

RESOLUTION NO. 2002-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP FOR ASSESSOR PARCEL NUMBERS 134-0110-030, 134-0110-031, 134-0110-081, 134-0110-095 AND A PORTION OF 134-0110-087, WINDSOR GLEN PROJECT NO. EG-01-239, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Windsor Glen, represented by D.R. Horton (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone of 6.88 acres from AR-10 to RD-5, a Tentative Subdivision Map to divide 9.79 acres into forty two single family lots and Lot D a landscape lot, (Assessor Parcel Number 134-0110-030, 134-0110-031, 134-0110-081, 134-0110-095 & a portion of 134-0110-087); 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, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on August 29, 2002 and recommended City Council approval of the project.

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

1. Adopt the Mitigated Negative Declaration prepared for the Windsor Glen project and direct staff to file a Notice of Determination.
2. Approve the Windsor Glen Tentative Subdivision Map (Exhibit A) and the Conditions of Approval/MMRP (Exhibit B) based on the following findings.
 - a. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

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

- b. **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 East Elk Grove Specific Plan and Elk Grove General Plan.
- b. The design or improvements of the proposed subdivision are consistent with the East Elk Grove Specific Plan and Elk Grove General Plan.
- c. The site is physically suitable for the development. The applicant is proposing 42 single-family lots on a total of 9.79 acres, which conforms to the allowable densities in the Zoning Code.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 42 single-family lots on a total of 9.79 acres, which conforms to the allowable densities of the RD-5 zoning.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

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




RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

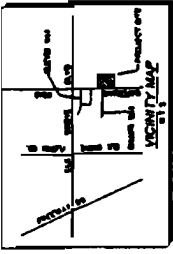


ANTHONY B. MANZANETTI,
CITY ATTORNEY

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

TENTATIVE TRACT MAP FOR WINDSOR GLEN SUBDIVISION

PREPARED BY
CLAYBAR ENGINEERING
701-451-1200
REVISED APRIL 8, 2003



PROJECT INFORMATION

REGISTERED:
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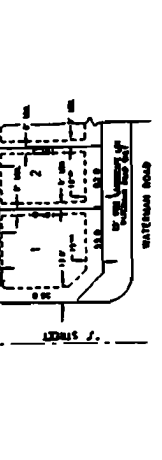
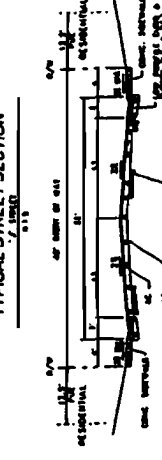
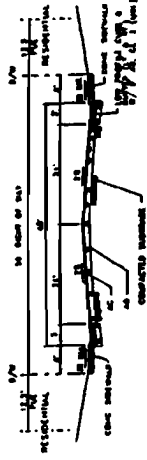
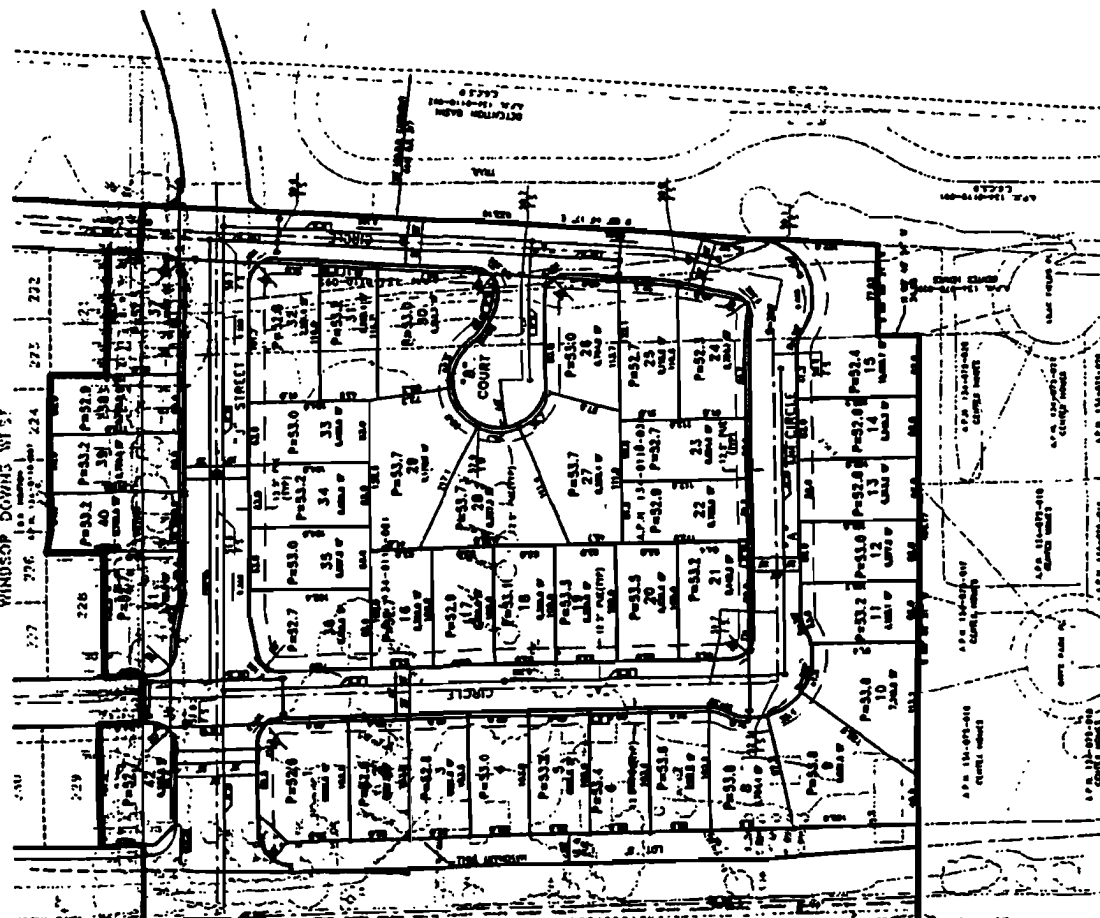
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Web: www.claybar.com



TYPICAL TYPE "A" LOT GRADING DETAIL

1. All lots shall be developed by the owner.
2. All lots shall be developed by the owner.
3. All lots shall be developed by the owner.
4. All lots shall be developed by the owner.
5. All lots shall be developed by the owner.

NOTE:

1. All lots shall be developed by the owner.
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5. All lots shall be developed by the owner.



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

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The development approved by this action is for a Rezone, and Tentative Subdivision Map for 42 single family lots as described in the Planning Commission report and associated Exhibits and Attachments dated August 29, 2002.	On-Going	Planning Division	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval	Planning Division	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning Division	
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (9.79 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$1500 has been paid, no final subdivision map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to Issuance of Grading Permit	Planning Division	

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6.	The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Prior to Issuance of Grading Permit	Department of Water Resources	
7.	<p>The project applicant shall place the following mitigation requirements on all grading and improvement plans and construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. During the construction phase of the project, compliance with District Rule 403-Fugitive Dust is required. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits.</p> <ul style="list-style-type: none"> • The project applicant and/or prime contractor shall comply with SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces which can give rise to airborne dust." • Clean earth-moving construction equipment with water once per day. • Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. • Use low-emissions on-site stationary equipment whenever possible. • Encourage construction employees to carpool to the work site. 	Prior to approval of Construction Contracts & During Construction Activities	Planning Division & SMAQMD	

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	<ul style="list-style-type: none"> • Minimize idling time to 10 minutes. • Maintain construction equipment through regular and proper maintenance. • All material transported offsite shall be either sufficiently watered or securely covered to prevent public nuisance. • During initial grading, earthmoving, or site preparation a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress. 			
8.	<p><u>Category 1:</u> Reducing NOx emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The prime contractor shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the</p>	Prior to Issuance of Grading Permit	Planning Division & SMAQMD	

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	<p>horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.</p> <p>and:</p> <p><u>Category 2:</u> Controlling visible emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any once hour. Any equipment found to exceed 40 opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p>			
9.	Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement	Prior to Issuance of any permits for Grading,	Planning Division & CDFG	

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	<p>Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.</p>	<p>Building or other Site Improvements or site disturbance.</p>		
<p>10.</p>	<ul style="list-style-type: none"> • If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. • If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. • Prior to demolition of structures or the commencement of construction activities, a survey should be conducted by a qualified biologist to determine whether or not raptors or burrowing owls are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. • Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. • Prior to the approval of any grading and/or building permits for the development of the site, 	<p>Prior to Issuance of any permits for Grading, Building or other Site Improvements or site disturbance.</p>	<p>Planning Division</p>	

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	<p>applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation.</p>			
11.	<p>All oak trees that are 6 inches dbh or larger, or landmark trees, on the project site that have been selected for preservation, all portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by improvements associated with this project, shall be protected as follows:</p> <ol style="list-style-type: none"> 1) A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area. 2) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines." 3) Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems. 	<p>Prior to Issuance of Grading, Site Improvement or Building Permit</p>	<p>Planning Division</p>	

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<p>4) No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.</p> <p>5) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.</p> <p>6) No grading (grade cuts or fills) shall be allowed with the driplines of protected trees.</p> <p>7) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.</p> <p>8) No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.</p> <p>9) The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.</p>			
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	<p>10) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.</p> <p>11) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
12.	<p>Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first, a Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review. The Plan shall include the following elements:</p> <p>1) Species, size and location of all replacement plantings;</p> <p>2) Method of irrigation;</p> <p>3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring</p>	<p>Prior to Issuance of Grading, Site Improvement or Building Permit</p>	<p>Planning Division</p>	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	<p>hole to provide for adequate drainage;</p> <p>4) Planting, irrigation and maintenance schedules;</p> <p>5) Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive that period;</p> <p>6) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees;</p> <p>7) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</p> <p>8) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree;</p> <p>9) No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the supervision of a certified arborist;</p> <p>10) The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p>			
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	<p>11) No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended;</p> <p>12) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
13.	<p>Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.</p>	<p>Prior to Building Demolition</p>	<p>Planning Division & SMAQMD</p>	
14.	<p>Dedicate a 25-foot Landscape Corridor to the Elk Grove Community Services District adjacent to the right-of-way along Waterman Blvd.</p>	<p>Concurrent with Recordation of Final Map</p>	<p>EGCSD Parks & Recreation</p>	
15.	<p>Public street improvements shall be provided as follows:</p> <p>a) Prior to recordation of the final map, provide a bond for the installation of public street improvements.</p> <p>b) Concurrently with the recordation of the final map, Grant the City of Elk Grove right-of-way on Waterman Road based on an 84-foot standard</p>	<p>Final Map and Prior to the Issuance of Building Permits</p>	<p>Department of Public Works</p>	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	<p>street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.</p> <p>c) Concurrently with the recordation of the final map, Grant the City of Elk Grove right-of-way on "A" Circle adjacent to the powerline easement in accordance with the East Elk Grove Specific Plan and to the satisfaction of the Department of Public Works.</p> <p>d) Concurrently with the recordation of the final map, dedicate right of way for "J" Street, "A" Circle, and "B" Court.</p> <p>e) Prior to issuance of building permits, install public street improvements on "J" Street, "A" Circle and "B" Court in accordance with the City of Elk Grove and to the satisfaction of the Department of Public Works.</p>			
16.	Dedicate additional right-of-way on "J" Street and Waterman Road for intersection widening in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Concurrent with Recordation of Final Map.	Department of Public Works	
17.	Concurrent with recordation of final map, dedication of public sewer easements will be required to the satisfaction of CSD-1.	Concurrent with Recordation of Final Map	CSD-1	
18.	Concurrent with recordation of final map, dedicate drainage easements pursuant to the Elk Grove Improvement Standards.	Concurrent with Recordation of Final Map	Department of Water Resources- Drainage	
19.	Provide EGCS D all of the Trail & Open Space Easements/Dedications necessary to successfully interlink the Trail System with all adjoining property owners and transportation project.	Concurrent with Recordation of Final Map	EGCS D Parks & Recreation	
20.	Provide separate public water service to each parcel and dedicate maintenance easements in all public	Final Map	Department of Water Resources	

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	and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval			
21.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways.	Final Map	SMUD	
22.	Dedicate Lot D the Landscape Corridor as a public utility easement for overhead "69 KV" and underground facilities and appurtenances.	Final Map	SMUD	
23.	<p>Prior to recordation of a final map or approval of improvement plans, whichever occurs first, enter into an agreement with the Elk Grove Community Services District with respect to the dedication, maintenance and funding of park land improvements and landscaping, including all park landscape, trail development, open space corridors and open space areas adjacent to public right-of-ways, in accordance with plans and specifications mutually acceptable to the CSD. These dedications, improvements and participation requirements shall include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Provide park land dedication and fees as required by the City of Elk Grove Code. • Participation in the Elk Grove West Vineyard financing plan that includes funds for park development within the proposed area. 	Final Map	EGCSD Parks & Recreation	
24.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to approving improvement plans or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the EGCSD a written petition in an acceptable form approved by District	Prior to Recordation of Final Map	EGCSD Parks & Recreation	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	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.			
25.	Obtain applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to <u>grading</u> or improvement plan approval. This condition applies for any stormdrain outfalls to the detention basin.	Prior to Issuance of Grading Permit or Improvement Plans	Department of Water Resources- Drainage	
26.	A Construction Activities Storm Water General Permit must be obtained prior to construction. This is required when a site involves clearing, grading, disturbances to the ground, such as stockpiling, or excavation that results in soil disturbances of at least five acres of total land area.	Prior to Issuance of Grading Permit, Improvement Plans or Building Permits.	California Regional Water Quality Control Board	
27.	An approved sewer study shall be required prior to submittal of improvement plans for plan checks to CSD-1.	Prior to Approval of Improvement Plans	CSD-1	
28.	Prior to approval of improvement plans, construction of public collector sewer and dedication of public sewer easements will be required to the satisfaction of CSD-1.	Prior to Approval of Improvement Plans	CSD-1	
29.	Prior to building permit issuance, construction of public collector sewer will be required to the satisfaction of CSD-1.	Prior to Building Permit Issuance	CSD-1	
30.	Install off-site drainage facilities pursuant to the Elk	Prior to Building Permit	Department of	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	Grove Improvement Standards. This condition is necessary for connecting to the detention basin to the east, or connecting to the detention basin to the north.	Issuance	Water Resources- Drainage	
31.	Prior to building permit issuance, install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Building Permit Issuance	Department of Water Resources- Drainage	
32.	Prior to issuance of a building permit, install public street improvements on Waterman Road based on an 84-foot standard street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Building Permit Issuance	Department of Public Works	
33.	Prior to issuance of building permit, install public street improvements on "J" Street, "A" Circle and "B" Court in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Building Permit Issuance	Department of Public Works.	
34.	Stop signs should be installed where needed to the satisfaction of the Department of Public Works. Note: Stop signs will be required at the following locations: <ul style="list-style-type: none"> • "A" Circle at the intersection with "J" Street (both locations). 	Prior to Building Permit Issuance	Department of Public Works	
35.	Install Type 2 curb along Waterman Road, "J" Street along Lot 1, and "A" Circle along the Detention Basin per the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Building Permit Issuance	Department of Public Works	
36.	Prior to the issuance of building permits, the property owner shall pay development impact fees in accordance with the Elk Grove West Vineyard Public	Prior to Building Permit Issuance	Infrastructure Finance	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	Facilities Financing Plan Development Impact Fee Program as adopted by the City of Elk Grove on July 1, 2000 and October 25, including any authorized adjustments and updates thereto.			
37.	No more than forty (40) homes shall be constructed without providing two (2) points of access that meet the standards of the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall connect to a major road. The developer is encouraged to meet with the Fire Department prior to construction to verify the existence of adequate points of access. Failure to provide two Fire Department approved access routes will result in the stoppage of all work in excess of forty (40) homes and shall connect to a major road. The developer is encouraged to meet with the Fire Department prior to construction to verify the existence of adequate points of access.	Prior to Issuance of the 41 st Building Permit	EGCSD Fire Department	
38.	Improve and dedicate a 25-foot Landscape Corridor to the Elk Grove Community Services District adjacent to the right-of-way along Waterman Blvd.	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
39.	Landscape Corridors and powerline corridor improvements shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District (EGCSD) and shall be consistent with the EGCSD "General Guidelines for Landscaping Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

40.	All Landscape Corridor walls shall be of masonry construction. Wall design and materials shall be subject to CSD approval. Graffiti resistant materials shall be used.	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
41.	Powerline Corridor shall be improved and include but not be limited to street frontage improvements including sidewalks and 15-ft. of adjacent landscaping along all streets, cul-de-sacs and side yards interfacing with the open space corridor. (Please note that "A" Circle along powerline corridor might need to be moved further west to accommodate the powerline improvements.)	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
42.	Developer shall interlink the trail system within the powerline corridor with Court "B". Horse Trail shall have a minimum width of 5 feet.	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
43.	Open fencing shall be provided along all powerline/open space corridors with specifications being determined by Elk Grove Community Services District.	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
44.	Signage for the trail will be funded and provided by the developers in accordance with EGCSD specifications (i.e. Sign Manual)	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	
45.	Native & Landmark trees within land to be conveyed to EGCSD 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 EGCSD. All costs incurred in complying with the arborist recommendations will be the responsibility of project	Prior to Issuance of First Certificate of Occupancy	EGCSD Parks & Recreation	

Exhibit B: FINAL Conditions of Approval/Mitigation Monitoring and Reporting Plan

	proponent.			
46.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Provide as a Note on Improvement Plans	Department of Water Resources	
47.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Prior to Issuance of Building Permits	Department of Water Resources	
48.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot number 39 and 40 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 evaluation (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Windsor Glen subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-way entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an 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. If the well site is found by Water Resources to be not needed on the subject property, the condition will be waived.	Prior to Approval of Improvement Plans	Department of Water Resources	

Exhibit B: General Comments

Advisory Comments

- a. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by Ordinance No. 1 of the Sacramento County Water Agency Code.
- b. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- c. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk for sewer impact fee information.
- d. Permits and/or fees are required for the following reviews: site plan, Park & Recreation review fee, architectural plans, fire sprinkler plans and fire alarm plans.
- e. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to issuance of any construction permits.
- f. This development is required to provide fire flow from a public water system capable of delivering as a minimum 1,000 gpm at 20 psi. Hydrants shall be spaced a maximum of 500 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigation efforts to meet fire flows above this minimum. (EGCSDFD)
- g. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. (EGCSDFD)
- h. All required roadways, water mains, fire hydrant 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. (EGCSDFD)
- i. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction. (EGCSDFD)
- j. 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. (EGCSDFD)
- k. Secure approval from the Public Works Department of a civil-engineered site improvement plan for all on-site and off-site improvements associated with this project.

Exhibit B: General Comments

- i. Prior to the issuance of any building permit 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.

- m. The project shall conform to the specific provisions of the City of Elk Grove Landscape Water Conservation Ordinance (Chapter 14.10 of the Municipal Code) to the satisfaction of the City Landscape/Oak Tree Coordinator.