary of the project site, based on primary-residential street. This shall include a section width of 38' from the back-of-curb to back-of-curb, with a minimum right-of-way dedication of 40'. A 40' wide landscape corridor shall be installed adjacent to Spoonwood Avenue, which shall include a separated sidewalk/trail. All improvement shall be in accordance with the City of Elk Grove Improvement Standards, the LRSP and to the satisfaction of Public Works.	Final Map	Public Works	
66. The applicant shall dedicate, design and improve all internal streets, in full width, as shown in the tentative subdivision map, in accordance with the	Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
67. City of Elk Grove Improvement Standards, the LRSP, as conditioned herein, and to the satisfaction of Public Works. Also, sidewalks shall be 8' wide and attached to the street adjacent to the parks, unless otherwise required.	Final Map	Public Works	
68. The applicant shall dedicate, design and improve a 25' landscape corridor, in fee title, on Whitelock Parkway to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works	
69. The applicant shall dedicate, design and improve a 25' landscape corridor, in fee title along residential areas on Big Horn Blvd to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works	
70. The applicant shall dedicate, design and improve a 40' landscape corridor, in fee title, on Spoonwood Avenue to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works	
71. The applicant shall design and improve a 25' landscape corridor, dedicated as an easement along the frontage of Lot 'A' on Big Horn Blvd to the City of Elk Grove for the purposes of landscaping and pedestrian use. Landscaping adjacent to Lot 'A' on Big Horn Blvd shall be provided between the back-of-curb and the front-of-sidewalk to the satisfaction of Public Works.	Final Map	Public Works	
72. The applicant shall dedicate, design and improve the landscape lots, corridors, and pedestrian paseos shown on the tentative map with the exception of Lot 'D', in fee title, to the City of Elk Grove in accordance with the Improvements Standards, the LRSP and to the satisfaction of Public Works. Landscape Lot 'D' shall be owned and maintained by the applicant/ developer and not accepted as dedication to the City of Elk Grove.	Final Map	Public Works/ SMUD/PG&E	
73. The applicant shall dedicate a 12.5 foot public utility easement (PUE) for underground and appurtenances adjacent to all public streets right-of-ways. The location of the P.U.E. on the landscape corridor along Whitelock Parkway, Spoonwood Avenue, and Big Horn Blvd shall be consistent with the Laguna Ridge Design Guidelines and to the satisfaction of Public Works.	Final Map	Public Works	
73. For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	

Conditions of Approval / Mitiation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
74. The applicant shall dedicate Access rights adjacent to Lot 'A' (direct vehicular ingress and egress) on Big Horn Blvd to the City of Elk Grove.	Final Map	Public Works	
75. The proposed abandonment of the 60' right-of-way on Poppy Ridge Road recorded in Parcel Map Book 60 Page 29 shall not be approved until the following has been completed, to the satisfaction of Public Works: <ul style="list-style-type: none"> • Approval of design / improvement plans for new Poppy Ridge Road • Construction / Security of new alignment for Poppy Ridge Road in place <p>The abandonment / rededication of right-of-way shall be processed concurrently with the recordation of the 1st Phase Final Map. The 1st phase final map shall include, at a minimum, abandonment/ rededication, including design and construction/security of Poppy Ridge Road between Street 'C' & Street 'H' to the satisfaction of Public Works.</p>	1 st Phase Recorded- Final Map	Public Works	
76. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.) Prior to recording the Final Map, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	Prior to Final Map	CSD-1	
77. Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of Sacramento Water Agency prior to Final Map approval.	Prior to Final Map	Sacramento County Water Agency	
78. Prior to Final Map recordation or signing of improvement plans whichever occurs first, the Sacramento County Water Agency requires either fee simple title or purchase agreements for the "Big Horn Water Treatment Plant" site and the "Laguna Ridge Water Treatment Plant" site as identified in the most current approved Laguna Ridge Specific Plan Water Supply Master Plan.	Prior to Final Map	Sacramento County Water Agency	
79. At all street intersections, public or private, within one block of the proposed project, the applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Final Map	Public Works	
80. The applicant shall acquire the right-of-way, design and construct the street adjacent to lots 1-10 in Village 4, between Poppy Ridge Road and Street 'M', if not already in place. The street shall be constructed as a local residential 40' street section. All improvements shall be in accordance with the City of Elk Grove Improvement Standards, the LRSP and to the satisfaction of Public Works.	Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
81. The project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so 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 www.elkarovecity.org/services/finance-district/cfd-information.htm .	Prior to Final Map	Finance	
82. The project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so 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 www.elkgrovecity.org/services/cfd/ad-information.htm	Prior to Final Map	Finance	
83. The project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so 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 www.elkgrovecity.org/services/finance-district/cfd-information.htm	Prior to Final Map	Finance	
84. The project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the	Prior to Final Map	Finance	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Property and Levy the Special Tax. For further information regarding this CFD, see www.elkarovecity.org/services/finance-district/cfd-information.htm			
<p>85. The project applicant shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not funded by other sources. This condition may be satisfied by:</p> <p>(1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>(a) Entering into a Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or</p> <p>(b) By the payment of cash to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City as the project applicant's share of the land acquisition/dedication costs; or</p> <p>(c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.</p>	Prior to Final Map	Finance	
<p>86. The project applicant shall fund the project's share of park improvements in the Laguna Ridge Specific Plan (including parks, parkways, and paseos) that are not funded by other sources. This condition may be satisfied by:</p> <p>(1) Becoming a party to an Indemnification, Hold Harmless and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>(a) Entering into a Master Cost Sharing Agreement with the Laguna Ridge Owner's Group, in a form acceptable to the City; or</p> <p>(b) By the payment of cash, as the project applicant's share of the cost of the public improvements, to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City; or</p> <p>(c) By the payment of a park fee that fully funds the project applicant's fair share cost of the Laguna Ridge Specific Plan park improvements, as calculated by the City;</p>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>(d) By some combination of the methods outlined in (a), (b), and (c), above, in a form acceptable to the City.</p> <p>87. Park R (Neighborhood Park, adjacent to the Elementary School Site), Park N (Local Park shown as Lot C on tentative map) Park L (20 acre Community Park shown south of Whitelock Parkway and west of Big Horn Boulevard) and Park P (35 acre community park south of Whitelock Parkway and east of Big Horn Boulevard) shall be dedicated to the City of Elk Grove prior to or on the Final Map.</p> <p>The Applicant shall design and bond for improvements of these parks in accordance with the facilities plan and park improvement standards for the City of Elk Grove. Construction of these parks shall occur at the Applicant's expense and in addition to required payment into the Laguna Ridge Park Fee Program. Construction of the parks shall be completed, accepted by the City, and open for use prior to the first building permit or at an alternative time established within a Development Agreement approved by the City Council.</p>	<p>Dedicate/ Design/Bond – Prior to Final map</p> <p>Construction/ Open for use – Prior to 1st Building Permit</p>	<p>Development Services</p>	
D. Prior to Building Permits			
<p>88. Applicant shall dedicate, design and construct all Phase I, Phase II and Phase III improvements identified in the latest version of the Laguna Ridge Specific Plan Infrastructure Phasing Checklist. All improvements shall be constructed as called for in the latest Laguna Ridge Specific Plan Infrastructure Phasing.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Planning, Public Works</p>	
<p>89. The applicant shall install landscaping prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.</p>	<p>Prior to issuance of 1st Building Permit</p>	<p>Public Works</p>	
<p>90. Water supply will be provided by the Sacramento County Water Agency.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Sacramento County Water Agency</p>	
<p>91. Prior to issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at time of</p>	<p>Prior to Issuance of Building</p>	<p>Sacramento County Water</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
92. building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Permits	Agency	
93. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.	Prior to Issuance of Building Permits	Sacramento County Water Agency/ Planning	
94. The Elk Grove Unified School District (the "School District") has funded and built certain oversized infrastructure that will of direct benefit to Developer's Project. Prior to issuance of any building permits for residential construction or for commercial construction within the boundaries of the Developer's Project, Developer shall pay to the School District a deposit equal to the pro-rata per unit share for the interim sewer facilities, until such time the entire debt is satisfied.	Prior to Issuance of any Building Permits	Elk Grove Unified School District	
95. The project 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 2006 Development Related Fee Booklet at: www.elkgrovecity.org/services/fee-information/fee-information.htm 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 both the 2006 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 costs associated with your project.	Prior to Issuance of Building Permits	Finance	
Prior to Occupancy	Prior to Final or Occupancy	Planning	
95. Upon completion of the installation of the landscaping for corridors, medians, parks, and model home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
of Conformance to the Planning Department will delay final approval/occupancy of the project.			
96. Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for landscape lots shall be provided to the City's landscape architect for approval.	Prior to Final or Occupancy	Planning	
97. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.	Prior to each occupancy	SMUD	
98. The Applicant shall grant right-of-way and construct Elk Grove Boulevard, from Bruceville Road to approximately 300 feet east of the future extension of Laguna Springs Drive, (including class I bikeway)	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
99. The Applicant shall grant right-of-way and construct Bruceville Road, from Elk Grove Boulevard to Whitelock Parkway.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
100. The Applicant shall grant right-of-way and construct Big Horn Boulevard, from Elk Grove Boulevard to Whitelock Parkway.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
101. The Applicant shall grant right-of-way and construct Whitelock Parkway, from Bruceville Road to Lotz Parkway, consistent with the LRSP and subject to the discretion of the City Engineer.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
102. The Applicant shall grant right-of-way and construct Laguna Springs Drive, from Elk Grove Boulevard to Lotz Parkway (formerly Laguna Ridge Road).	With Recordation of	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
103. The Applicant shall grant right-of-way and construct Lotz Parkway (formerly Laguna Ridge Road), from Big Horn Boulevard to Laguna Springs Drive.	<p>Final Map;</p> <p>Functionally complete prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation and or prior to opening of the high school/middle school whichever occurs first</p>	Public Works, Planning	
104. The Applicant shall improve Old Poppy Ridge Road, from Bruceville Road to the future extension of Lotz Parkway including but not limited to pavement rehabilitation to a design life of 10 years.	<p>With Recordation of Final Map; Prior to Issuance of Building Permits</p> <p>With Recordation of Final Map; Prior to Issuance of Building Permits</p>	Public Works, Planning	
105. Dedicate, design and improve all improvements identified in the Laguna Ridge Specific Plan Infrastructure Phasing Checklist revised date 4/15/05.	Prior to Recordation of the Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Additional ITS conduit shall be constructed along the following locations:</p> <ul style="list-style-type: none"> • Bruceville Road (full project length through to Bilby Road) • Big Horn Blvd (full project length through to Bilby Road) 	Prior to Submittal of First Final Map	Public Works	
Phase III Infrastructure Requirements Roadway Infrastructure			
106. Design and construct traffic signal at the intersection of Big Horn and Village Tree Drive in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Submittal of First Final Map	Public Works	
107. The Applicant shall grant right-of-way and construct Bruceville Road from Whitelock Parkway to Poppy Ridge.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
108. The Applicant shall grant right-of-way and construct Bruceville Road, from Poppy Ridge to Street "A".	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
109. The Applicant shall grant right-of-way and construct Bruceville Road, from Street "A" to Street "E".	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
110. The Applicant shall grant right-of-way and construct Bruceville Road, from Street "E" to Bilby Road.	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
111. The Applicant shall grant right-of-way and construct Big Horn Boulevard, from Whitelock Road to old Poppy Ridge Road.	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
112. The Applicant shall grant right-of-way and construct Big Horn Boulevard, from Old Poppy Ridge Road to Street "D".	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
113. The Applicant shall grant right-of-way and construct Big Horn Boulevard, from Street "D" to Street "F".	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
114. The Applicant shall grant right-of-way and construct Big Horn Boulevard, from Street "F" to Bilby Road.	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
115. The Applicant shall grant right-of-way and construct Bilby Road, from Bruceville Road to Street "C".	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
116. The Applicant shall grant right-of-way and construct Bilby Road, from Street "C" to Local Street.	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
117. The Applicant shall grant right-of-way and construct Bilby Road, from Local Street to Big Horn Blvd.	With Recordation of Final Map; Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Phase I & II Infrastructure Phasing Roadway Infrastructure			
118. The Applicant shall design and construct the intersection and signal of Bruceville Road at Whitelock Parkways.	Prior to Issuance of 1 st Permit	Public Works, Planning	
119. The Applicant shall design and construct the intersection and signal of Big Horn Boulevard at Elk Grove Boulevard.	Prior to Issuance of Building Permit	Public Works, Planning	
120. The Applicant shall design and construct the intersection and signal of Big Horn Boulevard at Lotz Parkway.	Prior to Issuance of 1 st Permit	Public Works, Planning	
121. The Applicant shall design and construct the intersection and signal of Big Horn Boulevard at Whitelock Parkway.	Prior to Issuance of 1 st Permit	Public Works, Planning	
122. The Applicant shall design and construct the intersection and signal of Laguna Springs Drive at Elk Grove Boulevard.	Prior to Issuance of Building Permit	Public Works, Planning	
123. The Applicant shall design and construct the intersection and signal of Laguna Springs Drive at Lotz Parkway.	Prior to Issuance of Building Permit	Public Works, Planning	
124. The Applicant shall design and construct the intersection and signals at the intersection of Lotz Parkway, Whitelock Parkway, and West Stockton Boulevard.	Prior to Issuance of 1 st Permit	Public Works, Planning	
125. The Applicant shall design and install a new signal on Elk Grove Boulevard, at the intersection with Wymark Drive.	Prior to Issuance of Building Permits	Public Works, Planning	
126. The Applicant shall design and construct a traffic signal on Bruceville Road and Street 1 (Ackley Drive).	Prior to Issuance of 1 st Permit	Public Works, Planning	
127. The Applicant shall design and construct a traffic signal at Bruceville Road at Civic Center Drive.	Prior to Issuance of Building Permits	Public Works, Planning	
128. The Applicant shall design and construct Bruceville Road, from Elk Grove Boulevard to Laguna Boulevard including but not limited to widening to 3 lanes each direction and restriping each direction for the entire length.	Prior to Issuance of 1 st Permit	Public Works, Planning	
129. The Applicant shall provide for signal phasing at Laguna Boulevard and Bruceville Road including but not limited to the addition of right turn overlaps	Prior to the Issuance of	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
on 4 legs of intersection, signing modifications and electrical modifications to the satisfaction of Public Works.	Building Permit		
130. The Applicant shall provide for signal phasing at Laguna Boulevard and Franklin Boulevard including but not limited to the addition of right turn overlaps on 4 legs of intersection, signing modifications and electrical modifications to the satisfaction of Public Works.	Prior to the Issuance of Building Permit	Public Works	
131. The Applicant shall design and install intersection improvements for the Elk Grove Boulevard and State Route 99 intersection to the satisfaction of Public Works.	Prior to the Issuance of Building Permit	Public Works	
132. The Applicant shall design and install the traffic signal on Bruceville Road at the collector. (R21)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
133. The Applicant shall design and install the traffic signal on Big Horn Blvd at the Civic Center Drive. (R24)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
134. The Applicant shall design and install the traffic signal on Big Horn Blvd at the collector. (R25)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
135. The Applicant shall design and install the traffic signal on <ul style="list-style-type: none"> • Whitelock Parkway at the collector street 'G1' (R27) • Whitelock Parkway at the collector street 'G2' (R27) 	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
136. The Applicant shall design and install the traffic signal on Whitelock Parkway at the Pedestrian Crossing. (R35)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
137. The Applicant shall design and install the traffic signal on Big Horn Blvd at Bilby Road. (R23)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
138. The Applicant shall design and install the traffic signal on Laguna Springs Drive at Civic Center Drive. (R28)	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
139. Prior to the issuance of any building permits for the project, the R-30 Bridge at Bruceville Road (Drain Shed B Bridge) shall be designed and constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
140. Prior to the issuance of any building permits for the project, the R-32 Drain Shed B Bridge at Whitelock Parkway shall be designed and constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
141. Prior to the issuance of any building permits for the project, the R-31 Big Horn Boulevard. Culvert/Bridge at the Central Drainage Channel shall be designed and constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
142. The Applicant shall design and construct West Stockton Boulevard from Whitelock Parkway to Kammerer Road to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
Sewer Infrastructure			
143. Prior to the issuance of building permits, the Sewer Lift Station Facility S-1.1 shall be constructed and operational to the satisfaction of CSD-1.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
144. Prior to the issuance of building permits, the 16" and 12" Force Main, Bruceville Road S-1.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
145. Prior to the issuance of building permits, the 27" Trunk Main and Manholes S-2.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
146. Prior to the issuance of building permits, the 27" Trunk Main and Manholes S-2.3 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
147. Prior to the issuance of building permits, the 27"/24" Trunk Sewer and Manholes S-2.4 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
148. Prior to the issuance of building permits, the 21" Trunk Sewer and Manholes S-2.5 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
149. Prior to the issuance of building permits, the 21" Trunk Sewer and Manholes S-2.6 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
150. Prior to the issuance of building permits, the 18" Trunk Sewer and Manholes S-2.7 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
Water Infrastructure			
151. Prior to the issuance of building permits, the Big Horn Water Treatment Plant W-1.1 shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
152. Prior to the issuance of building permits, the Water Production Well (Various Locations) W-1.3 shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
153. Prior to the issuance of building permits, the 18" T-Main, Elk Grove Blvd. W-2.1 (a) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
154. Prior to the issuance of building permits, the 24" T-Main, Elk Grove Blvd. W-2.1 (b) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
155. Prior to the issuance of building permits, the 16" Dia. T-Main, Big Horn Blvd (Elk Grove Blvd. to Civic Center) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
156. Prior to the issuance of building permits, the 16" Dia. T-Main, Big Horn Blvd (Civic Center to Street B) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
157. Prior to the issuance of building permits, the 16" Dia. T-Main, Big Horn Blvd (Street "B" to Lotz Parkway) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
158. Prior to the issuance of building permits, the 16" Dia. T-Main, Big Horn Blvd (Lotz Parkway to Whitelock Parkway) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
159. Prior to the issuance of building permits, the 20" Dia. T-Main, Whitelock Parkway (Bruceville Road to Paseo) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
160. Prior to the issuance of building permits, the 20" Dia. T-Main, Whitelock Parkway (Paseo to Big Horn Blvd) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
161. Prior to the issuance of building permits, the 20" Dia. T-Main, Whitelock Parkway (Big Horn Blvd to Street "G1") shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
162. Prior to the issuance of building permits, the 30" Dia. T-Main, Whitelock Parkway (Street "G1" to Street "G2") shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
163. Prior to the issuance of building permits, 30" Dia. T-Main, Whitelock Parkway (Street "G2" to Lotz Parkway) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
Drainage Infrastructure			
164. Prior to the issuance of building permits, Channel Excavation and Landscaping (Bruceville Rd to Paseo) shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
165. Prior to the issuance of building permits, Channel Excavation and Landscaping) Paseo to Big Horn Blvd) shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
166. Prior to the issuance of building permits, 72" Trunk Drain and Manholes (Big Horn Blvd to WTF) shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
167. Prior to the issuance of building permits, 72" Trunk Drain and Manholes (WTF to Street "G1") shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
168. Prior to the issuance of building permits, North Paseo Drain D-18.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
169. Prior to the issuance of building permits, the D-1.5 48" Trunk Drain and Manholes (Street "G1" to Street "G2") shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
170. Prior to the issuance of building permits, the D-1.6 Pedestrian Crossing (Street "G2" to Lotz Parkway) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
171. Prior to the issuance of building permits, the D-3.1 60" Trunk Drain, Manholes and Outfall Structure shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
172. Prior to the issuance of building permits, the D-3.2 54" and 60" Trunk Drain and Manholes shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
173. Prior to the issuance of building permits, the D-4.1 72" Trunk Drain, Manholes and Outfall Structure shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
174. Prior to the issuance of building permits, the D-4.2 66" and 72" Trunk Drain and Manholes shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
175. Prior to the issuance of building permits, the D-5.1 48" Trunk Drain and Manholes (Big Horn Boulevard to Laguna Springs Drive) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
176. Prior to the issuance of building permits, the D-6.1 60" Trunk Drain and Manholes (Big Horn Boulevard to Local Street) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
177. Prior to the issuance of building permits, the D-6.2 48" Trunk Drain and Manholes (Local Street to Laguna Springs Drive) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
178. Prior to the issuance of building permits, the D-6.3 48" Trunk Drain and Manholes (Civic Center to Elk Grove Boulevard) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
179. Prior to the issuance of building permits, the D-7.1 30", 36", 42", 54" and 60" Trunk Drain and Manholes shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
180. Prior to the issuance of building permits, the D-18.1 Miscellaneous North Paseo Pedestrian Crossings and Two Road Crossings shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Non-Potable Water Infrastructure			
181. Prior to the issuance of building permits, 6" Non-Potable (NP-1.1) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
182. Prior to the issuance of building permits, 8" Non-Potable (NP-1.2) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
183. Prior to the issuance of building permits, 8" Non-Potable (NP-1.3) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
184. Prior to the issuance of building permits, 6" Non-Potable (NP-1.4) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
185. Prior to the issuance of building permits, 10" Non-Potable (NP-1.5) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
186. Prior to the issuance of building permits, 20" Non-Potable (NP-1.6) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
187. Prior to the issuance of building permits, 8" Non-Potable (NP-1.7) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
188. Prior to the issuance of building permits, 8" Non-Potable (NP-1.8) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
189. Prior to the issuance of building permits, 20" Non-Potable (NP-1.9) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
190. Prior to the issuance of building permits, 20" Non-Potable (NP-1.10) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
191. Prior to the issuance of building permits, 12" Non-Potable (NP-1.11) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
192. Prior to the issuance of building permits, 6" Non-Potable (NP-1.12) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
Parks & Parkway/Paseo Infrastructure			
193. Construction of the parks shall be completed, accepted by the City, and open for use prior to the first building permit or at an alternative time established within a Development Agreement approved by the City Council.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
Landscape Corridor Infrastructure			
194. Prior to the issuance of building permits, all Landscape Corridors and Channel Landscaping required for Phases 1 and 2 as indicated on the Infrastructure Phasing Checklist (4/15/5) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
Phase III Infrastructure Phasing Roadway Infrastructure			
195. The Applicant shall design and construct the intersection and signals at Bruceville Road and Bilby Road.	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
196. Applicant shall design and install the traffic signals at Old Poppy Ridge Road and Bruceville Road.	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
197. Applicant shall design and install the traffic signals at Street "A" and Bruceville Road and design and install the traffic signals at Street "E" and Bruceville Road.	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
198. Applicant shall design and install the traffic signals Old Poppy Ridge Road and Big Horn Blvd.	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
199. Applicant shall design and construct the traffic signals at Street "D" and Big Horn Blvd and at Street "F" and Big Horn Blvd.	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
200. The Applicant shall design and construct the Drain Shed C Bridge at Bilby Road between Bruceville Road and Street "C".	Prior to Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
201. The Applicant shall design and construct intersection improvements for the Elk Grove Boulevard and Auto Center intersection to the satisfaction of Public Works.	Prior to the Issuance of 1 st Building Permit	Public Works, Planning	
202. The Applicant shall design and construct intersection improvements for the Elk Grove Boulevard and East Stockton intersection to the satisfaction of Public Works.	Prior to the Issuance of 1 st Building Permit	Public Works, Planning	
203. The Applicant shall design, dedicate and/or acquire right-of-way for , and construct Big Horn Blvd from Bilby Road to Kammerer Road and Kammerer Road from Big Horn Blvd to West Stockton Blvd as set forth in the LRSP to the satisfaction of Public Works. As an alternative, the Applicant may design and construct the Big Horn Blvd Extension from Bilby Road to Kammerer Road and rehabilitate Bruceville Road and Kammerer Road from Bilby Road to West Stockton Blvd to the satisfaction and with the approval of the Director of Public Works.	Prior to the Issuance of - Building Permits representing greater than 2,500 DUE of trip generation within the LRSP and or Prior to Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
204. The Applicant shall design and perform pavement rehabilitation to a minimum design life of 10 years on Bruceville Road from Bilby Road to Kammerer Road and on Kammerer Road from Bruceville Road to Big Horn Blvd to the satisfaction of Public Works.	south of Poppy Ridge Road whichever occurs first Prior to the Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP and or Prior to Issuance of Building Permits south of Poppy Ridge Road whichever occurs first	Public Works, Planning	
205. Prior to the issuance of building permits, the Sewer Lift Station (S-1.3) shall be constructed.	Sewer Infrastructure With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
206. Prior to the issuance of building permits, the Bruceville Road Sewer Force Main (S-1.4) shall be constructed.	With Recordation of Final Map; Prior to the Issuance of	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
207. Prior to the issuance of building permits, the 15" Trunk Main and Manholes (S-2.1) shall be constructed.	Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	
208. Prior to the issuance of building permits, the 33" Trunk Sewer and Manholes (S-3.1) shall be constructed.	Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	
209. Prior to the issuance of building permits, the 33" Trunk Sewer and Manholes (S-3.2) shall be constructed.	Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	
210. Prior to the issuance of building permits, the 30" Trunk Sewer and Manholes (S-3.3) shall be constructed.	Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
211. Prior to the issuance of building permits, the 30" Trunk Sewer and Manholes (S-3.4) shall be constructed.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
212. Prior to the issuance of building permits, the 15" Trunk Sewer and Manholes (S-3.5) shall be constructed.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
213. Prior to the issuance of building permits, the 15" Trunk Sewer and Manholes (S-3.6) shall be constructed.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
214. Water Infrastructure Prior to the issuance of building permits, the 16" Dia. T-main in Big Horn from Whitelock Parkway to Bilby Road (W-3.5, W-3.6, W-3.7, and W-3.8) , shall be constructed to the satisfaction of SCWA.	With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
215. Prior to the issuance of building permits, the 20" Dia. T-main in Bruceville Road from Poppy Ridge to Bilby Road (W-5.1, W-5.2, and W-5.3) , shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
216. Prior to the issuance of building permits, the 20" Dia. T-main in Bilby Road from Bruceville Road to Big Horn Boulevard (W-7.1, W-7.2, and W-7.3) , shall be constructed to the satisfaction of SCWA.	With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
217. Prior to the issuance of building permits, the 20" Dia. T-main Bruceville Road (Poppy Ridge to Street "A") shall be constructed to the satisfaction of SCWA.	With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
218. Prior to the issuance of building permits, the 20" Dia. T-main Bruceville Road (Street "A" to Street "E") shall be constructed to the satisfaction of SCWA.	With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
219. Prior to the issuance of building permits, the 20" Dia. T-main Bruceville Road (Street "E" to Bilby Road) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
220. Prior to the issuance of building permits, the 20" Dia. T-main Bilby Road (Bruceville Road to Street "C") shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
221. Prior to the issuance of building permits, the 20" Dia. T-main Bilby Road (Street "C" to Local Street) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
222. Prior to the issuance of building permits, the 20" Dia. T-main Bilby Road (Local Street to Big Horn Boulevard) shall be constructed to the satisfaction of SCWA.	With Recordation of Final Map; Prior to the Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
223. Prior to the issuance of building permits, the Water Transmission Main (Street "F" to Bilby Road) shall be constructed to the satisfaction of SCWA.	<p>south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road</p>	Public Works, Planning	
<p style="text-align: center;">Drainage Infrastructure</p> 224. Prior to the issuance of building permits, 24" and 36" Trunk Drain, Manholes and Outfall Structure shall be constructed.	<p>With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road</p>	Public Works, Planning	
225. Prior to the issuance of building permits, Water Quality/Detention Basin (D-11-1) shall be constructed.	<p>With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road With Recordation of Final Map; Prior to the Issuance of Building Permits south of Poppy Ridge Road</p>	Public Works, Planning	
226. Prior to the issuance of building permits, Basin Overflow Channel (D-12.1) shall be constructed.	<p>Prior to the Issuance of 1st Building Permit</p>	Public Works, Planning	
227. Prior to the issuance of building permits, Interceptor Channel (D-13.1) shall be constructed.	<p>Prior to the Issuance of 1st Building Permit</p>	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
228. Prior to the issuance of building permits, Interceptor Drain (D-14.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
229. Prior to the issuance of building permits, Trunk Drain East, Section 1 (D-15.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
230. Prior to the issuance of building permits, Trunk Drain East, Section 2 (D-15.2) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
231. Prior to the issuance of building permits, Trunk Drain Central (D-16.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
232. Prior to the issuance of building permits, Trunk Drain West (D-17.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
Non-Potable Water Infrastructure			
233. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.13) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
234. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.14) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
235. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.15) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date <u>and</u> Signature)
236. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.16) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
237. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.17) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
238. Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.18) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
239. Prior to the issuance of building permits, 10 "inch Non-Potable (NP-3.1) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
240. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.2) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
241. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.3) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
242. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.4) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
243. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.5) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
244. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.6) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
245. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.7) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
246. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.8) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
247. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.9) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits south of Poppy Ridge Road	Public Works, Planning	
248. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.10) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
249. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.11) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road Prior to the Issuance of Building Permits	Public Works, Planning	
250. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.12) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road Prior to the Issuance of Building Permits	Public Works, Planning	
251. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.13) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road Prior to the Issuance of Building Permits	Public Works, Planning	
252. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.14) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road Prior to the Issuance of Building Permits	Public Works, Planning	
253. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.15) shall be constructed to the satisfaction of SCWA.	south of Poppy Ridge Road Prior to the Issuance of Building Permits	Public Works, Planning	
254. Parks & Parkway/Phase Infrastructure Prior to the issuance of building permits, Parkways 8, 9, and 16 shall be constructed to the satisfaction of Public Works.	south of Poppy Ridge Road Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Landscape Corridor Infrastructure			
255. Prior to the issuance of building permits, Landscape Corridor LS 1.2 shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
256. Prior to the issuance of building permits, Landscape Corridor LS 1.3 shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
257. Prior to the issuance of building permits, Landscape Corridor LS 1.4 shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
258. Prior to the issuance of building permits, Landscape Corridor LS 1.5 shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
259. Prior to the issuance of building permits, Landscape Corridor LS 3.5 shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
260. Prior to the issuance of building permits, Landscape Corridor LS 3.6(W) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
261. Prior to the issuance of building permits, Landscape Corridor LS 3.7(W) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
262. Prior to the issuance of building permits, Landscape Corridor LS 3.8(W) shall be constructed to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-82**

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

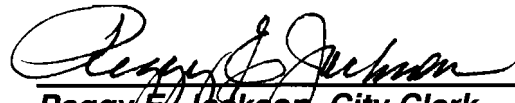
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 11, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Hume, Scherman, Davis, Leary

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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

