

**RESOLUTION NO. 2003-254**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SONOMA CREEK PHASE 2 PROJECT NO. EG-03-487, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL**

**WHEREAS**, Sonoma Creek Phase 2, represented by Tim Lewis Development (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 134-0110-011); 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 November 13, 2003 and recommended City Council approval of the project.

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

1. Approve the Sonoma Creek Phase 2 Tentative Subdivision Map and Design Review based on the following findings and the attached subdivision map and conditions of approval included as Exhibits A and B respectively.

Findings

CEQA

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

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

## General Plan

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

**Evidence:** The Sonoma Creek Phase 2 project has been designed to be consistent with the land use densities and design standards established in the East Elk Grove Specific Plan. The Elk Grove General Plan has acknowledged the East Elk Grove Specific Plan as a key component of the General Plan Land Use Map. As such, any project proposed within the Specific Plan area must be consistent with the Specific Plan and is thus consistent with the General Plan. The Sonoma Creek Phase 2 project is consistent with the East Elk Grove Specific Plan and subsequently the Elk Grove General Plan.

## Rezone

**Finding:** The proposed rezone is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

**Evidence:** The Planning Commission has reviewed the proposed rezone and staff report, and has received public testimony at a duly noticed public hearing regarding the matter. As described above, the applicant's proposal is consistent with the allowed density ranges and uses in the East Elk Grove Specific Plan, Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the General Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

## 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 East Elk Grove Specific Plan.
- b. The design or improvements of the proposed subdivision are consistent with the General Plan and East Elk Grove Specific Plan.
- c. The site is physically suitable for the development. The applicant is proposing 115 single family lots, one landscape lot, and one private lot on a total of 42.0 acres, which conforms to the allowable densities of the RD-4 and O zoning.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 115 single family lots, one landscape lot, and one private lot on a total of 42.0 acres, which conforms to the allowable densities of the RD-4 and O zoning.
- e. The Mitigated Negative Declaration prepared for the Sonoma Creek Phase 2 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 Sonoma Creek Phase 2 project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

## Design Review

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

Evidence: The Elk Grove General Plan has acknowledged the East Elk Grove Specific Plan as a key component of the General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and is thus consistent with the General Plan. The Sonoma Creek Phase 2 project is consistent with the land use densities and design identified within the East Elk Grove Specific Plan and subsequently the Elk Grove General Plan. The project has been reviewed against the Citywide Design Guidelines for single-family residential subdivision maps, and it is concluded that the proposed subdivision design has met all applicable design requirements. Conditions of approval have been incorporated to ensure that minor subdivision design requirements (subdivision monument signs design; provision of designated pedestrian crossings; two street trees to be planted on each lot; street

light standards; and screening of utilities and related equipments) will be provided by the applicant.

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

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern consistent with the requirements of the East Elk Grove Specific Plan. Conditions of approval have been incorporated to ensure that the residential subdivision will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. A trails system separated from roadways has been provided within the proposed open space to accommodate non-motorized transportation.

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

Evidence: The Sonoma Creek Phase 2 project has been designed in accordance with the East Elk Grove Specific Plan, and provides connectivity to the existing street network as well as provides an internal roadway pattern. Direct connections between roadways and the trails system have been incorporated in the subdivision design. Street trees will be planted, in accordance with the Citywide Design Guidelines, throughout the Sonoma Creek Phase 2 subdivision to provide a pedestrian friendly environment.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 17<sup>th</sup> day of December 2003.

  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-254**

**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 17<sup>th</sup> day of December 2003 by the following vote:***

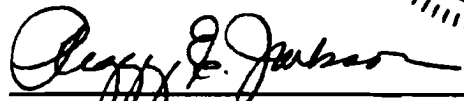
**AYES 4:    COUNCILMEMBERS:    Scherman, Soares, Briggs, Leary**

**NOES 0:    COUNCILMEMBERS:**

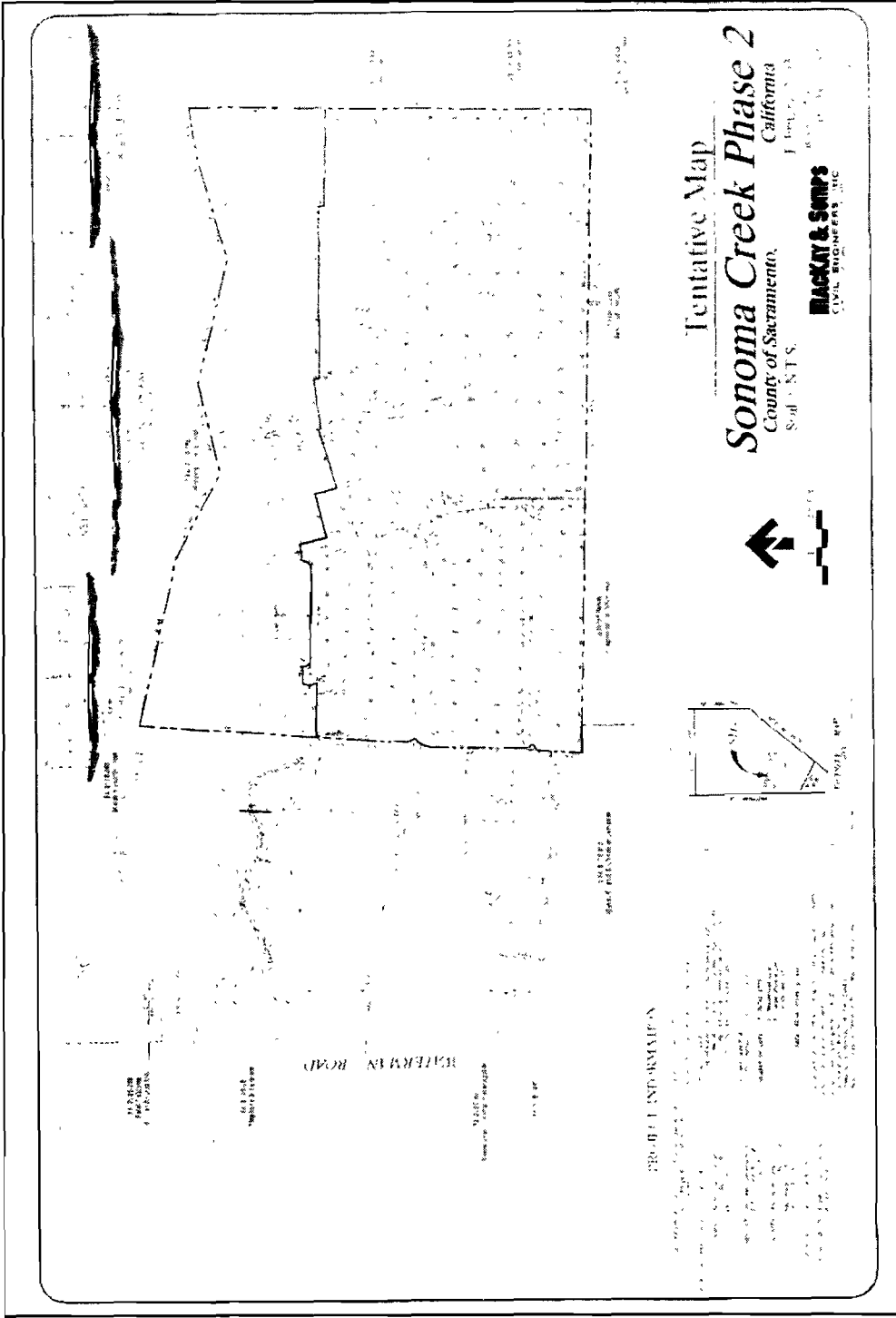
**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 1: COUNCILMEMBERS:    Cooper**



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

**EXHIBIT A**



**EXHIBIT B – CONDITIONS OF APPROVAL**

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>A. On-Going</b>				
1.	The development approved by this action is for a Rezone of 42.0 acres from AR-10 to RD-4 and O and a Tentative Subdivision Map to create 115 single-family residential lots and 1 landscape lot, as further described in the staff report dated November 13, 2003 and associated attachments and exhibits.	On-Going	Development Services – Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Development Services – 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. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services – Planning	
4.	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.	Development Services – Planning	
5.	If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	On-Going	Development Services – Public Works	
<b>B. Prior to Submittal of Grading or Improvement Plan</b>				
6.	Provide calculation for the drainage system capacity and hydraulic grade line in conformance with the 1996 Hydrology	Prior to Submittal of Grading or	Development Services –	

	Standards Volume 2 and City Of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
7.	Prior to submittal of improvement plans, a sewer study shall be submitted to County Sanitation District 1 (CSD-1) for review and approval. The study shall show how the subject parcel as well as Parcels A and C of the Hudson Property Tentative Parcel Map are to be served.	Prior to Submittal of Grading or Improvement Plan	CSD-1	
<b>C. Prior to Issuance of Grading Permit / Improvement Plan</b>				
8.	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 \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Planning	
9.	Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the SMAQMD prior to operation. The applicant, developer or operator of a project that includes an emergency generator, boiler or heater should contact the District early to determine if a permit is required and to begin the permit application process. Portable construction equipment that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a District permit are operations that generate airborne particulate emissions (Mitigation Measure AQ-2). The above requirement shall be shown as a note on all grading and improvement plans.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Planning and SMAQMD	
10.	Category 1: Reducing NOx emissions from off-road diesel powered equipment. The project 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, including owned, leased and subcontractor vehicles, will	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Planning and SMAQMD	



<p>achieve a project wide fleet-average 20% NOx reduction and 45% particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use 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. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p style="text-align: center;"><b>And:</b></p> <p>Category 2: Controlling visible emissions from off-road diesel powered equipment. The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than three minutes in any one 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</p>			
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	<p>supercede other SMAQMD or state rules or regulations (Mitigation Measure AQ-3). The above requirement shall be shown as a note on all grading and improvement plans.</p>			
11.	<p>The following note shall be placed on improvement plans and construction contracts for the project:</p> <p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and Development Services Planning shall be immediately notified. At that time, Development Services Planning will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources.</p> <p>In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.</p> <p>If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. (Mitigation Measure "H" for East Elk Grove Specific Plan)</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Planning</p>	
12.	<p>For projects within a one-mile radius of an active nest site, the project proponent should preserve 1.0 acre of similar habitat for each acre lost. This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan, or as specific in adopted Swainson's</p>	<p>Development Services – Planning and CDFG</p>	

	<ul style="list-style-type: none"> <li>• Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk foraging habitat; OR</li> <li>• Submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the Planning Division of the City of Elk Grove in the amount of \$3,925/acre + \$375/acre of operations cost + \$382 administration fees; OR</li> </ul> <p>Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measures above, the project proponent may be subject to that program instead. (BR-1)</p>	<p>hawk mitigation policies or programs in effect at the time of request.</p>		
<p>13.</p>	<p>Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvements/Building Plans, 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 takes does not occur. (Mitigation Measure BR 2)</p>	<p>Prior to Approval of Improvement/ Building Plans</p>	<p>Development Services – Planning</p>	
<p>14.</p>	<p>No earlier than 45 days and no later than 20 days prior to the commencement of any construction that would occur during the nesting/breeding season (March 1 to September 15), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds such as white-tailed kite, burrowing owl, Swainson's hawk, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone, including the extent of the directly affected portion of the onsite drainage ditch. In addition, nesting surveys for Swainson's hawks shall include all areas in or within 1 mile of the construction site in order to ascertain</p>	<p>No earlier than 45 days and no later than 20 days prior to grading.</p>	<p>Qualified Biologist and Development Services – Planning</p>	

	the specific long-term mitigation replacement ratios for loss of foraging habitat. (Mitigation Measure BR 3)			
15.	The applicant, owner or successor in interest shall obtain a 404 permit per the Clean Water Act from the Army Corps of Engineers prior to any grading or stream channel work associated with Elk Grove Creek (Mitigation Measure BR 4).	Prior to Grading and/or Site Disturbance	Development Services - Planning	
16.	<p>The project proponent shall ensure that the project will result no net loss of any wetland habitat found on the site. No net loss shall be achieved by the following methods:</p> <ul style="list-style-type: none"> <li>a. Preserve and protect the existing onsite wetlands; OR, if any wetlands are to be disturbed:</li> <li>b. Prior to any disturbance of onsite wetlands, submit a Wetland Habitat Mitigation Plan to the City of Elk Grove for review and approval. The Wetland Habitat Mitigation Plan shall provide a detailed description of the size, location, and design of proposed wetland creation sites, and a detailed description of how the created wetlands will be monitored and managed to ensure the success of the mitigation effort; OR</li> <li>c. Prior to any disturbance of onsite wetlands, purchase credits at an approved wetland mitigation bank. Documentation of such purchase shall be submitted to City of Elk Grove Development Services – Planning for review and approval. (Mitigation Measure BR 5)</li> </ul>	Prior to Issuance of Grading Permit	Development Services – Planning	
17.	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 one Oak tree, identified as #3157 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 current policies require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot fulfill the landscaping	Prior to issuance of Grading Permit	Development Services - Planning	

<p>requirements of the City's Design Guidelines. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> <li>1) Species, size and location of all replacement plantings;</li> <li>2) Method of irrigation;</li> <li>3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage;</li> <li>4) Planting, irrigation and maintenance schedules;</li> <li>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 oak trees which do not survive that period;</li> <li>6) The minimum spacing for replacement oak trees shall be 20 feet on center;</li> <li>7) Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained onsite, or within 15 feet of a building foundation or swimming pool excavation;</li> <li>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;</li> <li>9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</li> <li>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;</li> <li>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.</li> <li>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</li> </ol>			
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	<p>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.</p> <p>(Mitigation Measure BR 6)</p>			
18.	<p>Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits 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.</p>	<p>Prior to Issuance of Grading Permit (and/or as Deemed Appropriate by Public Works)</p>	<p>Development Services – Public Works</p>	
19.	<p>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 one acre of total land area.</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>California Regional Water Quality Control Board</p>	
20.	<p>The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Public Works</p>	
21.	<p>Provide calculations and layout showing drainage areas and flows, and show how the overland flows are to be conveyed to a point of discharge.</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Public Works</p>	
22.	<p>If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the first improvement</p>	<p>Prior to Issuance of Grading Permit /</p>	<p>Development Services – Public</p>	

	plan submittal.	Improvement Plan	Works	
23.	All improvements shall be designed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Public Works	
24.	Improvement Plans shall show stop signs at the following intersections: <ul style="list-style-type: none"> <li>• "D" Circle at Rhone River Drive</li> <li>• 3 cul-de-sacs that intersect with "C" Way</li> <li>• "6" Court at "C" Way</li> <li>• "B" Way at "C" Way</li> <li>• "B" Way at Cote D'or Drive</li> <li>• Cote D'or Drive at Rhone River Drive</li> <li>• "A" Drive at Cote D'or Drive</li> <li>• Rhone Valley Way at Cote D'or Drive</li> <li>• "D" Circle at Rhone River Drive</li> </ul> <p>The devices will be installed to the satisfaction of Public Works.</p>	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Public Works	
25.	Rhone River Drive shall have separated sidewalks except Lot 106, as shown on the tentative map dated 9/8/03.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Public Works	
<b>E. During Grading and Construction</b>				
26.	During the construction phase of this project, the provisions of District Rule 403 – Fugitive Dust will apply. This rule requires that steps be taken to prevent airborne dust from traveling beyond the boundaries of the construction site. (Mitigation Measure AQ-1)	During Grading and Construction	Development Services – Public Works and SMAQMD	
<b>F. Prior to the Recordation of the Final Map</b>				
27.	Improvement plans shall be approved by Public Works prior to City Council approval of the Final Map.	Prior to the Recordation of the Final Map	Development Services – Public Works	
28.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or	Prior to the Recordation of the Final Map	Elk Grove CSD	

	<p>issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the EGCS D a written petition in an acceptable form approved by EGCS D 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.</p>			
29.	<p>Destroy all abandoned wells on the 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, the applicant shall use water from agricultural wells for grading and construction.</p>	<p>Prior to Recordation of the Final Map</p>	<p>Department of Water Resources</p>	
30.	<p>Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located on lot numbers 3 &amp; 4 and lot numbers 114 &amp; 115 (Attachment 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 alternate sites on the Sonoma Creek 2 Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-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). This condition does not preclude the project</p>	<p>Prior to Recordation of the Final Map</p>	<p>Department of Water Resources</p>	



	proponents, future successors or interests from proposing one well site in close proximity to the Sonoma Creek 2 Subdivision for evaluation by SCWA. SCWA agrees to waive its right to reserving the Lots 114 & 115 well site on the Sonoma Creek 2 Subdivision upon the approval of a tentative subdivision map on adjacent lands, which would be conditioned for a comparable well site satisfactory to SCWA. Furthermore, SCWA requires that the proposed well site meet the above criteria in addition to obtaining easements necessary to construct and operate a municipal well on adjacent lands.			
31.	Provide drainage easements, if needed to off-set project impacts, as necessary, at no cost to the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, and pay any fee required by the Sacramento County Water Agency Code.	Prior to the Recordation of the Final Map	Development Services – Public Works	
32.	The owner/developer of the Sonoma Creek Phase 2 project shall enter into a Park Development Agreement with the EGCS D to address all conditions of approval related to the trail installation.	Prior to the Recordation of the Final Map	Development Services – Planning and EGCS D	
33.	The project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the city to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Prior to the Recordation of the Final Map	Development Services-Planning	
34.	Submit a property description and a copy of the approved tentative map to the City of Elk Grove for the inclusion of this development to the City of Elk Grove Stormwater Utility.	Prior to the Recordation of the Final Map	Development Services – Public Works	
<b>G. With the Recordation of the Final Map</b>				
35.	Dedicate and install "A-Drive" based on modified 50' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A minimum of 26' of pavement must be constructed excluding gutter pan. The 4' sidewalk will be separated from the street with 6' of landscaping. The back of sidewalk to	With the Recordation of the Final Map	Development Services – Public Works	

	back of sidewalk dimension will be 62'. All street improvements will be constructed prior to building permit.			
36.	Dedicate and install all internal streets as shown in the Sonoma Creek Phase 2 tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements will be constructed prior to building permit.	With the Recordation of the Final Map	Development Services – Public Works	
37.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to the pedestrian easements.	With the Recordation of the Final Map	Development Services – Public Works and SMUD	
38.	Dedicate a 12.5-foot public utility easement for underground and appurtenances adjacent to all public street rights of way.	With the Recordation of the Final Map	Development Services – Public Works and SMUD	
39.	All improvements shall be dedicated in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	With the Recordation of the Final Map	Development Services – Public Works	
40.	Pay all appropriate development fees charged by the City and other special districts providing services to the subject property.	With the Recordation of the Final Map	Development Services – Public Works	
41.	Public sewer shall be constructed to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	With the Recordation of the Final Map	CSD-1	
42.	The project proponent shall pay improvement connection fees for CSD-1 prior to recordation of the Final Map or prior to issuance of the building permit, whichever occurs first.	Prior to issuance of a Building Permit or With the Recordation of the Final Map	CSD-1 and Development Services – Planning	
43.	Provide Elk Grove CSD all of the necessary on-site Trail & Open Space Easements/Dedications, in accordance with the East Elk Grove Specific Plan, to successfully interlink the Trail System with all adjoining property owners and transportation projects.	With the Recordation of the Final Map	Elk Grove CSD	

44.	Provide park land dedication and/or pay in lieu fees as required by the City of Elk Grove Code.	With the Recordation of the Final Map	Elk Grove CSD	
45.	Land dedicated to the Elk Grove Community Services District for Parks (landscape lot only) shall be zoned "O", will be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove CSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.	With the Recordation of the Final Map	Elk Grove CSD	
<b>H. Prior to Issuance of Building Permit</b>				
46.	Dedicate and install all internal streets as shown in the Sonoma Creek Phase 2 tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements will be constructed prior to building permit.	Prior to Issuance of First Building Permit	Development Services – Public Works	
47.	All finished floor elevations must be a minimum of 1 foot above the 100-year water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.	Prior to Issuance of First Building Permit	Development Services – Public Works	
48.	The property owner shall pay development impact fees in accordance with the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact Fee Program as adopted by the City of Elk Grove on July 1, 2000 and October 25, 2000, including any authorized adjustments and updates thereto.	Prior to Issuance of First Building Permit	Development Services – Planning	
49.	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 First Building Permit	Department of Water Resources	
50.	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	Prior to Issuance of First Building Permit	City's Landscape Consultant	

	satisfaction of the City's Landscape/Oak Tree Coordinator.			
51.	Street lighting along local residential streets shall be consistent with City standards.	Prior to the Issuance of First Building Permit or First Occupancy (as deemed appropriate by the Public Works)	Development Services – Planning and Public Works	
52.	No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which the units are built, the Elk Grove CSD Fire Department (EGCSDFD) should be consulted on this matter.	Prior to Issuance of Building Permit for 41 <sup>st</sup> home.	EGCSD Fire Department	
<i>I. Prior to the First Occupancy</i>				
53.	Developer shall construct and install a 40-foot wide landscape trail system for recreational uses. This includes a 10-foot wide trail, 2-foot shoulders on each side, and 11 feet of adjacent landscaping. The trail should be installed on the east side of the detention basin and provide connection between the eastern edge of Parcel C and the remaining eastern portion of the subject property, extending north to the northern boundary of Lot 79. Trail shall be out of the 10-year floodplain. The horse trail shall have a minimum width of 5 feet. Open fencing shall be provided along all open space corridors with specifications being determined by the EGCSD. The trail shall be signed in accordance with EGCSD specifications.	Prior to First Occupancy	EGCSD Parks & Recreation	
54.	When the improvements to the trail corridor have received final acceptance from the EGCSD, grant a landscape maintenance easement to the EGCSD, who will assume the future obligation for operation, maintenance, repair and replacement.	Prior to First Occupancy	EGCSD Parks & Recreation	
55.	Any subdivision monument signs proposed to identify the development shall be reviewed and approved by the Planning Director prior to the construction or placement of the sign(s).	Prior to the First Occupancy	Development Services – Planning	

<p>56.</p>	<p>Street trees are required on local residential streets as follows:</p> <p>A minimum of two 15-gallon trees shall be planted on each single family residential lot. One of the trees shall be planted near the street and sidewalk as listed below (street tree). The second tree (accent tree) may be located anywhere in the front yard area.</p> <p>Where a monolith sidewalk abuts the back of curb, the street tree shall be planted within seven to eight feet from the back of walk.</p> <p>Where the sidewalk is separated from the back of curb with a planter strip, the street tree shall be planted centrally in the planter area.</p> <p>Street trees on local residential streets will be reviewed in conjunction with the Master Home Plans. Alternative landscape design themes along local residential streets may be approved on a case-by-case basis.</p>	<p>Prior to Each Occupancy</p>	<p>Development Services – Planning</p>	
<p>57.</p>	<p>When utilities and related equipment are located above ground in landscape corridors, street medians, front or street side yards, equipment shall be screened with landscape features, planting, or a combination thereof. The intent is to visually screen the equipment from the street and not to preclude access to the equipment on all sides.</p>	<p>Prior to Each Occupancy</p>	<p>Development Services – Planning</p>	
<p>58.</p>	<p>The owner/developer must disclose to future/potential owners the existing 230kV electrical facilities.</p>	<p>Prior to Each Occupancy</p>	<p>SMUD</p>	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. The designs of the buildings are required to be consistent with the guidelines in Section 4.3.4 Residential Design Guidelines of the East Elk Grove Specific Plan.
- b. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- c. It appears that the proposed "A" Street will not be fully improved under the scope of this project. As such, partial pavement of 26 feet shall be provided with fire lane identification to prohibit parking on one side of the street. Refer to Sacramento Valley Fire Marshals' Association Standard No. 3 for Fire Lane Identification requirements.
- d. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm. (EGCSDFD)
- e. This development is required to provide a fire flow from public water system capable of delivering a minimum of 1,000 gpm at 20 psi in residential areas. Hydrants shall be spaced a maximum of 500 feet apart in residential 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. (EGCSDFD)
- f. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (CSD-1)
- g. 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. (Sacramento County Water Agency)
- h. 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.
- i. Provide metered connections on transmission mains to the satisfaction of the Sacramento Water Agency. (Sacramento County Water Agency)
- j. The property owner shall pay development impact fees in accordance with the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact Fee Program and Chapter 16.82 of the Elk Grove Municipal Code.
- k. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by the Sacramento County Water Agency Code.

- l. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- m. 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.
- n. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to issuance of any construction permits.
- o. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. (EGCSDFD)
- p. 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)
- q. 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)
- r. 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)
- s. 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.
- t. 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.

Attachment A - Well Site

