

**RESOLUTION NO. 2003-163**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A GENERAL PLAN LAND USE POLICY MAP AMENDMENT,  
TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW  
FOR ARCADIAN VILLAGE #3 PROJECT NO. EG-00-51, SUBJECT TO THE  
FINDINGS AND CONDITIONS OF APPROVAL/MMRP**

**WHEREAS**, Arcadian Village #3, represented by Ed Quinn and Ken Topper (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a General Plan Land Use Policy Map Amendment, an amendment to the Calvine Road/Highway 99 Special Planning Area, Tentative Subdivision Map, and Design Review (Assessor's Parcel Number 115-0150-041 and 115-0150-042); and

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

**WHEREAS**, the City Council of the City of Elk Grove is permitted to amend the General Plan four (4) times during a calendar year; and

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

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on May 22, 2003 and August 14, 2003 and recommended City Council approval of the project.

**WHEREAS**, the City Council duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including staff reports, environmental documents and public testimony, at a public hearing; and

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

1. Approve a General Plan Land Use Policy Map Amendment, Tentative Subdivision Map, and Design Review for Arcadian Village #3 Project No. EG-00-51, subject to the findings and conditions of Approval/MMRP (Exhibits A-C). Exhibit A is the General Plan Land Use Policy Map Amendment, Exhibit B is the Tentative Subdivision Map, and Exhibit C is the Conditions of Approval/MMRP.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove bases its decision on the following findings:

**CEQA**

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

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

General Plan

**General Plan**

Finding: Pursuant to §65358(a) of Title 7, Division 1 of the California Government Code, an amendment to a General Plan must be in the public interest.

Evidence: The City reviewed the proposed amendment to the General Plan and received public testimony at a duly noticed public hearing regarding the matter. The applicant cited reasons for the request due to isolation of the property and the inability to compete with existing office opportunities. In addition, the City’s existing and planned office inventory provides adequate development opportunities. The project allows the development of an existing vacant site in an urbanized area that, with the exception of adequate roadways, has infrastructure capacity available. Development of the project site would not result in a significant extension of infrastructure facilities.

Finding: The City Council considered all correspondence received regarding this project in its action, specifically the letter from Legal Services of Northern California indicating that the City does not have adequate inventory to amend the land use designation from Office and Medium-Density Residential to Low-Density Residential and that necessary findings could not be made.

Evidence: The City of Elk Grove is not bound by the County of Sacramento’s Housing Settlement Agreement. The General Plan Housing Element inventory included this project site as being available for multi-family development opportunities; however the City recently approved additional multi-family housing sites increasing the housing inventory therefore approval of the General Plan Amendment will not reduce the City’s ability to comply with its fair share multi-family housing requirements. The City can make the necessary findings of consistency with the future adopted General Plan.

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

- a. There is a reasonable probability that the land use or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time.

- b. The project is consistent with the latest version of the Draft Land Use Policy Map and any draft General Plan Elements which have been reviewed by the General Plan Advisory Committee as of the date on which the project is approved.
- c. There is little or no probability of substantial detriment to or interference with the future adopted general plan if the proposed use or action is ultimately inconsistent with the plan.
- d. The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence:

- a. The proposed Elk Grove General Plan has acknowledged the Calvine Road/Highway 99 Special Planning Area as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The Arcadian Village #3 project is consistent with the land use densities and design within the Calvine Road/Highway 99 Special Planning Area and subsequently the Elk Grove General Plan.
- b. As stated above, the Special Planning Area and the latest version of the adopted Draft Land Use Policy Map are consistent with one another. Any changes to the Draft Land Use Policy Map would cause a change to the Special Planning Area in order to maintain consistency. The proposed Arcadian Village #3 project is consistent with the policies and guidelines of the Calvine Road/Highway 99 Special Planning Area and conditions of approval have been recommended for the project that are consistent with the draft policies of the General Plan.
- c. The project is consistent with existing land use entitlements required for this project by the Calvine Road/Highway 99 Special Planning Area and Elk Grove General Plan. The project does not include a vesting development agreement and would not be exempt from any future policies or goals of the adopted Elk Grove General Plan.
- d. The proposed project is requesting Ordinance Text and Map Amendments to the Calvine Road/Highway 99 Special Planning Area being consistent with the policies and development standards as listed in the SPA. The requested Amendments are consistent with state law and local ordinances as discussed by the following findings and evidence.

**Tentative Subdivision Map**

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

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

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

- a. The proposed map is consistent with the Elk Grove General Plan, Calvine Road/Highway 99 Special Planning Area as amended.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Calvine Road/Highway 99 Special Planning Area and design standards of the municipal code.
- c. The site is physically suitable for extension of residential and commercial development and will be consistent with the proposed General Plan Amendment.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Arcadian Village #3 project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Arcadian Village #3 project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

### **Design Review**

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

Evidence: The proposed Elk Grove General Plan has acknowledged the Calvine Road/Highway 99 Special Planning Area as a component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Special Planning Area and thus consistent with the proposed General Plan. The Arcadian Village #3 project is consistent with the land use densities and design within the Calvine Road/Highway 99 Special Planning Area and subsequently the Elk Grove General Plan.

The proposal is consistent with the allowed density ranges and uses in the Calvine Road/Highway 99 Special Planning Area, Elk Grove General Plan and Draft General Plan Land Use Policy Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

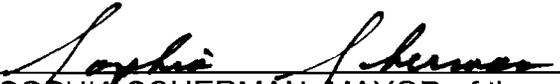
Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern and bicycle lanes where appropriate consistent with the requirements of the Calvine Road/Highway 99 Special Planning Area.

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

Evidence: The Arcadian Village #3 project has been designed in accordance with the Calvine Road/Highway 99 Special Planning Area and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

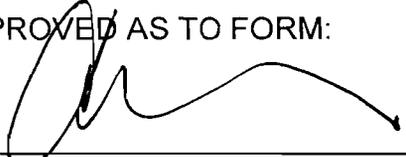
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 20<sup>th</sup> day of August 2003.

  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-163**

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

***I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 20<sup>th</sup> day of August, 2003 by the following roll call vote:***

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

**NOES 1:       COUNCILMEMBERS: Soares**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 1: COUNCILMEMBERS: Briggs**



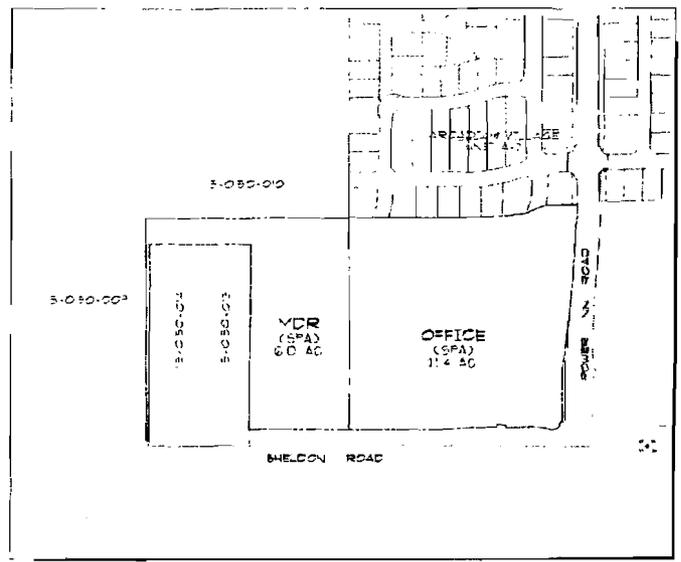
  
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**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**

# GENERAL PLAN AMENDMENT ARCADIAN VILLAGE 3

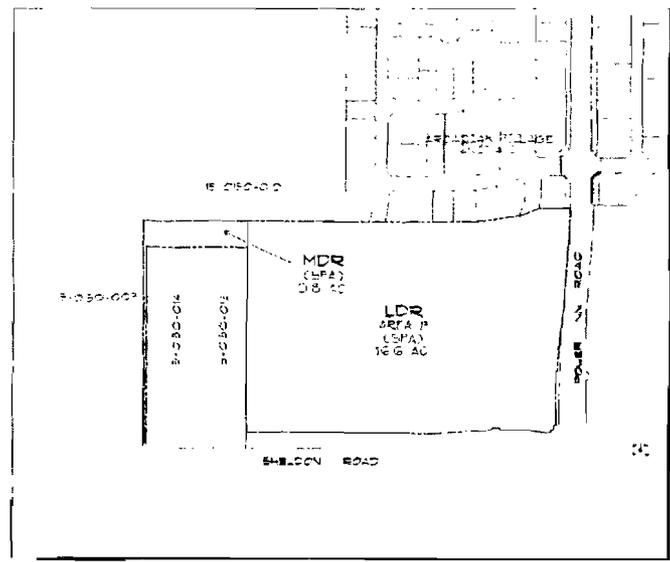
CITY OF ELK GROVE, CALIFORNIA  
FEBRUARY 7, 2001



GENERAL PLAN SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING		DIFFERENCE
		GENERAL PLAN	GENERAL PLAN	
OFFICE (SFA)	OFFICE	114	-	-114
MDR (SFA)	MEDIUM DENSITY RESIDENTIAL	-	60	+60
M.D. AREA 2 (SFA)	LOW DENSITY RESIDENTIAL	-	126	+126
		114	114	-



Existing General Plan



Proposed General Plan

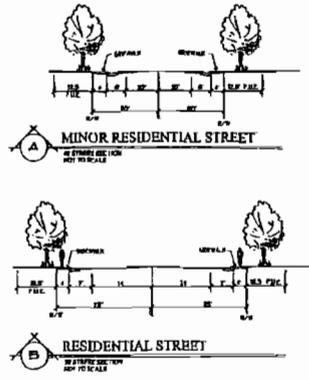


**WOOD RODGERS**  
ENGINEERING • PLANNING • MAPPING • SURVEYING  
2301 D STREET, SUITE 100 • SACRAMENTO, CA 95816  
PHONE (916) 441-7752 FAX (916) 441-7767

Resolution  
for Arcadian Village #3

# TENTATIVE SUBDIVISION MAP ARCADIAN VILLAGE UNIT NO. 3

CITY OF ELK GROVE, CALIFORNIA  
JUNE 19, 2002  
(REVISION BY WOOD RODGERS FEBRUARY 7, 2003)



**PROJECT NOTES**

ASSASSINAGE PARCEL NO. 28-020-041

**OWNER/ARTISAN/DEVELOPER**  
TENTACULUM INCORPORATED  
1033 FINE DUNE DRAYERS, SUITE 20  
SACRAMENTO, CA 95826  
CONTACT: BOB LUTHE/708 GROUP  
PHONE: (916) 341-1780

**PLANNER/ENGINEER**  
WOOD RODGERS & P  
2025 O ST, SUITE 100-5  
SACRAMENTO, CA 95811  
CONTACT: BOB LUTHE/708 GROUP  
PHONE: (916) 341-1780

**AREA OF PROPOSED TENTATIVE SUBDIVISION MAP**  
1.74 ACRES (75,000 S.F.)

**NUMBER OF LOTS**  
74 SINGLE FAMILY RESIDENTIAL LOTS  
1 LANDSCAPE CORNER LOT  
1 RETAIL LOTS

**EXISTING LOTS**  
SITES 0204 & 0205 (TO LOW DENSITY RESIDENTIAL)

**PROPOSED LOTS**  
LOW DENSITY RESIDENTIAL (SFD) & RETAIL TO LOW DENSITY RESIDENTIAL

**PLANNED PROJECT**  
CITY OF ELK GROVE

**PREPARED BY**  
CITY OF ELK GROVE & PLANNING

**APPROVED BY**  
ELK GROVE SCHOOL DISTRICT

**RECORD**  
COUNTY OF SACRAMENTO

**OWNER**  
COUNTY OF SACRAMENTO & OREGON UTILITY CO.

**PLANNING**  
CITY OF ELK GROVE

**DATE**  
JUNE 19, 2002

**NOTES**  
1. EXISTING RECORDS BY OWNER TO USE EXISTING PUMP STATION AS PROVIDED BY SECTION 5423.040 OF THE SUBDIVISION MAP ACT.



**WOOD RODGERS**  
ENGINEERS & ARCHITECTS - PLANNERS & SURVEYORS  
8301 O St. Bldg. 100-5 Tel: 916 341-7780  
Sacramento, CA 95826 Fax: 916 341-7787

TENTATIVE SUBDIVISION MAP

Resolution  
for Arcadian Village #3

EXHIBIT B

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1. The development approved by this action is for a General Plan Amendment and Specific Plan Amendment to change the designation from office and medium density residential to low-density residential, Rezone 18 acres to low-density residential, and Tentative Subdivision Map to subdivide the property into 74 lots as described in the Planning Commission report and associated Exhibits and Attachments.	On-Going	Planning	
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years from date of City Council approval	Planning	
4. The applicant/developer shall obtain a Development Plan Review for the Master Plan Subdivision as required by the Single-family Design Guidelines.	On-Going	Planning	
5. 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	
<b>Prior to Grading/Improvement Plans</b>			
6. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program	Prior to Issuance of Grading Permit	Planning	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>(MMRP) associated with (18 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$2000 has been paid, no final subdivision map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.</p>			
<p>7. During construction phase(s) of the project, District Rule 403 – Fugitive Dust will apply. The developer/contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site. Rule 403 is available at the District web site, at <a href="http://www.airquality.org">www.airquality.org</a>.</p>	<p>Note on Improvement Plan</p>	<p>Planning and SMAQMD</p>	
<p>8. Any architectural coatings used must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use coatings that comply with the volatile organic compound content limits specified in Rule 442.</p>	<p>Note on Improvement Plan</p>	<p>Planning and SMAQMD</p>	
<p>9. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. <u>Portable construction equipment (e.g. generators, compressors, pile drivers, etc.) that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable</u></p>	<p>Note on Improvement Plan</p>	<p>Planning and SMAQMD</p>	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>equipment registration. Other general types of uses that require a District permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.</p>			
<p>10. The applicant shall comply with the following air quality condition to reduce emissions: <i>Category 1: Reducing NOx emissions from off-road diesel powered equipment.</i></p> <p>The project shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use of fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative</p>	<p>Note on Improvement Plan</p>	<p>SMAQMD</p>	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

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<p>shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p align="center">And</p> <p><i>Category 2: Controlling visible emissions from off-road diesel powered equipment.</i></p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p><sup>1</sup>Acceptable options for reducing emissions may include use of late model vehicles, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p>			

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
11.	The applicant shall provide a bus shelter within the Public Utility Easement (PUE) on both Sheldon and Power Inn Road. If the bus shelter cannot be accommodated within the PUE, Regional Transit (RT) requests a bus shelter easement approximately 10'W x 20'L to be made available to RT at such time in the future when bus service may commence.	Prior to approval of improvement plans	Regional Transit	
12.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.	Note on Improvement Plans	Planning	
<b>Construction Activities/Improvement Plans</b>				
13.	Provide calculation for the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards.	Prior to approval of Improvement Plans	Public Works	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Water supply will be provided by the Sacramento County Water Agency. (Department of Water Resources)	Shown on Improvement Plans	Department of Water Resources	
15.	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.	Shown on Improvement Plans	Department of Water Resources	
16.	Provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Municipal Code.	Prior to approval of improvement plans	EGCSD Parks and Recreation	
17.	Land dedicated to the Elk Grove Community Services District (EGCSD) for Parks shall be zoned "O" or designated as "park" in a Special Planning Area, will be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.	Prior to approval of improvement plans	EGCSD Parks and Recreation	
18.	Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated	Prior to approval of improvement plans	EGCSD Parks and Recreation	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
sidewalks, subject to EGCS D approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.			
19. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to CSD approval. Graffiti resistant materials shall be used. (Check planning area for type of material for masonry wall).	Prior to approval of improvement plans	EGCS D Parks and Recreation	
20. All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove Community Services District a written petition in an acceptable form approved by district consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Prior to approval of improvement plans	EGCS D Parks and Recreation	
21. Landscape corridor on Sheldon Road must be a minimum of 25' wide, with improvement and	Prior to approval of improvement plans	EGCS D Parks and Recreation	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	landscape plans approved by the CSD.			
22.	Connection to the public sewer shall be required to the satisfaction of CSD-1.	Shown on Improvement Plans	CSD-1	
23.	The applicant/developer shall provide a sewer study (to the satisfaction of CSD-1).	Prior to approval of Improvement Plans	CSD-1	
24.	To obtain sewer service, construction of public collector and trunk sewer will be required to the satisfaction of the CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to approval of Improvement Plans	CSD-1	
25.	<p>Trunk sewer design and construction may be reimbursed by CSD-1. Prior to initiating design of any trunk sewer facility, contact CSD-1 for details of the District's Trunk Sewer Reimbursement Program. Failure to strictly comply with the provisions of the CSD-1 Connection Fee Ordinance may jeopardize trunk sewer reimbursement.</p> <p>The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.</p>	Prior to approval of Improvement Plans	CSD-1	
	<b>Prior to Final map</b>			
26.	Grant the City of Elk Grove right-of-way at the intersection of Sheldon Road and Power Inn Road based upon an expanded intersection in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan	Prior to approval of final map	Public Works	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
	and to the satisfaction of Public Works, see attached graphic.			
27.	Grant the City of Elk Grove right-of-way on Sheldon Road, 108-foot six-lane and Power Inn Road, 84-foot four-lane street in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan and to the satisfaction of Public Works.	Prior to approval of final map	Public Works	
28.	Grant the City of Elk Grove right-of-way on all internal streets, as displayed in the Arcadian Village Unit No. 3 Tentative Subdivision Map, in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan and to the satisfaction of Public Works.	Prior to approval of final map	Public Works	
29.	Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency.	Prior to approval of a grading permit and/or deemed needed by Public Works	Public Works	
30.	Provide drainage easements to off-set impacts, as necessary, at no cost to the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to approval of final map	Public Works	
31.	Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency.	Prior to approval of final map	Department of Water Resources	
32.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances	Prior to approval of final map	SMUD	

**Exhibit C - Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
	adjacent to all public street rights of ways.			
33.	Dedicate Lot A, the Landscape Corridors as a public utility easement for underground facilities and appurtenances.	Prior to approval of final map	SMUD	
34.	Show all existing overhead easements on recorded map.	Prior to approval of final map	SMUD	
35.	The Arcadian Village #3 project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Prior to approval of final map	Finance	
	<b>Prior to Issuance of Building Permits</b>			
36.	Install public street improvements at the intersection of Sheldon Road and Power Inn Road in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works, see attached graphic.	Prior to issuance of first building permit	Public Works	
37.	Install public street improvements on Sheldon Road, 108' 6-lane and Power Inn Road, 84' 4-lane street in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works.	Prior to issuance of first building permit	Public Works	
38.	Install all internal streets, as displayed in the Arcadian Village Unit No. 3 Tentative Subdivision Map, in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works.	Prior to approval of first building permit	Public Works	
39.	The floor elevation must be a minimum of 1 foot	Prior to issuance of a	Public Works	

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	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
	above the 100-year water level for the area.	building permit		
40.	The property owner shall pay development impact fees in accordance with the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact fee Program as adopted by the City of Elk Grove on July 1, 2000 and October 25, 2000, including any authorized adjustments and updates thereto.	Prior to issuance of a building permit	Sacramento County Infrastructure Financing	
41.	The project sponsor/applicant is to work with the Sacramento Metropolitan Air Quality Management District to develop the AQ-15 Plan.	Prior to issuance of a building permit	SMAQMD	
42.	The applicant and/or developer is subject to the Elk Grove School District residential fee in place at that time building permit(s) are issued.	Prior to issuance of a building permit	Elk Grove Unified School District	
	<b>Prior to Certificate of Occupancy</b>			
43.	The applicant shall contact the Planning to ensure all conditions of approval have been satisfied.	Prior to Certificate of Occupancy	Planning	

**General Compliance Items for Building Permit**

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Prior to 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. (Water Supply)
3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
4. Dead-end streets in excess of 150-feet require approved emergency vehicle turnarounds.
5. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 202 Sacramento County Fire Code.
6. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
7. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet.
8. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the Fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of a signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.
9. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process for confirming the sequence in which the units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
10. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
11. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 15% for concrete. The roadways shall be constructed to a 20-foot minimum width with a minimum of three (3) inches AC over six (6) inches AB with good drainage.

## Conditions of Approval / Mitigation Monitoring and Reporting Program

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12. Traffic pre-emption devices of a types approved by the Elk Grove Fire Department, shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
13. Required fire alarm systems (other than single family dwellings) shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
14. Permits and/or fees are required for the following plan reviews: site plan, architectural plan, fire sprinkler plan, fire alarm plan, and special extinguishing plans.
15. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.
16. The installation of roadway gates, addresses, landscaping pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or traffic calming devices are subject to standards outline by the Elk Grove Fire Department.
17. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
18. The wetlands/riparian corridors of creeks and open spaces create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
  - A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
  - B. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters. All bike paths shall be paved with two (2) inches of AC over four (4) inches of AB compacted to 95 percent.
  - C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
  - D. Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.