

RESOLUTION NO. 2005-252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR THE ALLEN RANCH PROJECT NO. EG-03-493, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, Jackson Properties, represented by Wood Rodgers (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 132-0280-001 & 002); 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 determined that the Allen Ranch Project was analyzed under a previous Environmental Impact Report for the Laguna Ridge Specific Plan. The EIR provided mitigation measures and addressed impacts to the environment. The site conditions have not changed and the proposed zoning is the same; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on July 21, 2005 and approved the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove approves the Allen Ranch Tentative Subdivision Map and Design Review based on the following findings and the attached conditions of approval included as Exhibit A.

Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment.

Evidence: The Laguna Ridge Specific Plan was approved and an Environmental Impact Report adopted by the City council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the subject property. The Allen Ranch project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the Laguna Ridge Specific Plan project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Allen Ranch project other than those previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR. The Allen Ranch project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project.

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 Low Density Residential and Open Space. The project is consistent with the goals and policies of the General Plan for residential development with the City of Elk Grove.

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 density limits as specified in the Elk Grove General Plan and the Laguna Ridge Specific Plan.
- b. The design or improvements of the proposed subdivision are consistent with the Elk Grove General Plan and the Laguna Ridge Specific Plan.
- c. The site is physically suitable for the development. The applicant is proposing a 184 lot subdivision on 80 acres. This proposal is consistent with the Land Use Map in the in the Laguna Ridge Specific Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 160 single family lots, 18 commercial/office lot and supporting landscape lots on 804 acres, which conforms to the allowable densities specified in the Laguna Ridge Specific Plan.
- e. The Environmental Impact Report prepared for the Laguna Ridge Specific Plan determined that potential environmental impacts from the development or the

proposed improvements will be less than significant levels with implementation of the proposed project design and conditions of approval.


- f. There are no known design issues with the project that would cause any serious public health problems.
- 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.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of August 2005.




DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring)</u>	<u>Verification (date and Signature)</u>
A. On-Going				
1.	The development approved by this action is for a Tentative Subdivision Map to create 184 lots (161 single family lots, 4 landscape lots, 18 commercial/office lots and 1 well site), as illustrated by the Tentative Subdivision Map and Design Review. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	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 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. The applicant agrees to defend and/or indemnify the City in any action challenging the validity of this permit or any environmental or other documentation related to the approval of this permit.	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, commencing with the date of 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, as detailed in the recorded Mitigation Monitoring and Reporting Program for the parcels included in this development. The Laguna Ridge MMRP is included as Attachment 1 of this document.	On-Going	Planning	
6.	If there are any discrepancies between the approved tentative map and	On-Going	Public Works	

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	the conditions of approval, the conditions of approval shall supersede the approved tentative map.			
7.	The applicant shall pay all applicable City of Elk Grove administered development impact fees prior to building permit issuance.	On-Going	Finance	
8.	The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Public Works	
9.	Building permits for model homes may be issued prior to the completion of the requisite infrastructure per existing model home permit release checklist.	On-Going	Planning	
10.	Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree preservation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
11.	Landscape corridors for single family residential frontages shall be dedicated in Final Map. Landscaping along arterials and drainage channels required for Phase I and II shall be constructed in accordance with the Laguna Ridge design guidelines prior to issuance of the first building permit for production homes or at an alternative time as approved by the City Manager.	On-Going	Public Works	
12.	Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure devices may be altered to allow public traffic onsite if approved by Public Works. In such case, applicant shall design a traffic plan with applicable road closure and traffic control devices to safely keep public and construction traffic separated, and must have the plan approved by Public Works prior to the allowance of public traffic onsite. The type of road closure devices and traffic control devices shall be determined and approved by Public Works.	On-Going	Public Works	
13.	All driveways shall require an encroachment permit. At that time the	Encroachment	Public Works	

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	curb, gutter, sidewalk and all public improvements shall be evaluated to determine if those improvements need to be repaired/reconstructed.	Permit		
14.	Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches.	On-Going	Public Works	
15.	This condition was deleted.			
16.	<p>The project applicant shall implement BMPs to ensure that long-term water quality is protected. The BMPs shall be designed, constructed and maintained to meet a performance standard established by the City. Project applicant shall retain a qualified specialist to monitor the effectiveness of the BMPs selected. Monitoring activities, along with funding for monitoring, shall be established and shall include (but not be limited to) initial setup, yearly maintenance, and yearly monitoring.</p> <p>During project operation, the project shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The two main categories of these BMPs are "source control" and "treatment control." Source control BMPs are usually the most effective and economical in preventing pollutants from entering storm and non-storm runoff. Source control BMPs that are relevant to the project and shall be implemented might include but not necessary limited to:</p> <p>a) Public Education/Participation activities. Information shall be provided to new project residents and tenants regarding pollution prevention;</p> <p>b) Materials Management activities. The project shall implement the following measures within any common landscaping or other facilities on-site.</p> <p>c) Materials Use Controls, which include good housekeeping practices</p>	On-Going	Public Works	

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<p>(storage, use and cleanup) when handling potentially harmful materials, such as cleaning materials, fertilizers, paint, and where possible using, safer alternative products;</p> <p>d) Material Exposure Controls, which prevent and reduce pollutant discharge to storm water by minimizing the storage of hazardous materials (such as pesticides) on site, storing materials in a designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors; and</p> <p>e) Material Disposal and Recycling, which includes storm drain system signs and stenciling with language to discourage illegal dumping of unwanted materials. The project shall notify project residents of household hazardous waste and used oil recycling at collection centers and round-up activities conducted by the City.</p> <p>f) Spill Prevention and Cleanup activities which are directed toward reducing the risk of spills during the outdoor handling and transport of chemicals, and toward developing plans and programs to contain and rapidly clean up spills before they get into a storm drain system. This BMP also deals with the prevention and reduction of pollution from vehicle leaks and spills from vehicles during transport, as well as aboveground storage tanks;</p> <p>g) Illegal Dumping controls. The Covenants, Conditions, and Restrictions (C, C, & R's) for the project shall include a prohibition on the dumping of waste products (solid waste/liquid waste and yard trash) into storm drain systems, open space areas, and creeks;</p> <p>h) Storm water pollution source controls shall be conditioned to provide a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or</p>			

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	<p>manufactured colored tiles, which are epoxied in, place adjacent to the inlet (for parking lots and areas without curbs).</p> <p>i) Street and storm drain maintenance activities. These activities control the movement of pollutants and remove them from pavements through catch basin cleaning, storm drain flushing, street sweeping, and by regularly removing illegally dumped material from storm channels and creeks. (The City of Elk Grove would be responsible for regular storm drain maintenance within the public right of way; grease traps and other storm water quality control devices on private property shall be maintained by the project.)</p>			
17.	The applicant shall not provide for any condition allowing for a public nuisance to occur during the construction phase, or during the operational phase of the project – to include any lighter-than-air advertising devices.	During Construction	Community Enhancement	
SINGLE FAMILY RESIDENTIAL				
B. Prior to Issuance of Grading Permit / Approval of Improvement Plans				
18.	The applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0280-001 & 002. 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	
19.	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. All phased streets will be constructed full width and fully improved, including all street lighting, sidewalks and (where required per design guidelines) landscaping. Subdivision (small map) improvements will be required to provide connections and other improvements through other subdivisions. The phasing plan shall also include building release sequencing and show the separation of public (home purchaser) traffic from building	Prior to 1 st Improvement Plans Submittal of the first Final Map(Village)	Public Works	

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	construction traffic.			
20.	Improvements that are required to support proposed development within the project area shall occur in concurrence with the Infrastructure Phasing Plan for Laguna Ridge, included as Attachment 2 and reflected within these conditions.	Prior to Approval of Improvement Plans or Issuance of Building Permit, as applicable	Public Works, Planning	
21.	All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69 kv pole and transmission lines.	Prior to Approval of the Improvement Plans	Public Works	
22.	All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard.	Prior to the Approval of Improvement Plans	Public Works	
23.	The applicant shall prepare and submit a comprehensive drainage study that illustrates a detailed hydrologic and hydraulic analysis of the on-site drainage that will integrate and demonstrate consistency with the overall master drainage study	Prior to Approval of the Improvement Plans	Public Works	
24.	The applicant shall submit for the City's review the language and provisions of any required conservation easement(s) as specified by other entities, if any, including providing maintenance access in accordance with the Improvement Standards.	Prior to Issuance of Grading Permits	Public Works	
25.	The applicant shall comply with all NPDES Permit and City's Stormwater Ordinance requirement before, during, and after construction as require by the Permit and the Ordinance and in accordance with the latest version of the Guidance Manual of On-site Stormwater Quality Control Measure. That includes but not limited to the use of appropriate Best Management Practices (BMPs) measures.	Grading Permit and/or deemed needed by Public Works	Public Works	
26.	In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of	Prior to Issuance of Grading Permits	Public Works and Central Valley	

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	Intent (NOI) must be filed prior to construction to obtain coverage under the State's General Construction Activity Storm Water Permit. As a condition of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) must be developed for the project. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. The Central Valley Regional Water Quality Control Board enforces compliance with the General Permit in the Sacramento area.		Regional Water Quality Control Board	
27.	Prior to the issuance of grading permits, the project applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be administered through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall address spill prevention and include counter measure plan describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance and may include but not necessary limited to: (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into any receiving water body; and (6) any other suitable measures. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board and to the City for review. A copy of the SWPPP must be kept accessible on the project site at all times.	Prior to Issuance Of Grading Permits	City Public Works, and Central Valley Regional Water Quality Control Board	
28.	The applicant shall obtain applicable State Fish and Game, U.S. Army Corps of Engineers, and State Water Board permits prior to issuance of grading permits if required.	Prior to the Issuance of any permits for grading,	Public Works	

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		building or any other site improvements.		
29.	The City of Elk Grove is a participant in the National Flood Insurance Program. All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove and Sacramento County Flood Plain Management Ordinance. Amendments and/or revisions of FEMA flood maps will be required for all development located in the federal or local flood zone. All amendments and/or revisions must be final and submitted to the City prior to issuance of the first building permit. The elevation of all building pads must be certified by a registered Civil Engineer or licensed Land Surveyor and submitted to the City prior to issuance of a building permit and the lowest finished floor elevation must be a minimum of 1 (one) – foot above the 100-year frequency water level.	Prior to the Issuance of any permits for grading, building or any other site improvements.	Public Works	
30.	All drainage systems shall be designed and constructed to accommodate runoff from the ultimate development according to the City's storm water Design Standards, and City's Flood Plain Management Ordinance.	Prior to Approval of Improvement Plans/Final Map	Public Works	
31.	All applicable SWPPP improvements and erosion and sediment control devices shall be in place prior to moving equipment, material and personnel on-site for grading activities.	Prior to Issuance of Grading Permit	Public Works	
32.	This condition was deleted.			
33.	All driveways must be designed and constructed to the satisfaction of Public Works and to the appropriate section of 4-10 Driveways in the City of Elk Grove Improvement Standards.	Prior to Approval of Improvement Plans	Public Works	
34.	The internal circulation and access for all shopping center and business professional lots shall be subject to the review and approval by Public Works.	Prior to Approval of Improvement Plans	Public Works	

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35.	Provide calculation and layout showing drainage areas and the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. Show the manner in which overland flows are to be conveyed for a point of discharge.	Prior to Approval of Improvement Plans	Public Works	
36.	Vertical curbs shall be designed and installed adjacent to all planter strips	Prior to Approval of Improvement Plans	Public Works	
37.	Modify the eastern end of 'B' Street to terminate at the extension of the westerly border of Lot 2. Lot 2 shall extend south to Lot 3	Prior to Approval of Improvement Plans	Public Works	
38.	F Street shall be realigned to run adjacent to the edge of the community park to provide visibility and access, and to enhance public safety, along the northern portion of the park. Lotting patterns shall be revised to front homes onto the active portions of the park. A limited number of homes shall be allowed to back onto the open space/passive park lands to the satisfaction of the Planning Director.	Prior to Approval of Improvement Plans	Public Works	
39.	Sidewalks shall be provided on both sides of J Street and the realigned F Street. Sidewalks adjacent to the park shall be 8' wide. Developer may bond for 8' sidewalk to allow it to be installed with the improvements of the civic center park.	Prior to Approval of Improvement Plans	Public Works	
40.	The location of driveway access point(s) must be to the satisfaction of Public Works. Permitted driveways shall be allowed in the following areas: <ul style="list-style-type: none"> • Driveway accesses are permitted on Laguna Springs Drive in the following locations: <ul style="list-style-type: none"> ○ On the west side of Laguna Springs Drive between Elk Grove Blvd and Civic Center Drive, one driveway on the boundary line between lots SC5 and SC3, and one driveway on the boundary line between lots SC 3 and SC 6; ○ On the west side of Laguna Springs Drive between Civic Center Drive and Lotz Parkway, one driveway on the boundary line between lots BP 2 and BP 3, one on the 	Prior to Approval of Improvement Plan	Public Works	

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<p>boundary line between lots BP 3 and BP 4, one in the center of BP 4 to align with a median break and road extension to the east, and one on the boundary line between BP 5 and BP 6;</p> <ul style="list-style-type: none"> ○ On the east side of Laguna Springs Drive between Lotz Parkway and Elk Grove Blvd, one driveway in center of lot SC 12. This driveway shall be a shared access with the proposed Zone 40 well site. Should the use for lot SC 12 change or be merged with any parcel to the east, the City retains the right to restrict access of this combined lot/use to Laguna Springs Drive.; one driveway on the boundary line between lots SC 10 and SC 11, one driveway on the boundary between lots SC 10 and SC 9, aligned with Civic Center Drive; and, one driveway at the southern end of lot SC 7. ● Driveway accesses are permitted on the south side of Elk Grove Boulevard in the following locations: <ul style="list-style-type: none"> ○ West of Laguna Springs Drive, two driveways on lot SC 1, and one driveway on lot SC 5, approximately 350 feet from Laguna Springs Drive right of way; ○ East of Laguna Springs Drive, all efforts shall be made to obtain the rights to use the existing driveway into the property immediately to the east (Les Schwab) in-lieu of constructing a driveway on lot SC 7. Should these efforts be unsuccessful, the one driveway shall be constructed at the east property line, allowing for the required setbacks. A right turn pocket may be required and will be evaluated at the time the improvement plans, which include this driveway, are reviewed; ● Driveway accesses are permitted on Civic Center Drive in the following locations: <ul style="list-style-type: none"> ○ On the north side of Civic Center Drive, one driveway on the west half of lot SC 4, one driveway on the boundary line between lots SC 4 and SC 3, and one driveway on the 			

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	<p>boundary between lots SC 6 and SC 3.</p> <ul style="list-style-type: none"> o On the south side of Civic Center Drive, one driveway on the west half of lot BP 1. ▪ One driveway access is permitted on Lotz Parkway on the west half of lot BP 6. ▪ Additional access points may be proposed during the design review process for each lot. 			
41.	Access for all shopping center and business professional lots shall be restricted to right-in/right out. Additional access, left-in and left-out shall be evaluated at improvements plan.	Improvement Plan	Public Works	
42.	The driveway for single family lot 1 shall be at the eastern end of 'B' Street	Improvement Plan	Public Works	
43.	Install to the satisfaction of Public Work, three sets of speed cushions on G Street and J/F Street, for a total of six sets of speed cushions. Speed cushion locations shall be approved by Public Works and shall be located to avoid driveway conflicts. If approved by Public Works other traffic calming, such as bulb outs may be substituted for speed cushion.	Improvement Plan	Public Works	
44.	The applicant shall design site to minimize or eliminate nuisance flows across public sidewalks and walkways in accordance with adopted City standards. Where through-curb drains are required by City standards, the applicant shall design residential lot drainage to be tied into the curb drains for all units.	Improvement Plans	Public Works, Community Enhancement	
45.	Additional off-site improvement within City right-of-way may be required within the Laguna Ridge Specific Plan Area and shall be determined at Improvement Plan stage of the project.	Improvement Plans	Public Works	
46.	Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans.	Prior to approval of Improvement Plans	Public Works, Planning	

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47.	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.	Prior to Approval of Improvement Plans	Public Works, Planning	
48.	<p>All the notes indicated below shall be included verbatim as Construction Notes on all Preliminary or Final Grading Plans, Overland Flow Exhibits, Improvement Plans, and Building/Development Plans, which are submitted to the Department of Public Works and/or Planning Department for each project, as well as all revisions to Plans that are subsequently submitted. For any contradictions that occur between these notes and the Tree Preservation Plan, the more restrictive provision shall apply.</p> <p><u>Tree Preservation Construction Notes:</u></p> <ul style="list-style-type: none"> • A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of all oak trees to be retained and all portions off-site oak tree driplines which extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones unless otherwise determined by the City Arborist. • Chain link or alternately approved barrier shall be installed one (1) foot outside the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines 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 driplines which are approved for encroachment 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. • A piped aeration system shall be installed at all locations where 	Prior to Approval of Improvement Plans	Public Works, Planning	

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<p>impervious surfaces and/or structural development will occur within the dripline protection area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site. Installation of the aeration system be performed under the direct supervision of a certified arborist. If, in the opinion of the certified arborist, encroachment into the dripline 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> <ul style="list-style-type: none"> • All driveways which pass through the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines 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 dripline protection areas except minor excavation associated with the installation of piped aeration systems. • 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. • 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. • 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 driplines which extend onto the 			

CONDITIONS OF APPROVAL

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<p>site.</p> <ul style="list-style-type: none"> • No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiles or, located within the dripline area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site. • No grading (grade cut or fills) shall be allowed within the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans or as approved in the field by the City's arborist. If, in the opinion of the certified arborist, permitted grading in the dripline 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. • No trenching shall be allowed within the dripline protection area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist. • Landscaping beneath the on-site oak trees to be retained and all portions of off -site oak tree driplines which extend on the site include nonplant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the driplines 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 understory plants. • No in the ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak tree driplines 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 driplines. 			

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<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
	No trenching for irrigation lines will be permitted under dripline protection areas.			
49.	Sacramento County Water Agency will not approve any improvement plans until a contract has been awarded for the construction of the Big Horn Water Treatment Plant.	Prior to Approval of Improvement Plans	SCWA, Public Works	
50.	Private drives and parking areas over easements shall have structural paving sections that meet City of Elk Grove Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.	Prior to Approval of Improvement Plans	CSD-1	
C. Prior to Recordation of Final Map				
51.	Prior to the approval of the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Prior to the Approval of any Final Map	Finance	
52.	Prior to the final map, 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 application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Prior to the Approval of any Final Map	Finance	
53.	Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment district, or other financing district to fund park, parkway, landscape corridor, and open space maintenance costs, as well as street light maintenance costs.	Prior to the Approval of any Final Map	Finance	
54.	Prior to the final map, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan area. This may be through participation in a Mello-Roos CFD, by payment of cash prior to final map approval in an amount determined by the City Finance Department, or by another secure funding mechanism acceptable to the City Finance Department.	Prior to the Approval of any Final Map	Finance	
55.	Landscape corridor for single family frontage shall be dedicated to the City of Elk Grove in fee on the Final Map.	Final Map	Public Works	

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<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
56.	Improvement plans must be approved by Public Works prior to City Council approval of Final Map.	Prior to Approval of Final Map	Public Works	
57.	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.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
58.	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	
59.	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	
60.	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	
61.	The applicant shall grant right-of-way and construct Laguna Springs Drive,	With	Public Works,	

CONDITIONS OF APPROVAL

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	from Elk Grove Boulevard to Lotz Parkway (formerly Laguna Ridge Road).	Recordation of Final Map; Prior to Issuance of Building Permits	Planning	
62.	The applicant shall grant right-of-way and construct Lotz Parkway (formerly Laguna Ridge Road), from Big Horn Boulevard to Laguna Springs Drive.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
63.	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.	With Recordation of Final Map; Prior to Issuance of Building Permits	Public Works, Planning	
64.	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 Final Map approval.	Prior to Approval of Final Map	Public Works, SCWA	
65.	<p>The applicant shall prepare and record CC&Rs over all parcels within the tentative map. The CC&Rs shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> • Areas where homes front or otherwise are adjacent to a sidewalk, separated from the street by a planter strip and street trees, 	Concurrently with Recordation of the Final Map	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring)</u>	<u>Verification (date and Signature)</u>
	<p>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. Maintenance of this planter strip and the street tree shall be the responsibility of the homeowner. Enforcement of this provision may be by association or the City of Elk Grove all at the cost of the residential property owner.</p> <ul style="list-style-type: none"> • Where community owned tree(s) (association 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 owner's sole responsibility. • When open spaces are located adjacent to residential uses, open fencing shall be provide. 			
66.	Any deviations from City Standards shall be submitted with the improvement plan submittal with a letter justifying the deviations for consideration. Otherwise deviations that are not called out on the tentative map may not be approved by Public Works. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.	Prior to Recordation of the Final Map	Public Works	
67.	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	
68.	The Class 1 bike trail on the south side of Elk Grove Blvd shall be incorporated within the design of the commercial/office development within the Town and shall be a minimum total width of 14 feet, comprised of a 10 foot trail (PCC or AC) and minimum 2-feet wide paved shoulders, as required by design standards.	Prior to Recordation of the Final Map	Public Works	
69.	All improvements shall be dedicated, designed, and improved in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	Prior to Recordation of the Final Map	Public Works	
70.	Reciprocal access easement agreements shall be provided between the	Prior to	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring)</u>	<u>Verification (date and Signature)</u>
	following parcels <ul style="list-style-type: none"> • SC1, SC2, SC3, SC4, SC5 and SC6 • SC7, SC8, SC9, SC10, SC11 and SC12 • BP1, BP2, BP3, BP4, BP5 and BP6 The location of the access point(s) must be to the satisfaction of Public Works.	Recordation of the Final Map		
71.	Elk Grove Blvd shall be dedicated, designed and installed as identified on the Elk Grove Blvd Improvement plans	Prior to Recordation of the Final Map	Public Works	
72.	Remove the temporary emergency vehicle easement on single family lots 12 and 52.	Prior to Recordation of the Final Map	Public Works	
73.	A visibility easement, if required, shall be placed on single family lot 1 at the southeast corner of J Street and I Street. All other lots shall conform to the City of Elk Grove's visibility easement requirements.	Prior to Recordation of the Final Map	Public Works	
74.	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.	Prior to Recordation of the Final Map	Public Works	
75.	Dedicate and install all internal streets as shown in the Allen Ranch tentative subdivision map including the modification identified in subsequent conditions, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All streets improvements for the village will be constructed prior to building permit.	Prior to Recordation of the Final Map	Public Works	
76.	Dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public and private streets. Along major roadways, the PUE shall be located in the landscape buffer as per the design guidelines or to the satisfaction of Public Works.	On Final Map	Public Works	
77.	All proposed driveways on Elk Grove Blvd shall be right-in/right-out only. No median cut will be allowed on this segment of Elk Grove Blvd. However, alternatives to this restriction will be evaluated at the design review stage for the fronting properties.	Prior to Recordation of Final Map	Public Works	
78.	Dedicate drainage rights-of-way (with recordation of final map) and construct facilities (prior to the issuance of building permits) pursuant to	With to Recordation of	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Elk Grove Improvement Standards, including any fee required by the City of Elk Grove. The pertinent provisions of the above-referenced codes, standards, fees, and ordinances shall be applicable at the time of site improvement plan or approval of final map, whichever occurs first.	Final Map and Prior to the Issuance of Building Permits		
79.	Corner monumentation, as shown in the Design Guidelines, shall be installed at the time of improvement of the street. Improvements shall be on all corners of the intersection, including the future commercial corners.	Final Map	Public Works	
80.	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	
81.	Prior to construction, all well sites are subject to administrative design review by the City of Elk Grove. Well site locations on Lot 1 (Shopping Center) are not approved with this tentative map. Final locations will be determined by the City of Elk Grove. The city shall have final locations determined by June 30, 2005 or the locations per the Tentative Map will become the final locations.	Prior to Approval of Final Map	SCWA, Public Works	
82.	Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of Sacramento County Water Agency prior to approval of the final map.	Prior to Approval of Final Map	SCWA	
83.	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 or an alternative agreement as approved by SCWA 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 Recordation of Final Map or Approval of Improvement Plans, whichever occurs first	SCWA	
84.	Destroy all abandoned wells on the proposed project site accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all wells that are to be abandoned, destroyed	Prior to Approval of Final Map	SCWA / EMD	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	and/or retained for construction and grading operations on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the applicant shall use water from agricultural wells for grading and construction.			
85.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot A and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Allen Ranch Subdivision shall be selected by SCWA and similarly evaluated. Prior to final map approval or signing of improvement plans, whichever occurs first, the property owner shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. Prior to final map recordation or signing of improvement plans, whichever occurs first, the property owner shall enter into a reservation agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4. SCWA will not sign improvement plans until the project proponents, future successors or interests have entered into a purchase agreement for said well site.	With Recordation of the Final Map	SCWA	
86.	CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. The sewer study shall demonstrate how interim service will be provided to the project prior to the completion of the Southwest Interceptor.	Prior to Recordation of Final Map or Approval of Improvement Plans, whichever occurs first	CSD-1	
87.	Sewer easements may 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.	Prior to Recordation of Final Map	CSD-1	

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SINGLE FAMILY RESIDENTIAL				
D. Prior to Issuance of Building Permit				
88.	The applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.	Prior to Issuance of Building Permits	Planning, Building	
89.	All infrastructure improvements required of the Allen Ranch project shall be constructed to the satisfaction of the City of Elk Grove and consistent with General Plan policies PF-3 and PF8 prior to building permit issuance within the project area.	Prior to Issuance of 1 st Building Permit	Planning	
90.	All structures built within the Laguna Ridge Specific Plan area are subject to the Laguna Ridge Design Guidelines. Commercial buildings, multi-family projects, and single family residential units shall be reviewed for compliance with these guidelines through the City's Design Review process. Design reviews shall be approved by the appropriate authority.	Prior to Issuance of Building Permits	Planning	
91.	The Elk Grove Unified School District (the "School District") has funded and built certain oversized infrastructure that will be of direct benefit to the Developer's Project. Prior to the issuance of any building permit for residential construction or for commercial construction within the boundaries of the Developer's Project, the 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 Building Permits	EGUSD	
92.	All master home plans shall submit for Design Review through the Planning Department. No building permits shall be issued prior to the approval of this Design Review.	Prior to Issuance of Building Permits	Planning	
93.	The applicant shall construct all requisite infrastructure identified within	Prior to Issuance	Public Works,	

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	the Laguna Ridge	of 1 st Permit	Planning	
94.	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	
95.	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	
96.	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	
97.	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	
98.	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	
99.	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	
100.	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	
101.	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	
102.	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	
103.	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	
104.	The applicant shall design and improve West Stockton Boulevard, from Whitelock Parkway to Kammerer Road including but not limited to pavement rehabilitation to a design life of 10 years.	Prior to Issuance of 1 st Permit	Public Works, Planning	
105.	The applicant shall design and construct Bruceville Road, from Elk Grove	Prior to Issuance	Public Works,	

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	Boulevard to Laguna Boulevard including but not limited to widening to 3 lanes each direction and restriping each direction for the entire length.	of 1 st Permit	Planning	
106.	The applicant shall provide for signal phasing at Laguna Boulevard and Bruceville Road 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	
107.	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	
108.	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	
109.	Final Map shall be recorded and all internal subdivision and other conditioned improvements shall be constructed prior to 1 st building permit. The residential project and the associated improvements may be phased as illustrated on the tentative map.	Prior to issuance of 1 st Building Permit	Public Works	
110.	All intersections adjacent to the proposed tentative map and where improvements are constructed shall be improved on all legs of the intersection. Intersection striping, signage, street name signs and removal/replacement of offsite signage and transitional striping shall be the responsibility of the applicant to design and improve to the latest City of Elk Grove improvement standards.	Prior to the Issuance of Building Permit	Public Works	
111.	Minor street landscaping shall be installed 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.	Prior to issuance of 1 st Building Permit	Public Works	
112.	All improvements shall be constructed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Issuance of Building Permit	Public Works	

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113.	<p>Fire/rescue services shall be provided to the property as follows:</p> <ul style="list-style-type: none"> • 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. • A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits. • Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. • 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 multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. • Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. • All required roadways, water mains, fire hydrants and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage. • 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. • The installation of on-site or off-site fire protection equipment, 	Prior to Issuance of Building Permit	Elk Grove CSD Fire Department	

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	<p>including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.</p> <ul style="list-style-type: none"> • EGCSDFD approved traffic pre-emption devices of a type 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. • The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD. 			
114.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Issuance of Building Permits	SCWA	
115.	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	Public Works	
116.	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	
117.	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	
118.	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	
119.	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	
120.	Prior to the issuance of building permits, the 27"/24" Trunk Sewer and	Prior to Issuance	Public Works,	

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	Manholes S-2.4 shall be constructed.	of 1st Building Permit	Planning	
121.	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	
122.	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	
123.	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	
124.	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	
125.	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	
126.	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	
127.	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	
128.	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	
129.	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	
130.	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	Prior to Issuance of 1st Building	Public Works, Planning	

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	satisfaction of SCWA.	Permit		
131.	Prior to the issuance of building permits, the 20" Dia. T-Main, New Poppy Ridge (Bruceville Road to Paseo) shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
132.	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	
133.	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	
134.	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	
135.	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	
136.	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	
137.	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	
138.	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	
139.	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	
140.	Prior to the issuance of building permits, 48" Trunk Drain and Mainholes (Street "G1" to Street "G2") shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
141.	Prior to the issuance of building permits, 60" Trunk Drain, Manholes and Outfall Structure D-3.1 shall be constructed.	Prior to Issuance of 1st Building	Public Works, Planning	

CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring)</u>	<u>Verification (date and Signature)</u>
		Permit		
142.	Prior to the issuance of building permits, 54" and 60" Trunk Drain and Manholes D-3.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
143.	Prior to the issuance of building permits, 72" Trunk Drain, Manholes and Outfall Structure 4.1 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
144.	Prior to the issuance of building permits, 66" and 72" Trunk Drain and Manholes D-4.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
145.	Prior to the issuance of building permits, 48" Trunk Drain and Manholes (Big Horn to Laguna Springs) shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
146.	Prior to the issuance of building permits, 60" Trunk Drain and Manholes (Big Horn to Local Street) D-6.1 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
147.	Prior to the issuance of building permits, 48" Trunk Drain and Manholes (Local Street to Laguna Springs) D-6.2 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
148.	Prior to the issuance of building permits, 48" Trunk Drain and Manholes (Civic Center to Elk Grove Blvd.) shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
149.	Prior to the issuance of building permits, 30", 36" 42", 54", and 60" Trunk Drain and Manholes D-7.1 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
150.	Prior to the issuance of building permits, miscellaneous north paseo pedestrian crossings and two road crossing D-18.1 shall be constructed.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
151.	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	
152.	Prior to the issuance of building permits, 6" Reclaimed Water Main RW-1.1 shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building	Public Works, Planning	

CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Permit		
153.	Prior to the issuance of building permits, 8" Reclaimed Water Main RW-1.2 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, 6" Reclaimed Water Main RW-1.3 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, 6" Reclaimed Water Main RW-1.4 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, 8" Reclaimed Water Main RW-3.3 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, 8" Reclaimed Water Main RW-3.4A 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, 10" Reclaimed Water Main RW-3.4B 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, 16" Reclaimed Water Main RW-4.1 shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building Permit	Public Works, Planning	
160.	Prior to the issuance of building permits, 16" Reclaimed Water Main RW-4.2 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, 12" Reclaimed Water Main, RW-4.6 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, 10" Reclaimed Water Main RW-4.7 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, 8" Reclaimed Water Main, RW-6.1 shall be constructed to the satisfaction of SCWA.	Prior to Issuance of 1st Building	Public Works, Planning	

CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Permit		
164.	The applicant shall provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. 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.	Prior to Issuance of Building Permit	SCWA	
165.	This condition was deleted.			
166.	All street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Building Permit	Public Works	
167.	Connection to County Sanitation District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Certificate of Occupancy	CSD-1	
168.	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.	Prior to Certificate of Occupancy	CSD-1	
169.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.	Prior to Certificate of Occupancy	CSD-1	
170.	Water supply will be provided by the Sacramento County Water Agency, to each building, to the satisfaction of the Sacramento County Water Agency. Public water service shall be provided to each parcel through a separate connection.	Prior to Certificate of Occupancy	Public Works, SCWA	
171.	The applicant shall provide for graffiti-resistant paint or clear graffiti-resistant coating of all masonry walls, and any subdivision signs.	Prior to Certificate of Occupancy	Community Enhancement	
172.	Upon completion of the installation of the landscaping, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape requirements.	Prior to Certificate of Occupancy	Planning	

CONDITIONS OF APPROVAL

	<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	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 of Conformance to the Planning Department will delay final approval/occupancy of the project.				
173.	Sacramento County Water Agency will not issue water connection permits until the Big Horn Water Treatment Plant is functioning to the satisfaction of SCWA or an alterative water source is provided to the satisfaction of SCWA.		Prior to Certificate of Occupancy	SCWA	
174.	Submit Flood Elevation Certification, or equivalent City approved format, for each structure.		Prior to Certificate of Occupancy	Public Works	
175.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.		Prior to Certificate of Occupancy	Public Works	
176.	The 20 acre community park south of Whitelock Parkway shall be dedicated to the City of Elk Grove prior to or on the Final Map. Applicant shall design and construct these parks in accordance with the facilities plan provided by the City of Elk Grove and shall be in accordance with the parks improvement standards for the City. Construction shall be completed, accepted by the City and open for use prior to the first occupancy or at an alternative time approved by the City Manager.		Prior to 1st Certificate of Occupancy	Development Services	
177.	This condition was deleted.				
COMMERCIAL AND MULTIFAMILY RESIDENTIAL					
178.	The applicant is hereby notified that development of SC zoned Lots 1-9 are subject to the Laguna Ridge Town Center plan and are required to comply with the Laguna Ridge Specific Plan Design Guidelines. All projects within these lots are required to process Design Review entitlements prior to the issuance of building permits. Site improvement details related to driveway access and infrastructure improvements as well as infrastructure requirements in support of development within these lots will be determined prior to approval of Design Review entitlements of projects within these lots.		Prior to Issuance of Building Permits	Planning	
179.	Developers of the parcels located in the Town Center area shall provide		Prior to	Public Works	

CONDITIONS OF APPROVAL

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	reciprocal access points between neighboring parcels. These access points shall become easements between the parcels and at the Cities discretion may be recorded against the parcels. Location of access point(s) must be to Public Works satisfaction and will be approved when these parcels are developed.	Approval of Improvement Plans		
180.	Water intensive commercial and industrial building permit applicants shall conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Prior to Issuance of Building Permits	Planning, Public Works	
181.	Efficient cooling systems, recirculating pumps for fountains and ponds, and water recycling systems for vehicle washing shall be required by all applicable development proposals.	Prior to Issuance of Building Permits	SCWA	

Attachments

1. Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program
2. Laguna Ridge Specific Plan Infrastructure Phasing Plan

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-252**

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 24th day of August, 2005 by the following vote:

AYES 4: COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Leary

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