

RESOLUTION NO. 2002-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT, TENTATIVE SUBDIVISION MAP, TENTATIVE PARCEL MAP AND SPECIAL DEVELOPMENT PERMIT TO APPROVE THE RETREAT AT VALLEY HI PROJECT EG-01-157

WHEREAS, Valley Hi Holdings, represented by Gerry Kamilos and Robert Cassano (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Community Plan Amendment and Rezone of 20.4 acres AR-10 and 151.7 acres O to 17.2 acres as RD-4-SDP and 151.7 acres O, a Conditional Use Permit for operation of a golf course in O zoning designation, a Tentative Parcel Map creating a 2.7 acre parcel (Lot A), an 11.3 acre parcel (Lot B), a 3.1 acre parcel (Lot C), with the rest of the 154.9 acre golf course as a remainder, a Tentative Subdivision Map dividing Lots A, B, and C into 61 single-family residential lots with three common areas and a Special Development Permit allowing lots to be served by private drives, parcels with building envelopes with no building setbacks, and the establishment of patio and swimming pool easements in which to construct pools and patios across property lines into abutting parcels or common areas. (Assessor's Parcel Number 119-0162-006); 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 December 13, 2001 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 Retreat at Valley Hi project and direct staff to file a Notice of Determination.
2. Approve the Retreat at Valley Hi Tentative Parcel Map, Tentative Subdivision Map, Conditional Use Permit and Special Development Permit, based on the following findings and the attached conditions of approval (Exhibit A and B).
 1. 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.

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

Evidence: The attached conditions of approval will maintain the level of service for a variety of public infrastructure in the vicinity of the project. Likewise, the mitigation measures established in the Initial Environmental Study will reduce potential environmental impacts to less than significant levels. As detailed in the Analysis section of this staff report, the proposed project offers a land use that is compatible with the surrounding area.

3. **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.

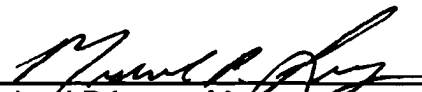
Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Parcel and Subdivision Map.

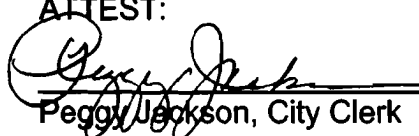
- a. The proposed map is consistent with the proposed amendment to the Laguna Community Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the existing and proposed amendments to the Laguna Community Plan and rezone.

- c. The site is physically suitable and consistent with the type of single-family residential development approved in the Community Plan Amendment and rezone.
 - d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
 - e. The Mitigated Negative Declaration prepared for the retreat at Valley Hi 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 Retreat at Valley Hi 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.
4. **Finding:** The proposed special development permit will not be a hazard or nuisance in the community at large or establish a use or development inconsistent with the goals, policies and objectives of the General Plan and will not result in significant damage to environmentally sensitive or significant physical features that may exist on the site.

Evidence: That the proposed development will carry out and be consistent with the intent of the General plan. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries. That the proposed development is compatible with the existing and proposed land uses in the surrounding area. That the modifications to the Zoning Code allow for larger more usable open space.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 6th day of February 2002.


 Michael P Leary, Mayor

ATTEST:

 Peggy Jackson, City Clerk

APPROVED AS TO FORM:

 Anthony Manzanetti, City Attorney

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

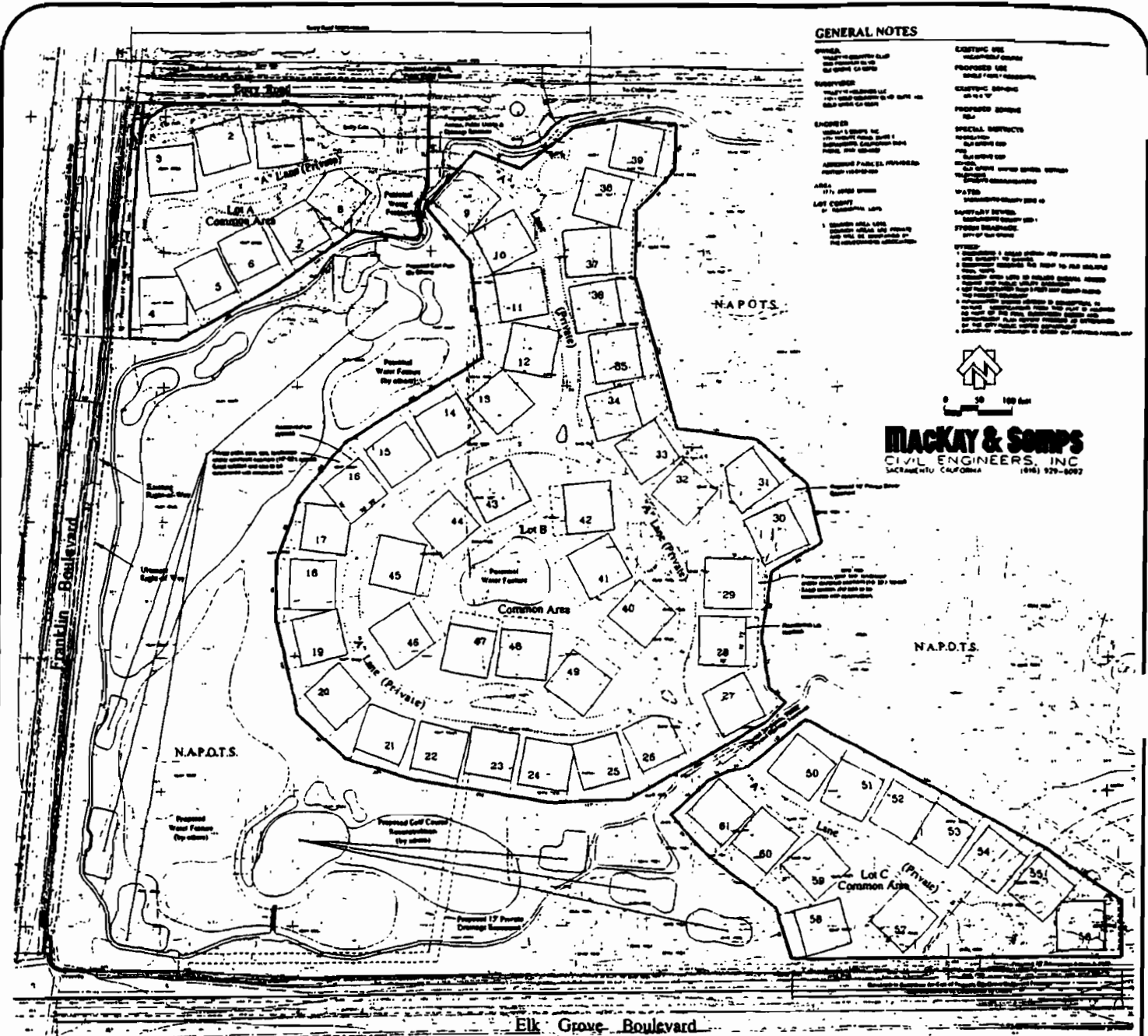
GENERAL NOTES

- OWNER:** Valley Hi Country Club, 1000 Valley Hi Road, Elk Grove, CA 95758
- DESIGNED BY:** Mackay & Soaps, Inc., 1000 Valley Hi Road, Elk Grove, CA 95758
- DATE:** 05/20/00
- PROJECT:** Tentative Subdivision Map for The Retreat at Valley Hi Country Club
- SCALE:** 1" = 50'
- NOTES:**
 1. All lots are to be shown with their respective areas.
 2. All lots are to be shown with their respective dimensions.
 3. All lots are to be shown with their respective bearings.
 4. All lots are to be shown with their respective areas.
 5. All lots are to be shown with their respective dimensions.
 6. All lots are to be shown with their respective bearings.
 7. All lots are to be shown with their respective areas.
 8. All lots are to be shown with their respective dimensions.
 9. All lots are to be shown with their respective bearings.
 10. All lots are to be shown with their respective areas.
 11. All lots are to be shown with their respective dimensions.
 12. All lots are to be shown with their respective bearings.
 13. All lots are to be shown with their respective areas.
 14. All lots are to be shown with their respective dimensions.
 15. All lots are to be shown with their respective bearings.
 16. All lots are to be shown with their respective areas.
 17. All lots are to be shown with their respective dimensions.
 18. All lots are to be shown with their respective bearings.
 19. All lots are to be shown with their respective areas.
 20. All lots are to be shown with their respective dimensions.
 21. All lots are to be shown with their respective bearings.
 22. All lots are to be shown with their respective areas.
 23. All lots are to be shown with their respective dimensions.
 24. All lots are to be shown with their respective bearings.
 25. All lots are to be shown with their respective areas.
 26. All lots are to be shown with their respective dimensions.
 27. All lots are to be shown with their respective bearings.
 28. All lots are to be shown with their respective areas.
 29. All lots are to be shown with their respective dimensions.
 30. All lots are to be shown with their respective bearings.
 31. All lots are to be shown with their respective areas.
 32. All lots are to be shown with their respective dimensions.
 33. All lots are to be shown with their respective bearings.
 34. All lots are to be shown with their respective areas.
 35. All lots are to be shown with their respective dimensions.
 36. All lots are to be shown with their respective bearings.
 37. All lots are to be shown with their respective areas.
 38. All lots are to be shown with their respective dimensions.
 39. All lots are to be shown with their respective bearings.
 40. All lots are to be shown with their respective areas.
 41. All lots are to be shown with their respective dimensions.
 42. All lots are to be shown with their respective bearings.
 43. All lots are to be shown with their respective areas.
 44. All lots are to be shown with their respective dimensions.
 45. All lots are to be shown with their respective bearings.
 46. All lots are to be shown with their respective areas.
 47. All lots are to be shown with their respective dimensions.
 48. All lots are to be shown with their respective bearings.
 49. All lots are to be shown with their respective areas.
 50. All lots are to be shown with their respective dimensions.
 51. All lots are to be shown with their respective bearings.
 52. All lots are to be shown with their respective areas.
 53. All lots are to be shown with their respective dimensions.
 54. All lots are to be shown with their respective bearings.
 55. All lots are to be shown with their respective areas.
 56. All lots are to be shown with their respective dimensions.
 57. All lots are to be shown with their respective bearings.
 58. All lots are to be shown with their respective areas.
 59. All lots are to be shown with their respective dimensions.
 60. All lots are to be shown with their respective bearings.
 61. All lots are to be shown with their respective areas.
 62. All lots are to be shown with their respective dimensions.
 63. All lots are to be shown with their respective bearings.
 64. All lots are to be shown with their respective areas.
 65. All lots are to be shown with their respective dimensions.
 66. All lots are to be shown with their respective bearings.
 67. All lots are to be shown with their respective areas.
 68. All lots are to be shown with their respective dimensions.
 69. All lots are to be shown with their respective bearings.
 70. All lots are to be shown with their respective areas.
 71. All lots are to be shown with their respective dimensions.
 72. All lots are to be shown with their respective bearings.
 73. All lots are to be shown with their respective areas.
 74. All lots are to be shown with their respective dimensions.
 75. All lots are to be shown with their respective bearings.
 76. All lots are to be shown with their respective areas.
 77. All lots are to be shown with their respective dimensions.
 78. All lots are to be shown with their respective bearings.
 79. All lots are to be shown with their respective areas.
 80. All lots are to be shown with their respective dimensions.
 81. All lots are to be shown with their respective bearings.
 82. All lots are to be shown with their respective areas.
 83. All lots are to be shown with their respective dimensions.
 84. All lots are to be shown with their respective bearings.
 85. All lots are to be shown with their respective areas.
 86. All lots are to be shown with their respective dimensions.
 87. All lots are to be shown with their respective bearings.
 88. All lots are to be shown with their respective areas.
 89. All lots are to be shown with their respective dimensions.
 90. All lots are to be shown with their respective bearings.
 91. All lots are to be shown with their respective areas.
 92. All lots are to be shown with their respective dimensions.
 93. All lots are to be shown with their respective bearings.
 94. All lots are to be shown with their respective areas.
 95. All lots are to be shown with their respective dimensions.
 96. All lots are to be shown with their respective bearings.
 97. All lots are to be shown with their respective areas.
 98. All lots are to be shown with their respective dimensions.
 99. All lots are to be shown with their respective bearings.
 100. All lots are to be shown with their respective areas.



0 50 100 Feet

MACKAY & SOAPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092



Tentative Subdivision Map

The Retreat at Valley Hi Country Club

City of Elk Grove California
Scale 1"=50' May, 2001



7617-00

Exhibit B: 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>
The following conditions apply to the Community Plan Amendment, Conditional Use Permit, Rezone, Parcel Map, Tentative Subdivision Map, and Special Development Permit			
<p>1. The development approved by this action is for a Community Plan Amendment, Conditional Use Permit, Rezone, Parcel Map, Tentative Subdivision Map, and Special Development Permit to create 61 residential lots and 3 common area lots on 17.2 acres as described in the Planning Commission report and associated Exhibits and Attachments dated December 13, 2001.</p> <p>The Special Development Permit allows lots to be served by private drives, parcels with building envelopes with no building setbacks, and the establishment of patio and swimming pool easements in which to construct pools and patios across property lines into abutting parcels or common areas.</p>	On-Going	Planning Division	
<p>2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning Division	
<p>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.</p>	Three years, commencing with the date of City Council approval.	Planning Division	
<p>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.</p>	On-Going	Planning Division	

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>5. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (17.2 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$3,000 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. (Planning)</p>	<p>Prior to issuance of Grading Permit</p>	<p>Planning Division</p>	
<p>6. The project applicant shall place the following mitigation requirements in all 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 demolition of existing buildings or structures, 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 	<p>Prior to issuance of Grading Permit</p>	<p>Planning Division and SMAQMD</p>	

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>15 miles per hour or less.</p> <ul style="list-style-type: none"> • Use low-emission on-site stationary equipment whenever possible. • Encourage construction employees to carpool to the work site. • 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. (SMAQMD) 			
<p>7. <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>Prior to Issuance of Grading Permit</p>	<p>Planning Division and SMAQMD</p>	

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>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 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 one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles</p>			

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>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. (SMAQMD)</p>			
<p>8. Consult with the California Department of Fish and Game (CDFG) prior to site disturbances, 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. (Planning)</p>	<p>Prior to site disturbances</p>	<p>Planning Division and Department of Fish and Game</p>	
<p>9. Suitable nesting habitat for raptors occurs within the trees surrounding the project area. Nesting surveys to determine their presence should be conducted during the spring/early summer.</p> <ul style="list-style-type: none"> ▪ If site disturbances 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 site disturbance activities 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 site disturbances commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. <p>Prior to the commencement of disturbances, a survey should be conducted by a qualified</p>	<p>Prior to site disturbances</p>	<p>Planning Division and Department of Fish and Game</p>	

Exhibit B: 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>
	biologist to determine whether or not raptors or are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. (Planning)			
10.	<p>Prior to any 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 not feasible to retain on the project site or that would be adversely affected by the project. Replacement planting shall occur on the project site. 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> <ol style="list-style-type: none"> 1) Species, size and location of all replacement plantings; 2) Method of irrigation; 3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4) Planting, irrigation and maintenance schedules; 5) Identify the maintenance entity and include 	Prior to Issuance of Grading Permit	Planning Division	

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period;</p> <p>6) The minimum spacing for replacement oak trees shall be 20 feet on center;</p> <p>7) Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;</p> <p>8) 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>9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</p> <p>10) 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>11) 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>			

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>12) 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> <p>13) 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>14) 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. (Planning)</p>			
<p>11. Provide a non-potable water distribution system for all features and common areas to the satisfaction of the Sacramento County Water Agency. When available, the applicant shall use non-potable water during grading and construction. The developer may enter into an agreement with the Valley Hi Country Club to provide non-potable water for common area irrigation from the Country Club's private wells. (Water Supply)</p>	<p>During Grading and Site Plan Improvement Feature</p>	<p>Department of Water Resources</p>	
<p>12. An approved sewer study to the satisfaction of CSD-1 shall be required prior submittal of improvement plans.</p>	<p>Site Improvement Plan Approval</p>	<p>CSD-1</p>	

Exhibit B: 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>
[CSD-1]			
13. All the real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; the (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Prior to rezoning the property or approving improvement plans	EGCSD	
14. Prior to the recordation of the subdivision map the project will pay its equivalent avoided taxes to the Laguna Community Facilities District to assist in funding construction of Elk Grove Boulevard and Franklin Boulevard. [Infrastructure Finance]	Prior to Recordation of the Subdivision Map	Infrastructure Finance.	
15. Prior to recordation of the subdivision map a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the storm drain system will be recorded. (Department of Water Resources)	Prior to Recordation of the Subdivision Map	Department of Water Resources	
16. Prior to recordation of the subdivision map this project	Prior to Recordation	Department of Water	

Exhibit B: 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>
is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water Resources)	of the Subdivision Map	Resources	
17. Prior to recordation of the subdivision map dedicate easements for water mains to the satisfaction of the Elk Grove Public Works Department. (Department of Water Resources)	Prior to Recordation of the Subdivision Map	Department of Water Resources	
18. Prior to recordation of the subdivision map, provide separate water service to each parcel and dedicate water easements to the satisfaction of Sacramento County Water Agency. (Water Supply)	Prior to Recordation of the Subdivision Map	Water Supply	
19. Prior to issuance of building permits, extend the existing 16" water transmission main in Elk Grove Boulevard east to the subdivision's point of connection. (approximately 1,400 feet east of Franklin Boulevard) (Water Supply/Fire Department)	Prior to Issuance of Building Permits	Water Supply and EGCSF Fire Department	
20. Provide fire hydrants on Franklin Boulevard and Elk Grove Boulevard every 1000 feet. (Fire Department)	Prior to Recordation of the Subdivision Map	EGCSF Fire Department	
21. On the Final Map, dedicate the common area on lots A, B, and C as a public utility easement for underground facilities and appurtenances excluding the residential lots and patio and pool easements. (SMUD)	Prior to Recordation of the Subdivision Map	LDSIR	
22. On the Final Map grant the City of Elk Grove right-of-way on Franklin Boulevard based on a 108 foot standard and install public street improvements along the Country Club frontage pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. (Department of Public Works)	Prior to Recordation of the Subdivision Map	Department of Public Works	
23. On the Final Map grant the City of Elk Grove right-of-way on Elk Grove Boulevard based on a 108 foot	Prior to Recordation of the	Department of Public Works	

Exhibit B: 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>
standard and install public street improvements from the intersection of Elk Grove Boulevard and Franklin Boulevard to the eastern boundary of Lot C pursuant to City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. (Department of Public Works)	Subdivision Map		
24. This project shall be provided with looped fire mains and a stub out for the existing country club second point of connection. (Fire Department)	Prior to Recordation of the Subdivision Map	LDSIR and EGCSF Fire Department	
25. Provide a minimum of 38 feet inside and 55 foot outside turning radius from entry road onto Private Lane "A". (Fire Department)	Prior to Recordation of the Subdivision Map	LDSIR and EGCSF Fire Department	
26. Prior to the issuance of building permits, a permit release letter from the Elk Grove Community Services District Fire Department shall be required. (Fire Department)	Prior to the Issuance of Building Permits	EGCSF Fire Department	
27. The proposed access control gate(s) must be designed to the satisfaction of the EGCSF - Fire Department, Department of Transportation and Sheriff's Department. Gates shall have Knox key switches and be Opticom actuated. (Police Department / EGCSF - Fire Department / Department of Public Works)	Prior to Issuance of a Certificate of Occupancy	Police Department / EGCSF - Fire Department / Department of Public Works	
28. Provide a minimum 20 foot wide paved emergency access from Elk Grove Boulevard. (Fire Department)	Prior to Issuance of a Certificate of Occupancy	EGCSF Fire Department	
29. Private Lane "A" shall be marked throughout as a no parking fire lane.	Prior to Issuance of a Certificate of Occupancy	EGCSF Fire Department	
31. Prior to issuance of a certificate of occupancy the following walls shall be constructed: a 6 foot high masonry wall shall be constructed along Elk Grove Boulevard that extends 100 feet west of lot 58 and 100	Prior to Issuance of a Certificate of Occupancy	Planning Division	

Exhibit B: 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>
feet east of lot 56 and a 6 foot masonry wall shall be constructed along Franklin Boulevard shall extent 100 feet south of lot 4 and wrapped to the east along the back of lots 1, 2, and 3.			
32. The landscaping along Elk Grove Boulevard and Franklin Boulevard between the right-of-way and masonry wall will be approved by the Planning Division and installed and maintained by the project developer.	Prior to Issuance of a Certificate of Occupancy	Planning Division	
General Compliance Items			
	Prior to issuance of building permits, this development is required to provide a fire flow from a public water system capable of delivering as a minimum 50 PSI static pressure and 1,000 gpm at 20 psi residual pressure. 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 mitigating efforts to meet fire flows above this minimum. (Fire Department)		
	Prior to issuance of building permits, all required roadways, water mains, fire hydrants and fire flow shall be provided. 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. (Fire Department)		
	Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)		
	Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)		
	Provide park land dedication and / or fees as required by the City of Elk Grove.		
	Construction of the private streets shall be a minimum of 2 inches of asphalt concrete over a minimum of 6 inches aggregate base. Secure approval of a civil engineered site improvement plan from the LD&SIR Section of the Public Works Agency for construction of the private road. (Department of Public Works)		
	The project shall comply with the City's Land Grading and Erosion Control Ordinance. (Department of Water Resources)		
	California State Law requires that if cultural resources are encountered work shall stop immediately and the Sacramento County Coroner shall be contacted who will coordinate an investigation of the find with appropriate specialists if needed. In addition, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to		

Exhibit B: 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>
	in the treatment and disposition of the remains. (Planning)		
	Construction of private sewer and dedication of private sewer easements will be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to on-site sewer construction. (CSD-1)		
	Prior to the issuance of the 40 th building permit, two points of access to existing public roads shall be provided pursuant to Title 22 of the Elk Grove City Code. Depending on the timing of development. Responsibility for securing said offsite easements, if necessary, shall belong solely to the developer of this project. (LDSIR, Fire Department)		
	Prior to issuance of building permits, this development is required to provide a fire flow from a public water system capable of delivering as a minimum 50 PSI static pressure and 1,000 gpm at 20 psi residual pressure. 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 mitigating efforts to meet fire flows above this minimum. (Fire Department)		
	Provide drainage easements and install facilities pursuant to 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 Sacramento County Water Agency Code. The pertinent provisions of the above referenced codes, standards, fees, and ordinances shall be applicable at the time of site improvement plan approval. (Department of Water Resources)		
The following conditions shall apply to the Conditional Use Permit			
1.	The Valley Hi Country Club facilities and operation shall be in substantial compliance with the facilities and use as of December 1, 2001, including an 18-hole golf course with professional golf shop, a clubhouse with banquet facilities, a restaurant and bar, golf cart barn, and outdoor recreational facilities including a swimming pool and tennis courts. Modification from expansion of or additions to the existing use, except as provide in this CUP shall require an amendment to this use permit.		
2.	The professional golf shop, clubhouse with banquet facilities, restaurant and bar facilities, and golf cart barn comprises approximately 16,000 square feet of existing area. This CUP permits the Valley Hi Country Club to expand the existing facilities up to 24,000 square feet of gross floor area. Any expansion shall be required to comply with the Elk Grove Municipal Codes, including the Uniform Building Codes.		
3.	The number of individual golf rounds currently played per year is 40,000. This CUP permits an increase to 55,000 individual rounds. An increase in golf rounds beyond 55,000 will require an amended CUP. Tournaments and other special events shall not exceed current (2001) levels.		
The following conditions shall apply to the Special Development Permit			
Special Development Permit EG-01-157			
These development standards are to be used for the 61 residential lots and 3 common area parcels within the Retreat at Valley Hi project area.			

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>The project site is zoned RD-4. All RD-4 zoning standards shall be applicable except as modified below:</p> <ol style="list-style-type: none"> 1. All residential structures/building footprint will fit within proposed subdivision lots. The buildings may extent to front, side, and rear property lines of all subdivision lots. Accessories such as chimneys, eaves and overhangs and decorative features may extend across the property line into the common area by 2 feet. Setbacks: Front, side, and rear : none 2. The patio and pool equipment easements identified on the tentative Subdivision Map shall allow for the construction of pools and patios across property lines into abutting private patio, pool, spa, landscape and/or courtyard easements. 3. Individual driveways shall be a minimum length of 12 feet from the back of curb to face of garage. 			