

RESOLUTION NO. 2004-6

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT,
EXCEPTION AND DESIGN REVIEW, FOR CSAA MASTER PLAN APPEAL
PROJECT NO. EG-03-525,
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL**

WHEREAS, CSAA Master Plan Appeal, represented by Doug Mull and Phil Rodriguez (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Rescinding of Zone Agreement, Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 116-0330-003, 116-0330-020 and 116-0340-027); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 23, 2003 and denied the proposed project; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after an appeal of the denial by the Planning Commission; and

WHEREAS, an Initial Study was prepared for this project according to the requirements of the California Environmental Quality Act (CEQA). The project was found to not have a greater impact than was analyzed and mitigated for in previous environmental analysis and no further environmental review is necessary.

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

Approve the CSAA Master Plan Appeal Tentative Subdivision Map, Conditional Use Permit, Exception and Design Review based on the following findings and the attached project plans and conditions of approval included as Exhibit A and B.

Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and the project is exempt from the provisions of the California Environmental Quality Act (CEQA).

Evidence: The 1993 Sacramento County General Plan and Final Environmental Impact Report identified the property as a Transit Orientated Development Land Use. This land use was identified to include office, commercial and multi-family development. Subsequently the Elk Grove Incorporation Final Environmental Impact Report (EIR) prepared and certified in 2000 identified the property as a Transit Orientated Development consistent with the previous Sacramento County General Plan. The Elk Grove General Plan and Final Environmental Impact Report were adopted on

November 19, 2003. These documents also identified the property for office/multifamily development. The project will not have a greater impact than was analyzed and mitigated for in previous environmental analysis. No further environmental review is necessary.

General Plan

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

Evidence: The proposed rezone to BP (Business Professional) is consistent with the General Plan Land Use Policy Map designation of Office/Multi-family. The General Plan land use consistency table identifies that the consistent zoning designation is BP with a proposed new zoning designation of BP/MF. The intention of the Office/Multi-family General Plan land use designation is to permit office and professional land uses and high density residential development. This project is consistent with the General Plan requirement for multi-family development within the mixed use land use designations. The project exceeds the minimum 15.1 density for high density residential development and the project helps to meet some of the low and moderate housing needs of the City. The requested rezone is consistent with state law and local ordinances as discussed by the following findings and evidence.

Conditional Use Permit

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

Evidence: The attached conditions of approval will maintain the level of service for a variety of public infrastructure in the vicinity of the project. As detailed in the analysis section of this staff report, the proposed project offers a land use that is compatible with the surrounding area. Although the current zoning requires a conditional use permit as part of development entitlements, when the zoning code is rewritten consistent with the General Plan, multi-family uses would be permitted by right with a development review.

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 and BP zoning designation.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for multi-family development and will be consistent with the Elk Grove Municipal Code.
- d. The site is appropriate for the specified density of development and parcel design.
- e. 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 Conditions of Approval and consistent with the environmental review in the 1993 Sacramento County General Plan Final Environmental Impact Report and the Elk Grove Incorporation Final Environmental Impact Report.
- f. The project is consistent with previous environmental approvals and has been designed to City Standards.
- 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.

Development Plan Review

Finding: The project complies with the development plan review standards listed in §110-80 through §110-84 of the City's Zoning Code.

Evidence: Staff recommends that this finding can be made because the project complies with the referenced development standards of the Elk Grove Zoning Code. The project development and design ensures an aesthetically compatible multi-family project. Multi-family and single family projects are required to provide a formal development review as part of required entitlements for approval. With this project, the applicant has provided a site plan, landscape plan, parking plan, elevations and floor plans for the townhouses and elevations and floor plans for cluster homes that are consistent with the design standards of the zoning code.

Exception

Finding: The project complies with the exception standards listed in §305-24 of the City's Zoning Code.

Evidence: The design of the project, including height, roof lines, size of the cluster of units, setbacks, and landscaping, will be compatible with the adjoining area. Roof lines and roofing materials are compatible with development on adjacent property. The required setback within the multifamily standards is designed to reduce the massing effect of larger apartment style buildings upon adjacent residential properties by requiring increased setbacks. In this case the 15 foot setback would be consistent with single family residential development standards.

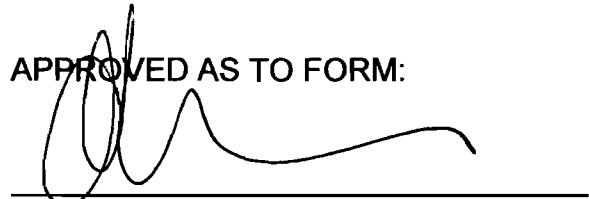
PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 7th day of January 2004.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-6

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 7th day of January 2004 by the following vote:

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

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:


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

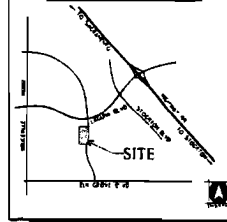
LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP LAGUNA BIG HORN CITY OF ELK GROVE, CALIFORNIA

JULY 14, 2003
(REVISED 10-8-03)

VILLAGE A
8.8 ACRES (G)
106 CLUSTER LOTS
12.05 d.u./n.c.

VILLAGE B
9.2 ACRES (G)
149 TOWNHOUSE LOTS
18.86 d.u./n.a.

LOCATION MAP



PROJECT NOTES

ASSESSOR'S PARCEL NO.
116-0340-027 116-0330-005 + 010 (PTN)

OWNER
PRIME LADON BUILDING CORP
301 E PINE AVENUE
STOCKTON CA 95203
PHONE: (209) 921-1433

APPLICANT
LEWIS OPERATING CORP
4216 PETER BOULEVARD
SACRAMENTO CA 95816
CONTACT: TIM DOOR/LIFE
PHONE: (916) 362-1817

DEVELOPER

WILLIAM LITON HOMES
4216 PETER BOULEVARD
SACRAMENTO CA 95816
CONTACT: TIM DOOR/LIFE
PHONE: (916) 362-1817

PLANNER/ENGINEER

WOOD RODGERS INC
3301 C STREET, BLDG. 100-B
SACRAMENTO CA 95816
CONTACT: PAUL HENDERSON/CRUSH
PHONE: (916) 341-7780

AREA OF TENTATIVE SUBDIVISION MAP

18.0 ACRES GROSS

NUMBER OF LOTS

- 106 HIGH-DENSITY RESIDENTIAL (CLUSTER) LOTS
- 149 HIGH-DENSITY RESIDENTIAL (TOWNHOUSE) LOTS
- 2 LARGE UNIMPROVED RESIDENTIAL LOTS
- 20 PRIVATE DRIVE + PUE LOTS
- 3 COMMON AREA LOTS
- 3 COMMON AREA/LOT LOTS
- 1 LANDSCAPE LOTS
- 1 OPEN SPACE LOT

EXISTING USE

VACANT

PROPOSED USE

HIGH-DENSITY RESIDENTIAL

EXISTING ZONING

SP

PROPOSED ZONING

SP + O

PARK DISTRICT

ELK GROVE COMMUNITY SERVICES DISTRICT

FIRE PROTECTION

ELK GROVE COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT

ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER

SACRAMENTO COUNTY SANITATION DISTRICT #1

STORM DRAIN

CITY OF SACRAMENTO

WATER

COUNTY OF SACRAMENTO

DRAINAGE

COUNTY OF SACRAMENTO

ELECTRICITY

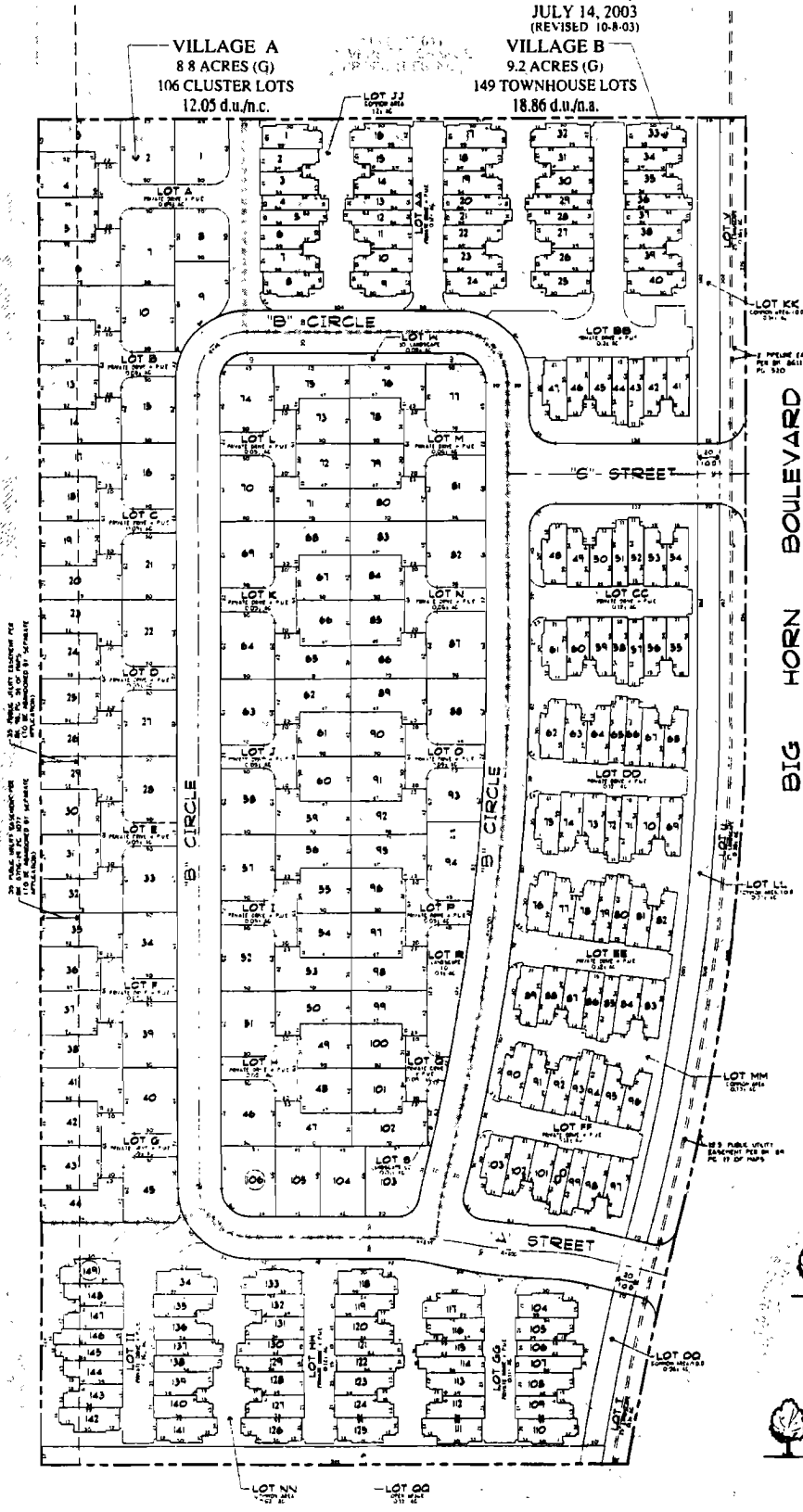
PG&E

GAS

PG&E

NOTES

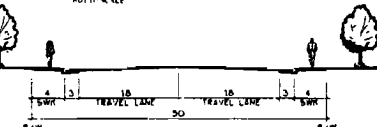
1. LANDOWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AS PRESCRIBED BY SECTION 64631(b) OF THE SUBDIVISION MAP ACT.
2. VILLAGE (LARGE LOT) NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE DETERMINED AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
3. THIS APPLICATION IS FOR A DEVELOPMENT PERMIT.



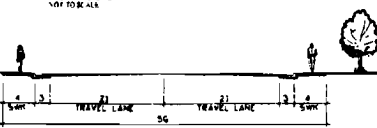
MONETTA DRIVE
BIG HORN BOULEVARD
EXISTING



"B" CIRCLE & "D" STREET



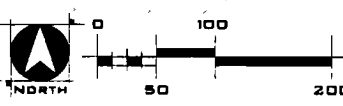
"A" STREET



"C" STREET

LAND USE SUMMARY TABLE

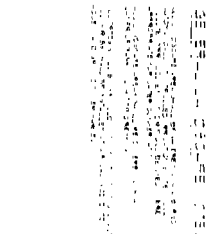
LAND USE	GROSS AREA	NET AREA	DWELLING UNITS	NET DENSITY
VILLAGE A HIGH-DENSITY RESIDENTIAL (CLUSTER LOTS)	8.8	8.8	106	12.05
VILLAGE B HIGH-DENSITY RESIDENTIAL (TOWNHOUSE LOTS)	9.2	7.9	149	18.86
TOTAL	18.0	16.7	255	15.26



WOOD RODGERS
ENGINEERING MAPPING PLANNING SURVEYING
3301 C St. Bldg. 100-B Tel 916.341.7780
Sacramento, CA 95816 Fax 916.341.7787

COMMERCIAL

ITV PARK

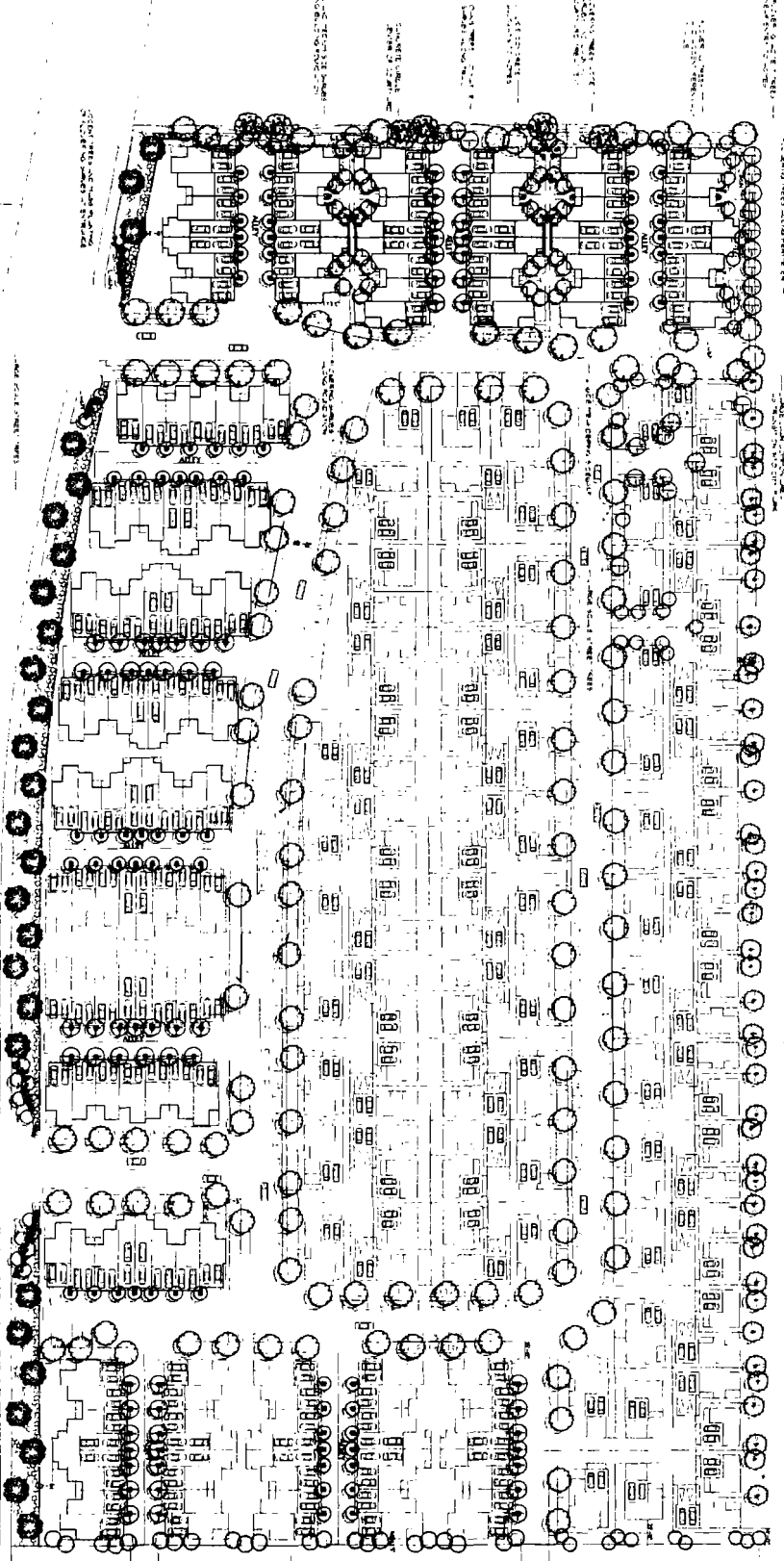


LEGEND



RIO HUAN

PAULELAND



L-1
BIG HORN
ELK GROVE, CA

DATE: 10/1/99
BY: [Signature]
CHECKED: [Signature]

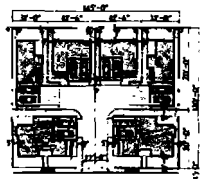
BIG HORN
ELK GROVE, CA

DATE: 10/1/99
BY: [Signature]
CHECKED: [Signature]

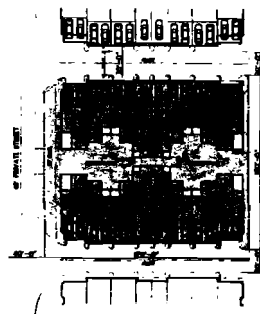


BORRECCO/KILLIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Marina del Rey, California 90251
Phone: 310/772-5308
Fax: 310/772-5309

NOTES:
1. SEE SITE SPECIFIC NOTES FOR EACH PLANTING AREA.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING GUIDE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING GUIDE.



STANDARD SINGLE FAMILY CLUSTER



STANDARD TOWNHOMES (8-PLEX)

DEVELOPMENT SUMMARY

GROSS SITE AREA = +/- 18.0 Ac

17' Trail Easement = +/- 0.21 Ac

25' Landscape Easement = +/- 0.73 Ac

TOTAL = +/- 0.94 Ac

NET SITE AREA = +/- 17.06 Ac

(excl. easements only)

TOTAL UNITS

Single Family Cluster = 184 Units

Townhomes = 550 Units

TOTAL = 734 Units

NET DENSITY = +/- 42.84 DU/AC

PARKING

Garage = 320 Spaces

On Street = 85 Spaces

Off Street = 70 Spaces

TOTAL = 475 Spaces

(spaces: 17 parking spaces per dwelling unit)

STREET SPACE

40' Private Street = +/- 2.67 Ac

30' Alley = +/- 0.82 Ac

Private Court Drive = +/- 0.93 Ac

TOTAL = +/- 4.42 Ac

CLUSTER BLDG. COVERAGE

Plan A = 44,640 sq. ft.

Plan B = 41,140 sq. ft.

Plan C = 53,010 sq. ft.

Subtotal = 138,790 sq. ft. (3.19 Ac)

TOWNHOMES BLDG. COVERAGE

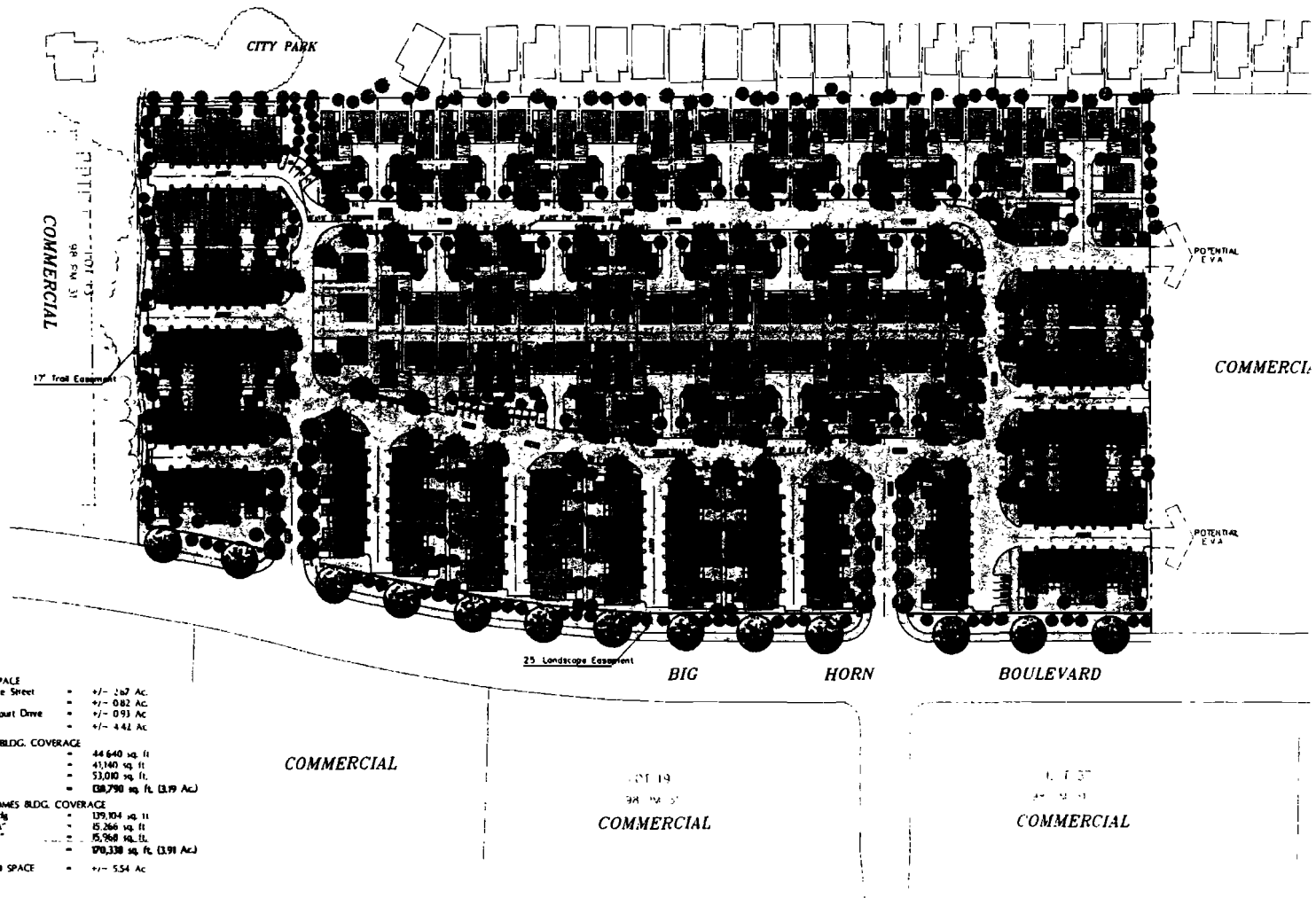
8-Plex Bldg = 139,104 sq. ft.

7-Plex "A" = 25,366 sq. ft.

7-Plex "B" = 15,368 sq. ft.

Subtotal = 179,838 sq. ft. (4.11 Ac)

NET OPEN SPACE = +/- 5.54 Ac



CONCEPTUAL SITE PLAN

BIG HORN SITE

ELK GROVE, CALIFORNIA

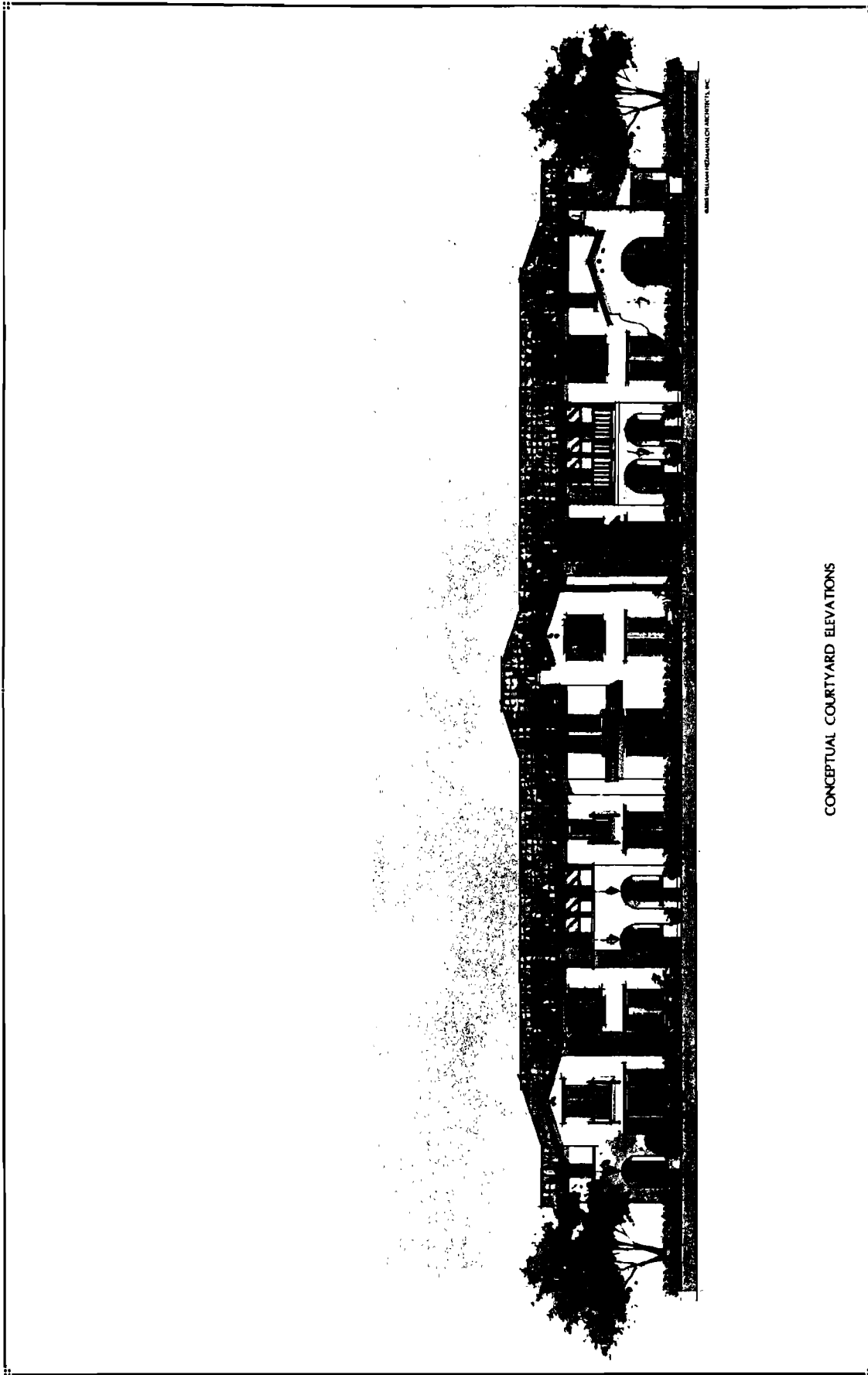
WILLIAM LYON HOMES

SHEET 1 OF 1



2001206

SP1



CONCEPTUAL COURTYARD ELEVATIONS

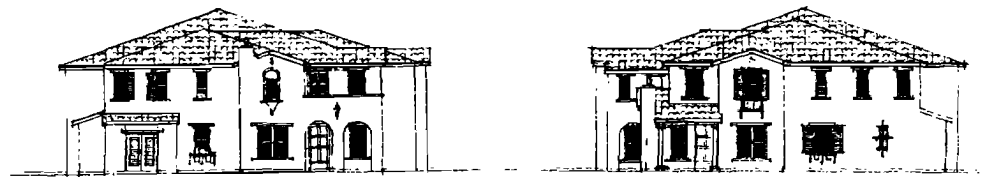
BIG HORN SITE
 ELK GROVE, CALIFORNIA
 WILLIAM LYON HOMES

Architectural
 1/4" = 1'-0"

August 11, 2003
 2003.08.11

Architectural
 1/4" = 1'-0"

WILLIAM MEZALANICH
 ARCHITECTS, INC.
 3540 CHERRY LANE, SUITE 200, PLACENTIA, CALIFORNIA 92669
 (714) 991-1100 FAX (714) 991-1101
 www.williammezialanich.com



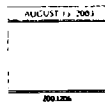
LEFT

RIGHT



REAR

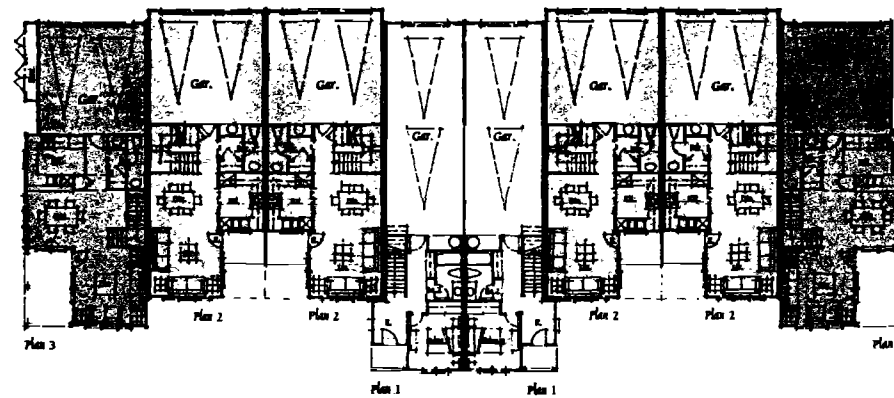
TOWN HOME ELEVATIONS



BIG HORN SITE ELK GROVE, CALIFORNIA WILLIAM LYON HOMES

WILLIAM HEZMALHALCH
ARCHITECTS INC.
1044 - OXFORD RD. SUITE 105, PLEASANTON, CA 94567
925-462-1772 FAX 925-462-1775
2001 REDWOOD AVENUE SUITE 200 SANTA ANA, CA 92705-5043
949-770-0657 www.hezmalhalch.com fax 949-770-1578





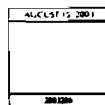
First Floor Plan

SUMMARY :

Unit Type	Our Bid
Plan 1	2 Bedrms + 2 Ba + 1 1/2
Plan 2	3 Bedrms + 2.5 Ba
Plan 3	3 Bedrms + 2.5 Ba
Total	8 Units

CONCEPTUAL BUILDING PLANS

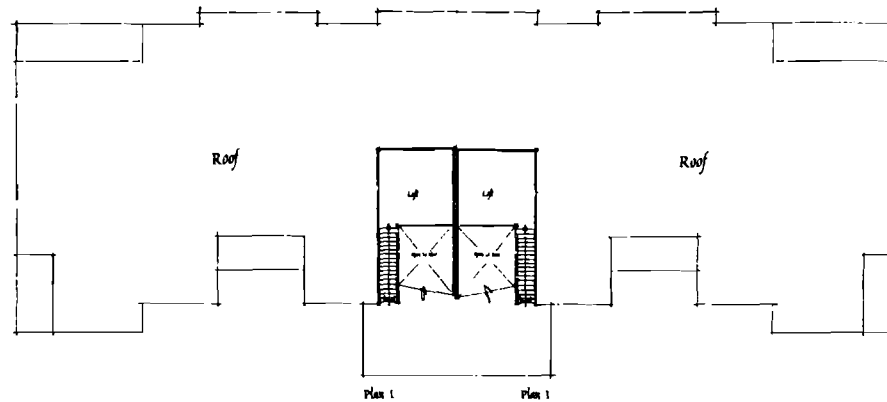
PROGRESS SET SQ.FT / FOOTPRINT SUBJECT TO CHANGE



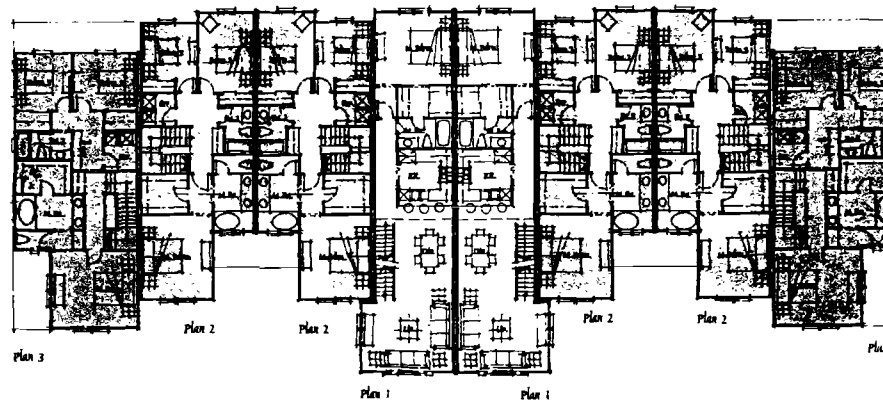
BIG HORN SITE
ELK GROVE, CALIFORNIA
WILLIAM LYON HOMES

WILLIAM HEZMALHALCH
ARCHITECTS INC
300 HOPKINSON DRIVE, SUITE 100, PLEASANTON, CALIFORNIA 94566
925 465 1700 FAX 925 465 1701
2000 HEZMALHALCH AVENUE, SUITE 200, SANTA ANA, CA 92705-5040
949 254 0807 FAX 949 254 1329





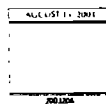
Third Floor Plan



Second Floor Plan

CONCEPTUAL BUILDING PLANS

PROGRESS SET - S/LT / FOOTPRINT SUBJECT TO CHANGE

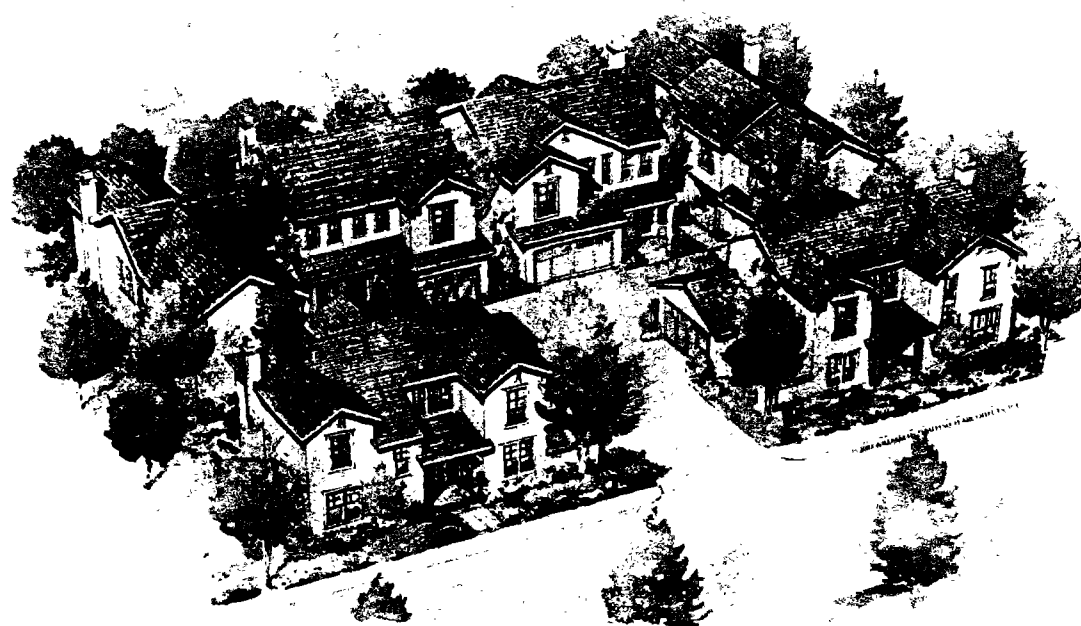


BIG HORN SITE ELK GROVE, CALIFORNIA WILLIAM LYON HOMES



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
3075 HOPKINS RD. SUITE 125 PLEASANTON, CA 94566
925 461 1710 fax 925 462 1725
2000 REDHILL AVENUE SUITE 700 SANTA ANA, CA 92705-1043
949 294 0867 www.aharchitects.com fax 949 296 1579



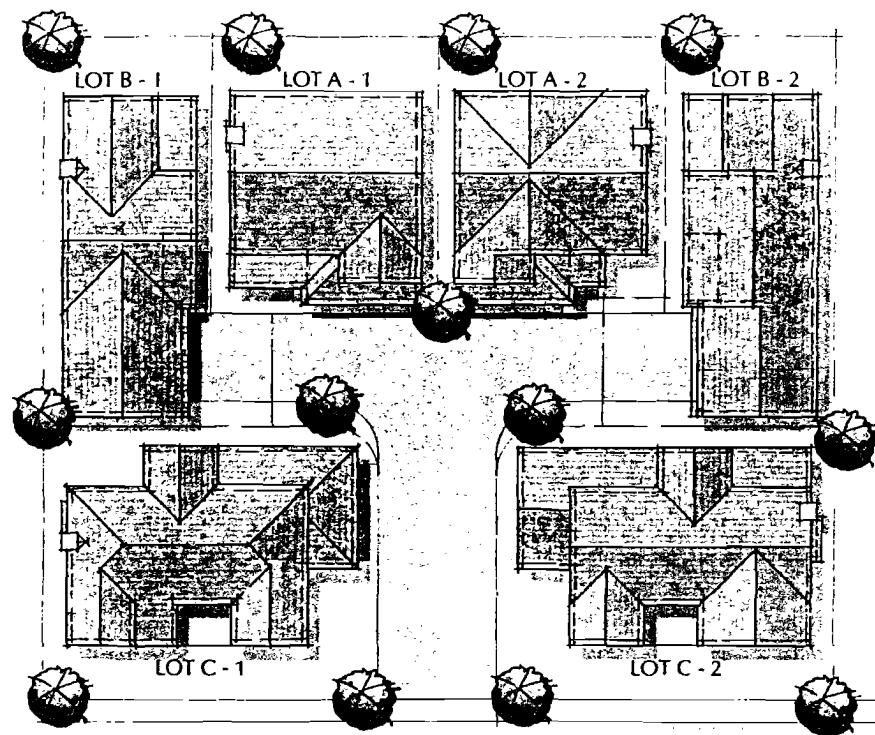


CONCEPTUAL COURTYARD ELEVATIONS

BIG HORN SITE
 ELK GROVE, CALIFORNIA
 WILLIAM LYON HOMES



WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 3000 PINEHURST DRIVE, SUITE 200 • SAN ANTONIO, TEXAS 78201
 214.341.1100 FAX 214.341.1101
 1200 RED HILL WAY, SUITE 200 • SAN ANTONIO, TEXAS 78240
 214.341.1101 FAX 214.341.1102



TYPICAL COURTYARD CLUSTER ROOF PLAN
AMERICAN FARMHOUSE

BIG HORN SITE
ELK GROVE, CALIFORNIA
WILLIAM LYON HOMES

WILLIAM HEZMALHAUGH
ARCHITECTS, INC.
A PROFESSIONAL SERVICE CORPORATION
225 N. 1ST ST. SUITE 200
SANTA ANA, CALIF. 92701
TEL: 949/440-1111 FAX: 949/440-1112



LOT B-1
PLAN 2

LOT A-1
PLAN 1

LOT A-2
PLAN 1

LOT B-2
PLAN 2

INTERIOR COURT (FARMHOUSE)



LOT C-1
PLAN 3

LOT C-2
PLAN 3

LOT C-1
PLAN 3

LOT C-2
PLAN 3

SPANISH CLUSTER

STREET FRONT

FARMHOUSE CLUSTER

CONCEPTUAL CLUSTER ELEVATIONS

BIG HORN SITE ELK GROVE, CALIFORNIA WILLIAM LYON HOMES

WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1400 HOPKINS BLVD. SUITE 200
DALLAS, TEXAS 75201
TEL: 214/343-1100 FAX: 214/343-1101



LOT B - 1
PLAN 2
(LOT A - 1 NOT SHOWN FOR CLARITY)



LOT C - 1
PLAN 1
LOT B - 1
PLAN 2
LOT A - 1
PLAN 1

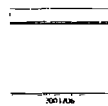
COURTYARD ELEVATIONS



LOT B - 2
PLAN 2
LOT A - 2 NOT SHOWN FOR CLARITY
LOT C - 2
PLAN 1

COURTYARD ELEVATIONS

CONCEPTUAL CLUSTER ELEVATIONS



11/11/2011

BIG HORN SITE ELK GROVE, CALIFORNIA WILLIAM LYON HOMES



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ARCHITECTS, INC.
10000 14TH AVE. SUITE 200 PLEASANTON, CA 94566
TEL: 925-461-1100 FAX: 925-461-1101
WWW.WHARCHITECTS.COM



LOT B - 2
PLAN 2

LOT A - 2
PLAN 1

LOT A - 1
PLAN 1

LOT B - 1
PLAN 2

REAR



LOT B - 1
PLAN 2

LOT C - 1
PLAN 3

LEFT SIDE



LOT C - 2
PLAN 1

LOT B - 2
PLAN 1

RIGHT SIDE

CONCEPTUAL CLUSTER ELEVATIONS
AMERICAN FARMHOUSE

THE BIG HORN SITE, ELK GROVE, CALIFORNIA

BIG HORN SITE
ELK GROVE, CALIFORNIA
WILLIAM LYON HOMES

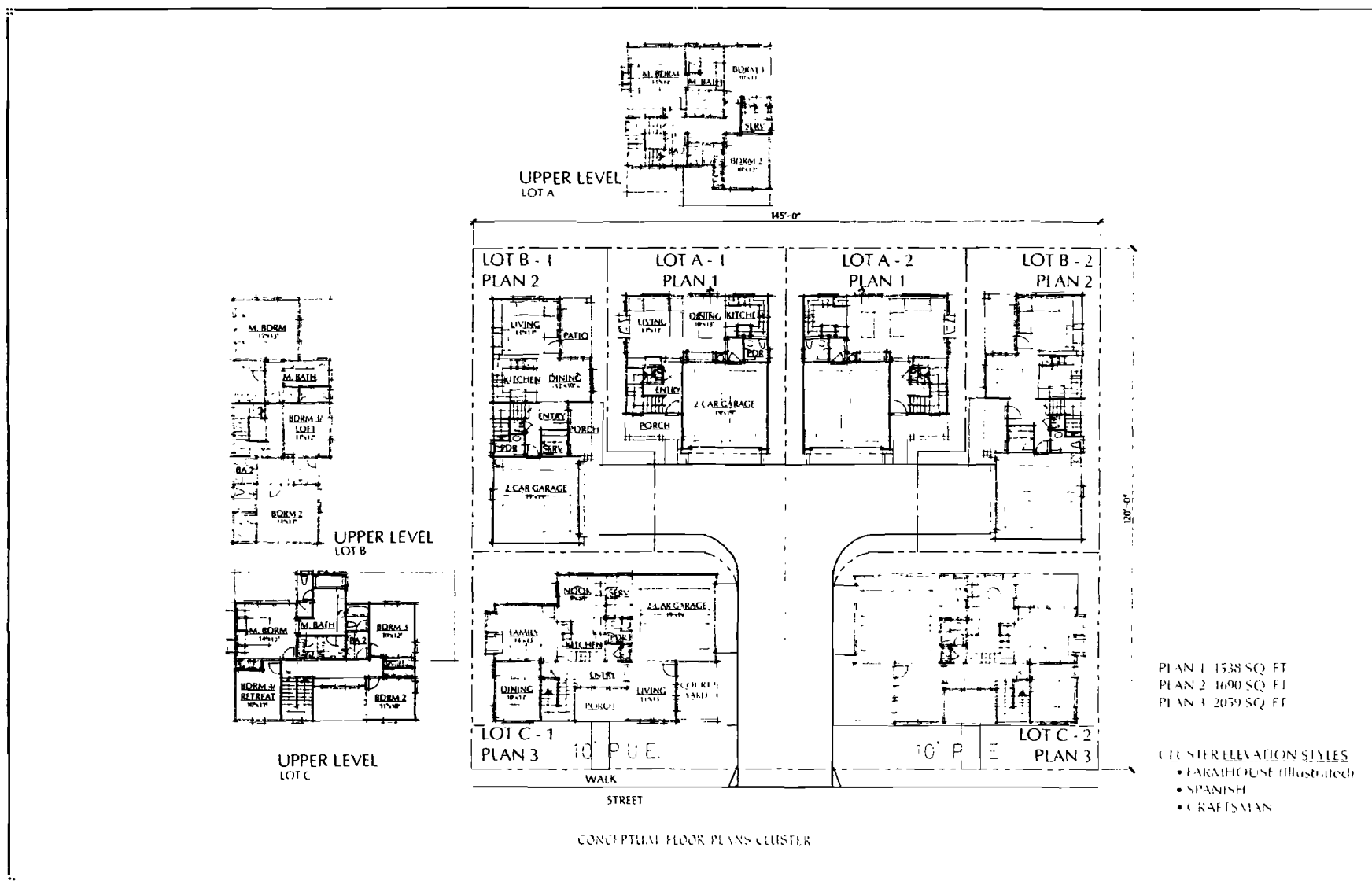


WILLIAM LYON HOMES
A B. F. FLETCHER COMPANY
300 HOPKINS AVENUE, SUITE 200, PLEASANTON, CA 94566
925.462.1000 FAX 925.462.1001
2000 PLEASANTON, CA 94566
WWW.WILLIAMLYONHOMES.COM 925.462.1000

(b)

0000000000

201102



BIG HORN SITE

ELK GROVE, CALIFORNIA

WILLIAM LYON HOMES

WILLIAM HEZMALHALCH
ARCHITECTS, INC.
 4000 HARTMAN BLVD. SUITE 200
 ELK GROVE, CA 95757
 (916) 435-1111
 2002 HEZMALHALCH ARCHITECTS, INC. ALL RIGHTS RESERVED
 MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HEZMALHALCH ARCHITECTS, INC.

<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 Rezone, Rescinding of Zoning Agreement, Conditional Use Permit, Tentative Subdivision Map, Exception and Design Review as described in the City Council report and associated Exhibits and Attachments dated January 7, 2004.	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, commencing with the date of City Council approval.	Planning	
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
5. Zoning Agreement 95-0362 is rescinded for this 18 project site.	On-Going	Planning	
6. The approval is for 106 single family cluster homes and 149 townhouses.	On-Going	Planning	
7. Along the western property line, adjacent to existing residences will be a masonry wall with a minimum height of 6 feet and so that the wooden fence is not visible. This wall shall be installed prior to residential building permits being issued. Staff, Applicant, and adjacent residential property owners will work together to develop an appropriate wall height.	On-Going	Planning	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
8.	A 20 foot setback will be required for all structures adjacent to the western property line.	On-Going	Planning	
9.	Cluster homes shall have at least a 3 foot setback from property lines.	On-Going	Planning	
10.	Landscaping along the western property line shall include 24 inch box evergreen trees to provide screening. Staff, Applicant, and adjacent residential property owners will work together to develop a comprehensive landscape plan along the western property line.	On-Going	Planning	
11.	The applicant shall sell at least 20% of the units in the low and moderate income price range, with at least 5% in the low income price range as established by the City at or before the time of occupancy.	On-Going	Planning	
<u>Construction Activities /Improvement Plans</u>				
12.	The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Grading and Improvement Plans	Public Works	
13.	This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
14.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Prior to approval of Improvement Plans	Sac County Water Agency	
15.	Provide a looped water distribution system.	Improvement Plans	Sac County Water Agency	
16.	Provide calculation for the pipe capacities in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
17.	Multi-family driveways must comply with section 4-10: Driveway, item E in the Improvement Standards.	Improvement Plans	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	All private streets within the subdivision must be constructed accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
19.	Show Locations of stormwater quality treatment devices for treating stormwater run off prior to discharge into the City's stormwater drainage system.	Improvement Plans	Public Works	
20.	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.	Prior to 1 st Improvement Plans Submittal	Public Works	
21.	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.	Grading Permit and/or deemed needed by Public Works	Public Works	
22.	Fire apparatus access roads shall be provided for each building constructed when any portion of the building is located more than 150 feet from a fire lane as measured by an approved route around the exterior of the building, or to the satisfaction of the EGCSD Fire Department.	Improvement Plans	EGCSD Fire	
23.	Fire hydrants shall be provided every 300 feet within the complex and along Big Horn Boulevard.	Improvement Plans	EGCSD Fire	
24.	Turning radius for fire apparatus is a minimum of 38 feet inside and 58 feet outside with a minimum, unobstructed width of 20 feet.	Improvement Plans	EGCSD Fire	
25.	A manual emergency gate shall be located on Lot A.	Improvement Plans	EGCSD Fire and Public Works	
26.	Potential emergency vehicle access shall be reviewed in depth with the Fire Department prior to agreement to such deviations.	Improvement Plans	EGCSD Fire	
27.	Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento	Improvement Plans	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	County Improvement Standards apply to any on an off-site sewer construction. Design of all public sewers shall be coordinated with and approved by CSD-1.			
28.	Each lot shall have a separate connection to the public sewer system.	Improvement Plans	CSD-1	
29.	CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1. If the Final Map is filed before improvement plans are submitted for approval, then an approved sewer study shall be required prior to filing and recording the Final Map.	Improvement Plans	CSD-1	
30.	In order to obtain sewer service, construction of on-site public collector sewer will be required to the satisfaction of CSD-1.	Improvement Plans	CSD-1	
31.	Pay Park and Recreation Review Fees as required by the EGCSO.	Landscape Plans	EGCSO Parks	
32.	Install a 6 ft. high wrought iron fence, built to the specifications of the EGCSO, where the park abuts the project. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner or Home Owner's Association, not the EGCSO.	Improvement Plans	EGCSO Parks	
33.	Landscape corridors along Big Horn Boulevard shall be 25' and 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. The landscape corridor on Big Horn Blvd shall be installed with a 10' wide trail from the southern property boundary to Monetta.	Landscape Plans	EGCSO Parks	
34.	When improvements to the landscape corridors are complete, an easement shall be conveyed to the	Landscape Plans	EGCSO Parks	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	District for ongoing maintenance, operation, repair and replacement. Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.			
35.	Native & Landmark trees, if any, within land to be conveyed to EGCS D shall be protected and preserved according to standard county tree preservation measures. Native & landmark trees to be removed shall be compensated on an inch per inch basis consistent with county tree mitigation measures. Prior to conveyance of land provide an arborist report assessing species, size, health and location of trees contained on subject properties and comply with findings of report to the satisfaction of the EGCS D. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent.	Landscape Plans	EGCS D Parks	
36.	Developer shall construct & install a 17-ft. wide landscaped trail system for recreational uses according to plans and specifications approved by the EGCS D.	Landscape Plans	EGCS D Parks	
37.	Trail will be located out of the 10-yr. floodplain.	Landscape Plans	EGCS D Parks	
38.	Open fencing shall be provided along all open space corridors with specifications being determined by Elk Grove Community Services District.	Landscape Plans	EGCS D Parks	
39.	When the improvements to the 17' trail have received final acceptance by District, District will accept the grant of a deed from the Applicant and assume the	Landscape Plans	EGCS D Parks	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	future obligation for operation, maintenance, repair and replacement. Applicant shall be responsible to fund the direct cost of performing this work until the District has incorporated these costs into the annual budget for the Landscape and Lighting Assessment District. If the inclusion of these costs results in an increase in the assessments requiring a ballot approval pursuant to the provision of Proposition 218, the Applicant's funding obligation could continue until Prop 218 compliance is met.			
	Prior to Rezone			
40.	Prior to City Council approval of the rezone, pay the Laguna Community Facilities District the rezone avoidance tax to the County of Sacramento, estimated at \$26,772.	Rezone	Public Works	
41.	Land dedicated to EGCS D for corridors, parks, or trails shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.	Rezone	EGCS D Parks	
	Prior to Final map			
42.	Notice to Purchaser: The applicant, owner or successor in interest shall notify each potential home buyer that he/she is purchasing a home that is required to be owner occupied for the first purchaser. This shall be done in the form of a disclosure statement.	Recorded at time of Final Map	Public Works	
43.	Prior to the final map, the applicant shall submit draft CC&R's for review and approval. CC&R's shall require trash cans stored in garages and picked up on "B"			

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Circle.			
44.	Provide reciprocal access easement agreement between the parcels of this development.	Final Map	Public Works	
45.	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.	Final Map	EGCSD Parks	
46.	Prior to recordation of a final map, enter into a Park Development Agreement with the Elk Grove Community Services District to address all EGCSD Parks conditions of approval.	Final Map	EGCSD Parks	
47.	Provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code.	Final Map	EGCSD Parks	
48.	Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map	Final Map	Department of Water Resources	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	approval.			
49.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All sewer easements shall be 20 feet in width and ensure continuous access for installation and maintenance.	Final Map	CSD-1	
50.	The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.	Final Map	CSD-1	
51.	Improvement connection fees for CSD-1 shall be paid prior to filing and recording the Final Map or prior to issuance of a Building Permit, whichever action comes first.	Final Map	CSD-1	
52.	CSD-1 requires public sewers to be located 10 feet from other parallel utilities (water, drains, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.	Final Map	CSD-1	
53.	Provide a 20' light rail IOD along Big Horn Boulevard to the satisfaction of the Elk Grove City, City Engineer.	Final Map	Public Works	
54.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public and private streets. Dedicate a 10' foot public utility easement for underground and or overhead facilities and appurtenances adjacent to structures.	Final Map	Public Works	
55.	Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of all private streets, alleys and utilities.	Final Map	Public Works	
56.	All internal streets and alley shall be private.	Final Map	Public Works	
57.	Dedicate all private streets as an easement to allow access for services such as utility and emergency	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	vehicles.			
58.	If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	Final Map	Public Works	
59.	Submit a property description and a copy of the approved tentative map to the City of Elk Grove for the inclusion of this development to the City of Elk Grove Stormwater Utility.	Final Map	Public Works	
60.	All streets must be at 90 degree to provide adequate sign distant.	Final Map / Improvement Plans whichever comes first	Public Works	
61.	Dedicate the common area as a public utility easement for underground facilities and appurtenances except for those areas where structures or pool are located.	Final Map	SMUD	
62.	Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (Streets A, C, D & Circle B) and 10 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD	
63.	Dedicate the private alleyways as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD	
64.	Dedicate the hammerheads and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD	
65.	Dedicate and improve Big Horn Blvd., east half section of 42' from the approved centerline, for an ultimate right-of-way of 84'. Improvement will be based on 84' arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Work. All streets improvement will be	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	constructed prior to building permit.			
66.	Prior to the final map, the project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Final Map	Finance	
	Prior to Issuance of Building Permits			
67.	The finished floor elevation must be a minimum of 1 foot above the 100-year water level for the area.	Building Permit	Public Works	
68.	The traffic signal at the intersection of Big Horn Blvd., Moneta Dr. and "C" Street must be modified to the satisfaction of Public Works.	Prior to Occupancy	Public Works	
69.	At the intersection of "A" street with Big Horn Blvd., shall be a right in/right out.	Prior to Occupancy	Public Works	
70.	All townhouses shall be equipped with automatic fire sprinklers.	Building Permit	EGCSD Fire	
71.	All single family dwellings shall be equipped with automatic fire sprinklers.	Building Permit	EGCSD Fire	
72.	All fire lanes shall be in place prior to combustible construction or storage of combustible on site.	Building Permit	EGCSD Fire	
73.	All alleys and other designated fire lanes shall be marked per Elk Grove CSD Fire Department standards and at the discretion of the Fire Marshal.	Building Permit	EGCSD Fire	
74.	No speedbumps will be installed within private and public right-of-ways without City approval and in coordination with EGCSD – Fire.	Building Permit	EGCSD Fire and Public Works	
75.	The project shall pay all applicable City of Elk Grove development impact fees prior to building permit issuance.	Building Permit	Finance	

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. Provide separate water service to each parcel.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
7. Dead-end streets in excess of 150 feet require emergency vehicle turn-a-rounds.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. 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.
10. 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.
11. 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.
12. All civil engineering plans are required to be submitted in an electronic format. When plan is ready for final signature, it is required that the engineering firm will submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

DFX (Drawing Interchange file) release 2002 or previous
DWG (Applies to AUOCAD drawing file) release 2002 or previous

13. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
14. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which the units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
15. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
16. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten- (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
17. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
18. 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.
19. Traffic pre-emption devices of a typed 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.
20. 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.
21. 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.
22. 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.
23. 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 outlined by the Elk Grove Fire Department.

24. The wetlands/riparian corridors of creeks 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.
- 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.