

RESOLUTION NO. 2005-69

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A RESCISSION OF ZONE AGREEMENT, TENTATIVE
SUBDIVISION MAP AND DESIGN REVIEW FOR THE COVENTRY
PROJECT (EG-04-644) SUBJECT TO THE FINDINGS
AND MMRP/CONDITIONS OF APPROVAL**

WHEREAS, the Coventry project included a Rescission of Zoning Agreement, Tentative Subdivision Map and Design Review, represented by Beazer Homes (hereinafter referred to as Property Owner and Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for Assessor's Parcel Number 116-0042-003, 026 and 027; and

WHEREAS, a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, the Planning Commission considered the applicant's request at a public hearing on January 27, 2005 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 Coventry project (EG-04-644) including a Rescission of Zoning Agreement, Tentative Subdivision Map and Design Review based on the following findings and the attached design exhibits 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/Mitigated Negative Declaration 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.

General Plan

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

Evidence: The General Plan identifies the site for Commercial/Office/Multifamily uses. The site is identified within the General Plan as a potential site for multi-family housing and Table 1-33 of the Housing Element identifies the property as a vacant multi family site. Multifamily land use is allowed on the project site as long as the density is greater than 15.1 units per acre. The proposed project is consistent with the General Plan designations for the property and is consistent with the goals and policies of the General Plan for multi-family development within the City of Elk Grove.

The Coventry project is consistent with the Multi-Family Overlay Zoning District. This project includes at least 10% of the units (14) in the very low, low and moderate income price range. The project is consistent with the regional SACOG agreement to make 10% of units in the affordable housing range. The project furthers the City's affordable housing goals as specified in the General Plan.

Rescission of Zoning Agreement

Finding: The proposed zone agreement rescission is in the public interest and will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general Welfare of the City. (§110-30 of the City of Elk Grove Zoning Code)

Evidence: The City has reviewed the proposed zone agreement rescission. The applicant's proposal is consistent with the land use designation in the General Plan Land Use Policy Map and the requirements within the zoning code. The development has been reviewed against the multifamily design guidelines and found to be consistent. The zoning agreement must be rescinded in order to develop the site as anything other than the approved site plan for a large scale grocery center. The zoning agreement is currently inconsistent with the multi-family overlay. The design review guidelines and zoning code standards ensure that adjacent development will not be harmed by the office development.

Tentative Subdivision Map

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the Elk Grove General Plan and zoning.
- b. The design of the improvements of the proposed high density residential subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of high density residential development.
- d. The site is appropriate for the specified high density residential development as presented in the staff report.
- 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 Coventry 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 Citywide Design Guidelines.

Evidence: The Coventry project is consistent with the Citywide Design Guidelines. The project layout and residential elevations have been reviewed in accordance with the Citywide Design Guidelines for multi-family and single family residential land uses, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of multi-family development and the site and will enhance the character of the community.

Evidence: The proposed Coventry layout and residential elevations provide all design elements required by the Citywide Design Guidelines, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, application of a consistent color palette throughout the project, and creation of outdoor public spaces. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.


Evidence: The proposed Coventry project will provide all required design elements that would establish an attractive multi-family project and will be compatible with adjoining and nearby properties. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 9th day of March 2005.



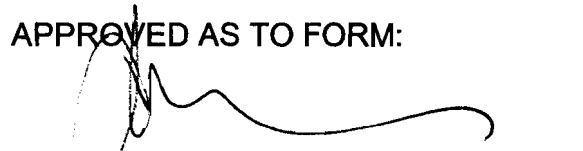
DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-69**

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 9th day of March 2005 by the following vote:

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

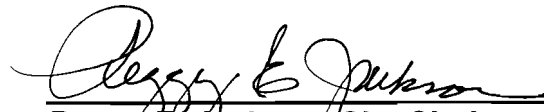
NOES 1: COUNCILMEMBERS: Soares

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:

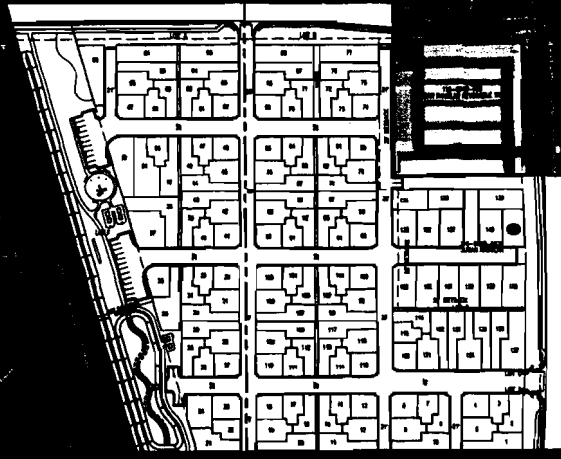
RECUSAL 0: COUNCILMEMBER:



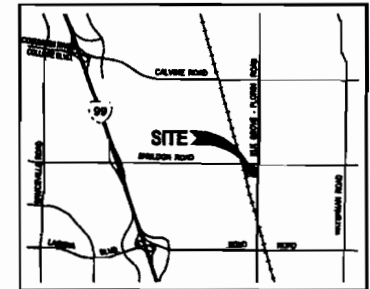


**Peggy E. Jackson, City Clerk
City of Elk Grove, California**

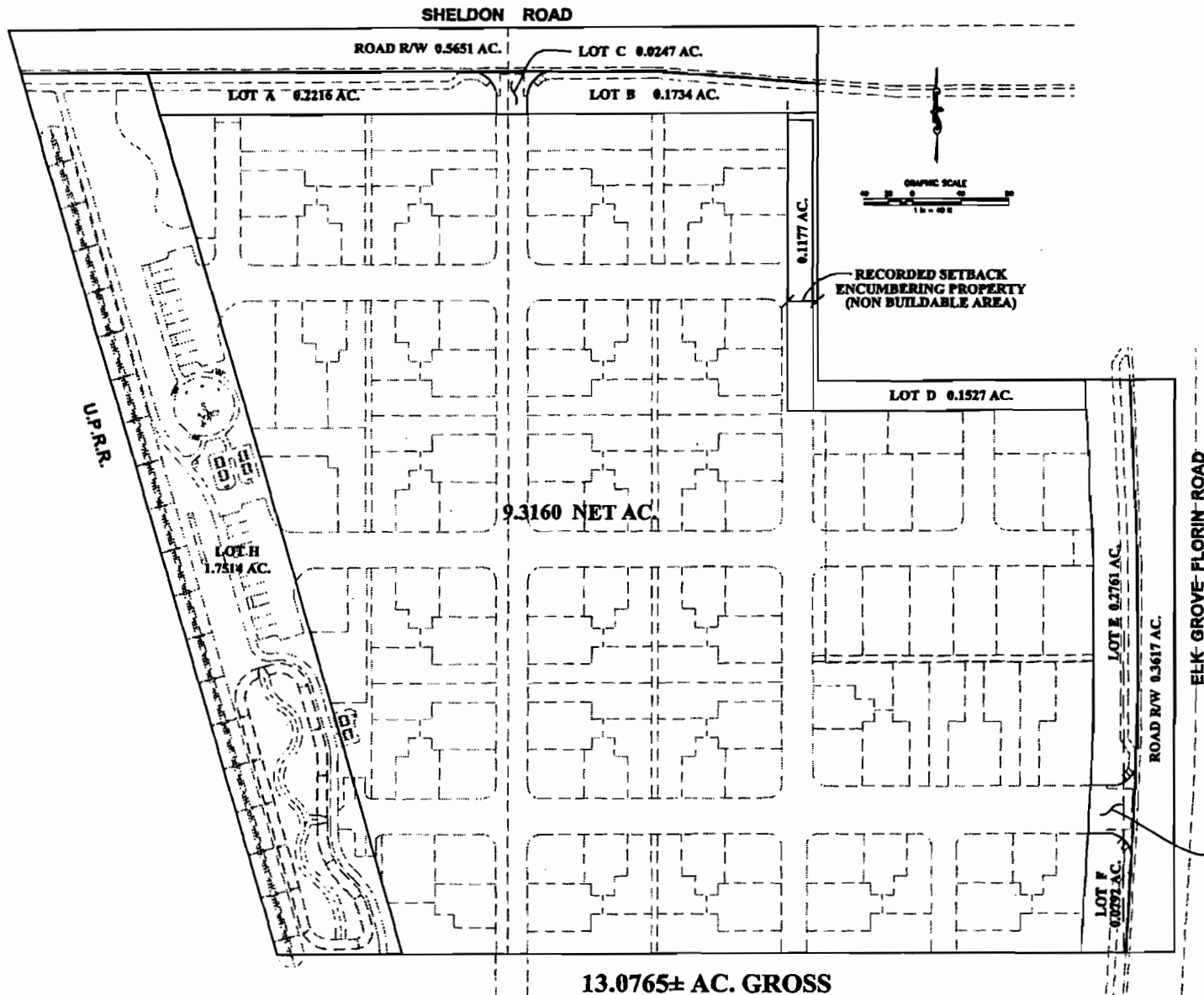
AERIAL EXHIBIT
COVENTRY
ELK GROVE, CALIFORNIA



ACREAGE CALCULATIONS for
COVENTRY
 ELK GROVE, CALIFORNIA



VICINITY MAP



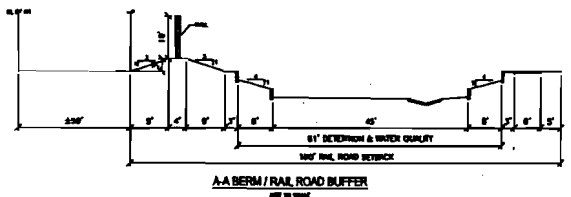
TENTATIVE MAP INFORMATION

OWNER	DEVELOPER
TAYLOR / WILSON ENGINEERS ENGINEERS, LLC 4775 LEE TAYLOR 1700 THURSTON ROAD, SUITE 200 RICHMOND, CA 94804	BRANDERSON BRANDERSON 4275 CHINA HILL 2075 WILKINSON BLVD, STE. 100 FORSYTHE, CA 95967
APPLICANT / ENGINEER	APPLICANT / ENGINEER
MRO ENGINEERS, INC. 101 PROPOSED LOTS 101 PROPOSED LOTS 101 PROPOSED LOTS	MRO ENGINEERS, INC. 101 PROPOSED LOTS 101 PROPOSED LOTS 101 PROPOSED LOTS
DATE	DATE
10/10/2012 & 10/09/2012	10/10/2012 & 10/09/2012
SCALE	SCALE
1/8" = 1' AS SHOWN	1/8" = 1' AS SHOWN
DATE	DATE
10/10/2012 & 10/09/2012	10/10/2012 & 10/09/2012
SCALE	SCALE
1/8" = 1' AS SHOWN	1/8" = 1' AS SHOWN
DATE	DATE
10/10/2012 & 10/09/2012	10/10/2012 & 10/09/2012

NET DENSITY IS 15.14 DU/AC

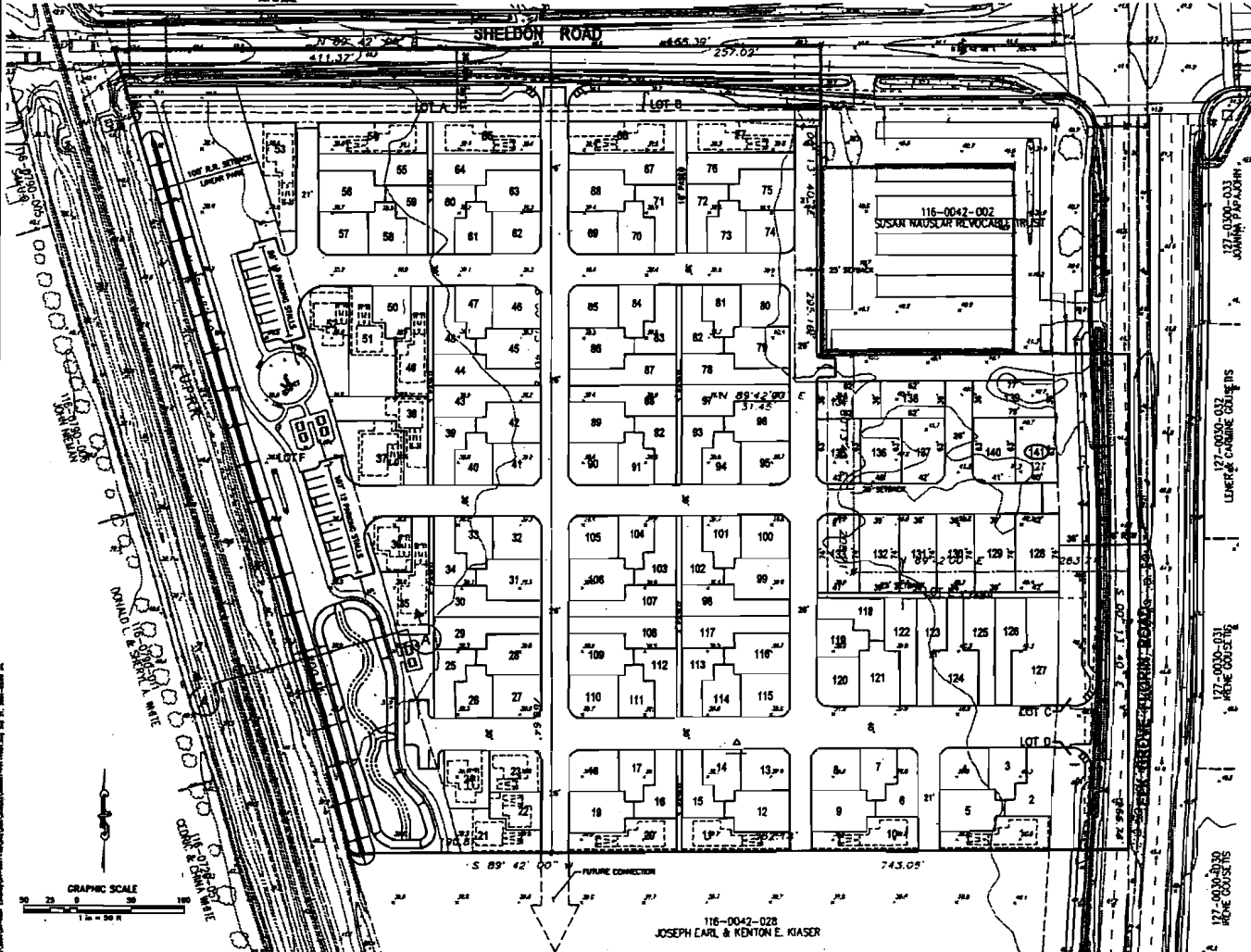
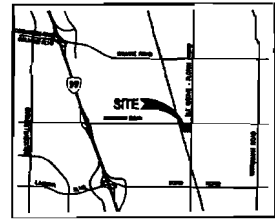


TENTATIVE SUBDIVISION MAP for
COVENTRY
 ELK GROVE, CALIFORNIA
 SEPTEMBER, 2004

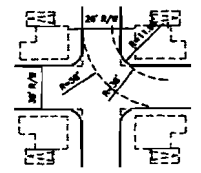


TENTATIVE MAP INFORMATION

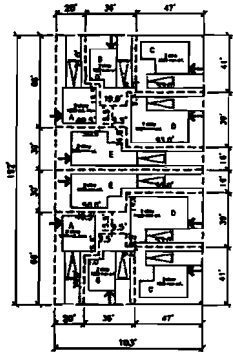
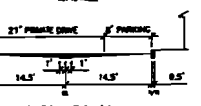
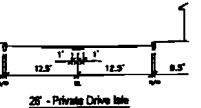
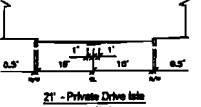
CITY TAYLORVILLE, SACRAMENTO COUNTY, CA 95825	WATER ELK GROVE WATER WORKS
DEVELOPER JAMES EARL & KENTON E. KRASER	SANITARY SEWER CITY OF SACRAMENTO
ENGINEER JOSEPH EARL & KENTON E. KRASER	STORM DRAINAGE CITY OF SACRAMENTO
APPLICANT / ENGINEER JOSEPH EARL & KENTON E. KRASER	FIRE ELK GROVE FIRE DISTRICT
PLANNING 177-0000-031 177-0000-032	POLICE CITY OF SACRAMENTO
UTILITY SACRAMENTO ELECTRIC & TELEPHONE CO.	RAIL PACIFIC COAST ELECTRIC
ADJACENT PROPERTIES 177-0000-031 177-0000-032	ELECTRICITY S.M.E.D.
ADJACENT PROPERTIES 177-0000-031 177-0000-032	TELEPHONE S.M.E.D.
ADJACENT PROPERTIES 177-0000-031 177-0000-032	SCHOOL ELK GROVE UNIFIED
ADJACENT PROPERTIES 177-0000-031 177-0000-032	PARKS & RECREATION ELK GROVE
ADJACENT PROPERTIES 177-0000-031 177-0000-032	VEHICLE PARKING CITY OF SACRAMENTO



VICINITY MAP



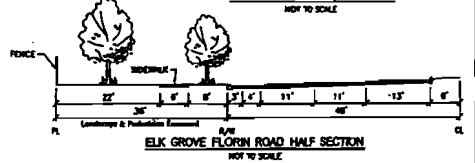
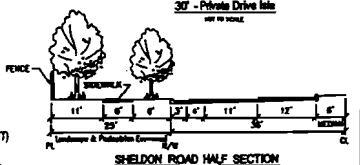
FIRE ACCESS TURN RADIUS
 NOT TO SCALE



PROPOSED LOTTING DETAIL

141 SINGLE FAMILY LOTS TOTAL
 SINGLE FAMILY ACREAGE:
 GROSS 13.08 ± AC.
 NET 8.22 ± AC.
 NET DENSITY EQUIVALENT:
 15.14 ± DU/AC

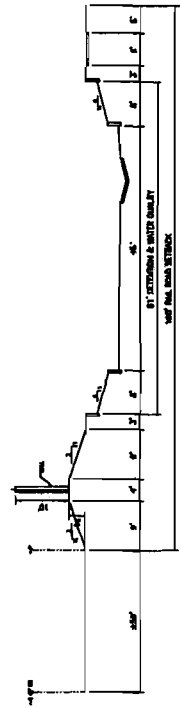
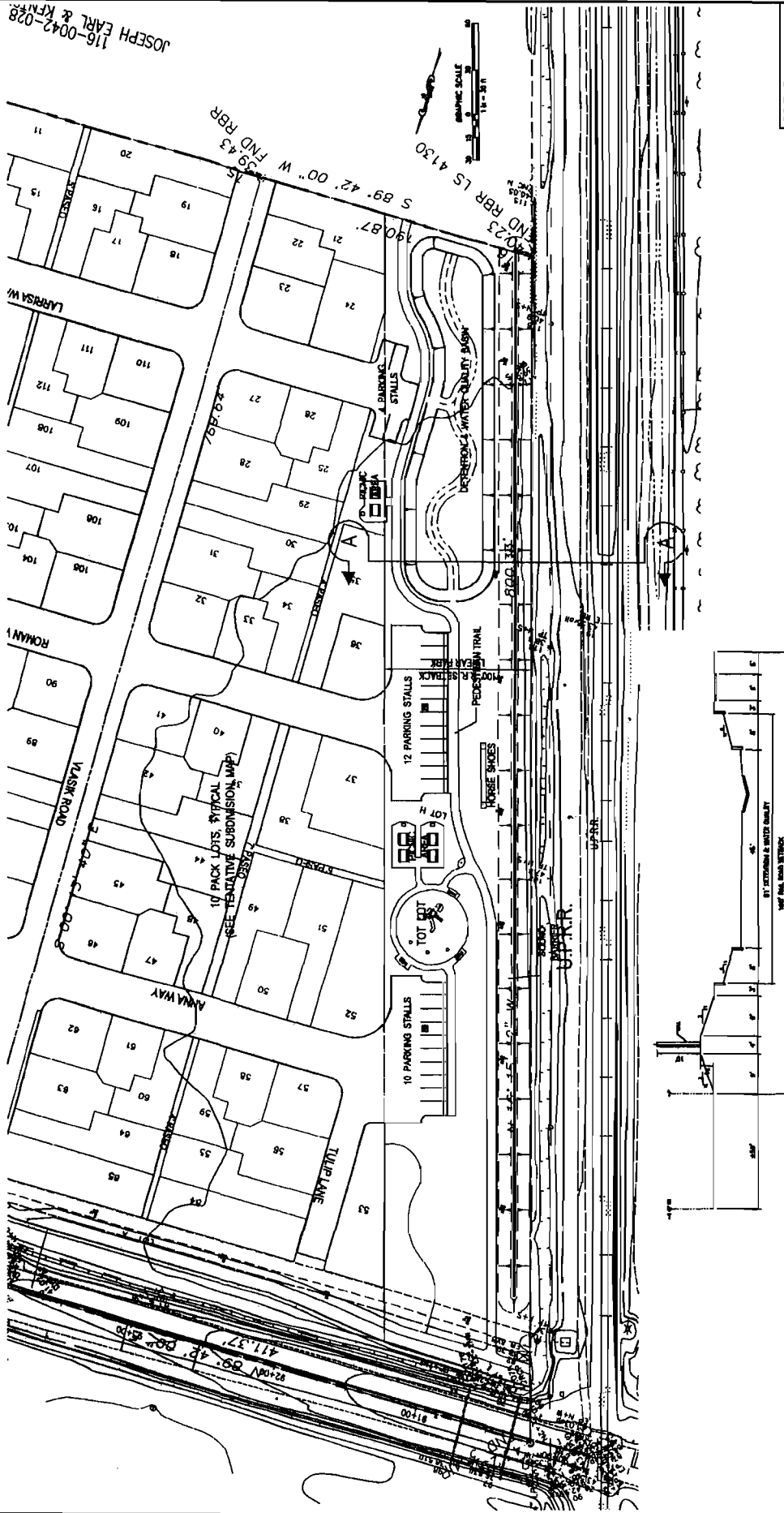
NOTE:
 NET AC. EXCLUSIVE OF ALL
 SETBACKS AND EASEMENTS.
 (SEE ACREAGE CALCULATIONS EXHIBIT)



116-0042-002
 JOSEPH EARL & KENTON E. KRASER

SCHEMATIC PARK & WATER
 QUALITY / DETENTION BASIN EXHIBIT
COVENTRY
 ELK GROVE, CALIFORNIA

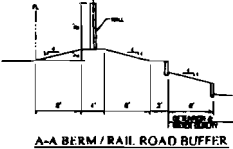
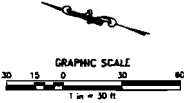
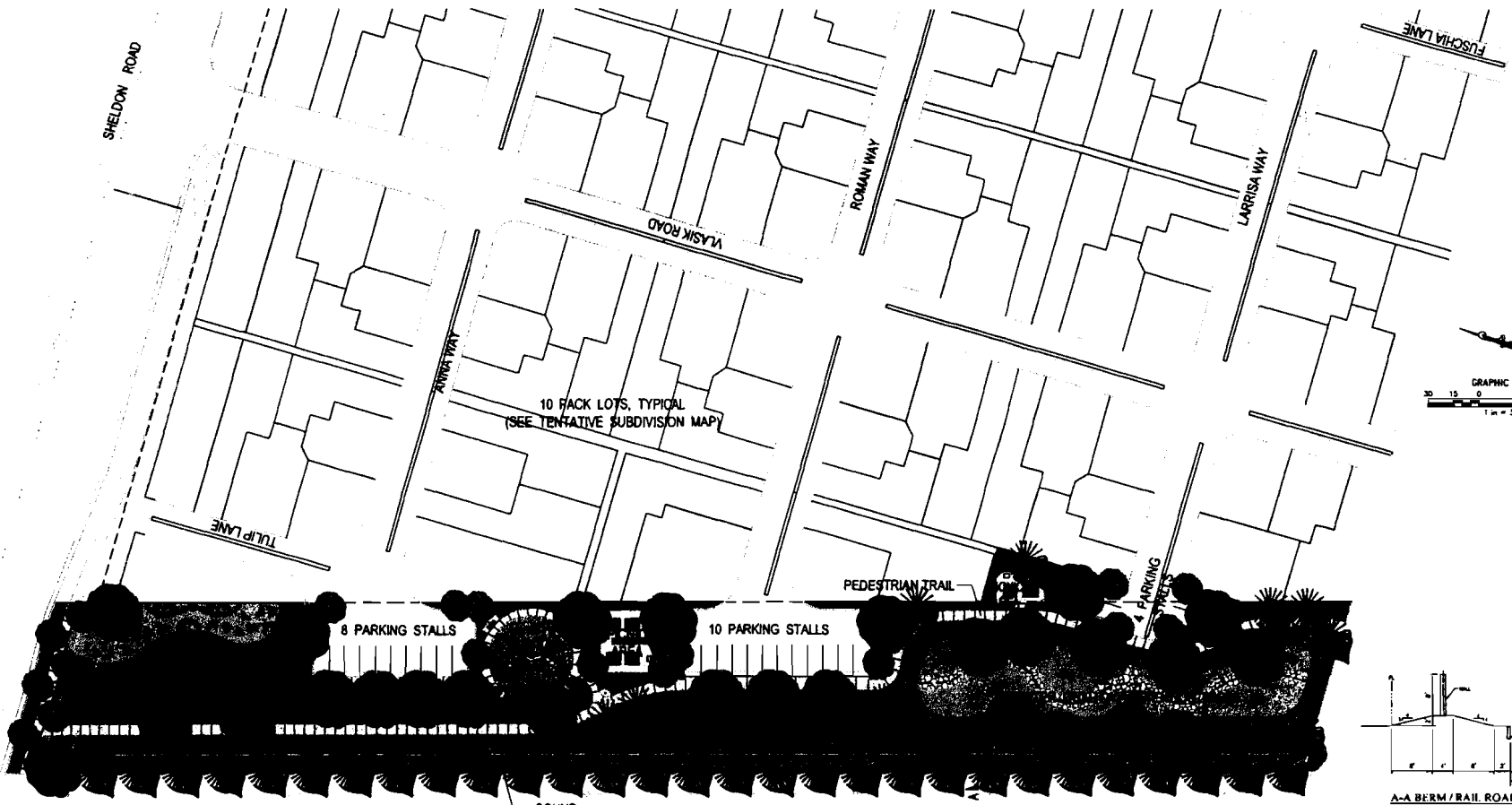
116-0042-028
 JOSEPH EARL & KENNETH



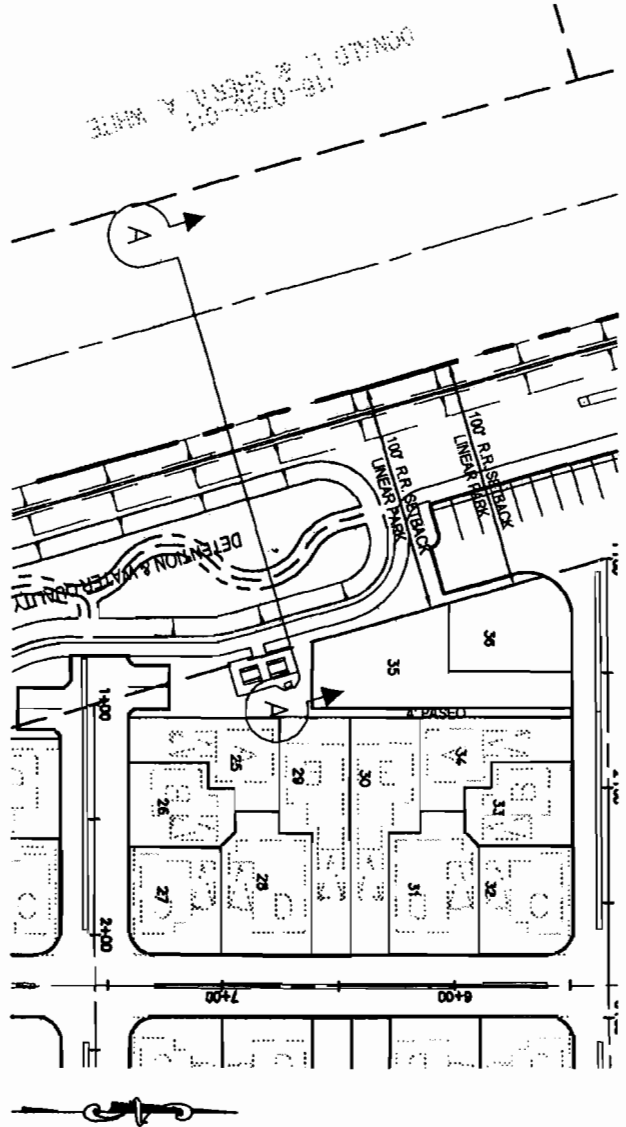
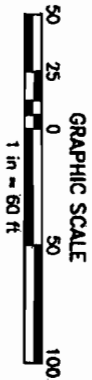
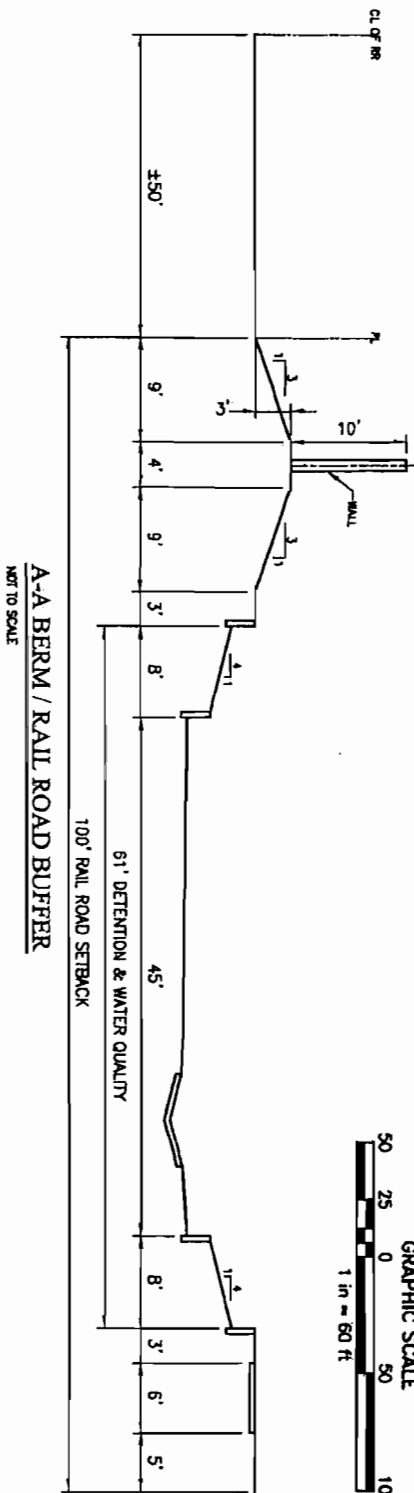
ILLUSTRATIVE PARK & WATER
QUALITY / DETENTION BASIN EXHIBIT

COVENTRY

ELK GROVE, CALIFORNIA



MRO
MRO Engineers, Inc.
2221 Park Drive
Riverside, CA 92504
Phone (951) 763-2828
Fax (951) 763-2222
www.mroeng.com

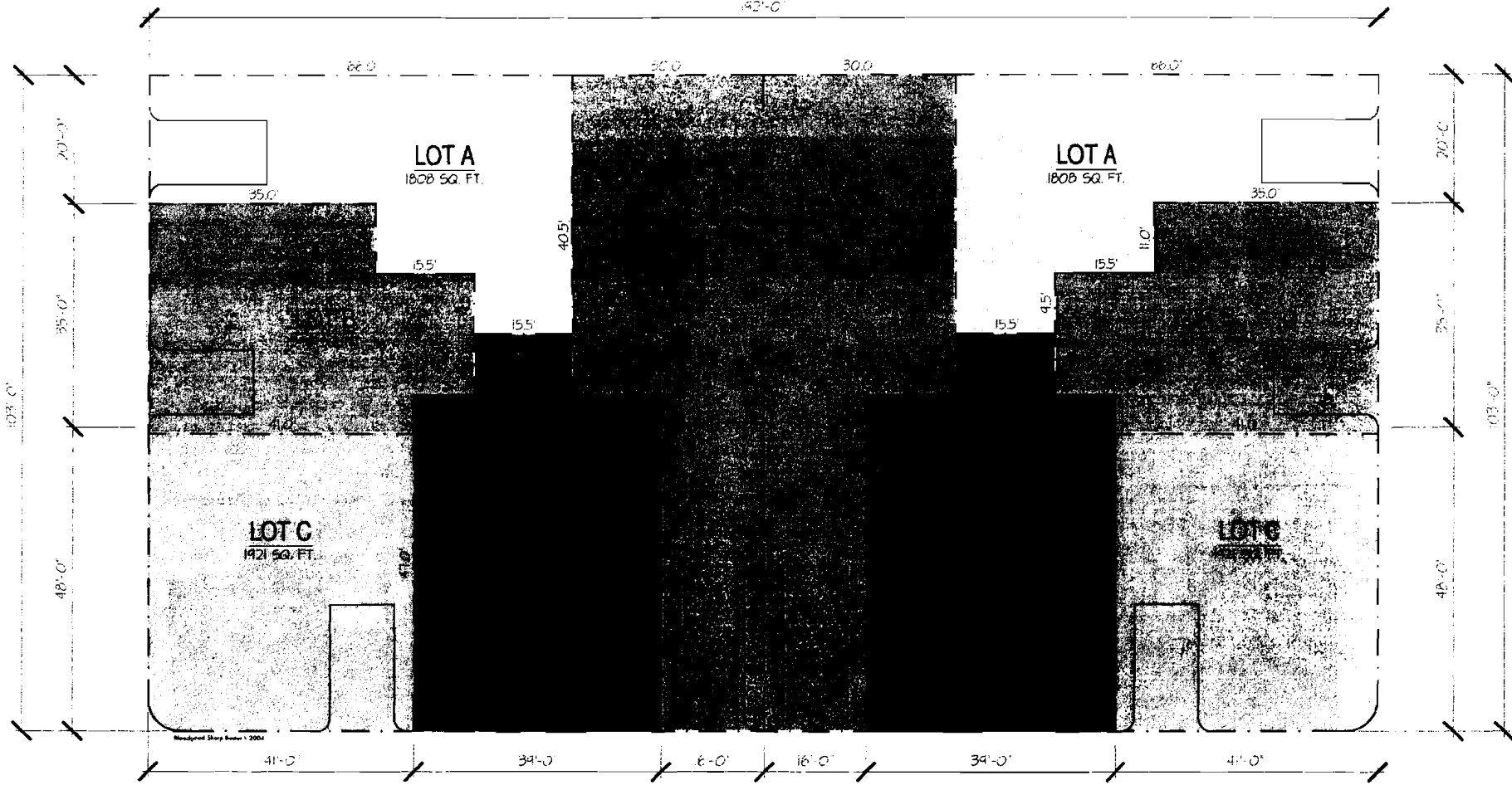


DRAWN:	RAD
CHECKED:	TDM
SCALE:	AS SHOWN
JOB NO:	20434
DATE:	JANUARY, 2005
SHEET:	1 of 1

EXHIBIT FOR
COVENTRY SUBDIVISION
RAIL ROAD BUFFER
SECTION DETAIL
 ELK GROVE, CALIFORNIA

MRO ENGINEERS
 MRO ENGINEERS, INC.
 2202 Plaza Drive
 Rocklin, CA 95765
 Phone (916) 783-3838
 Fax (916) 783-5003
 www.mroengineers.com
 ENGINEERING - PLANNING - SURVEYING

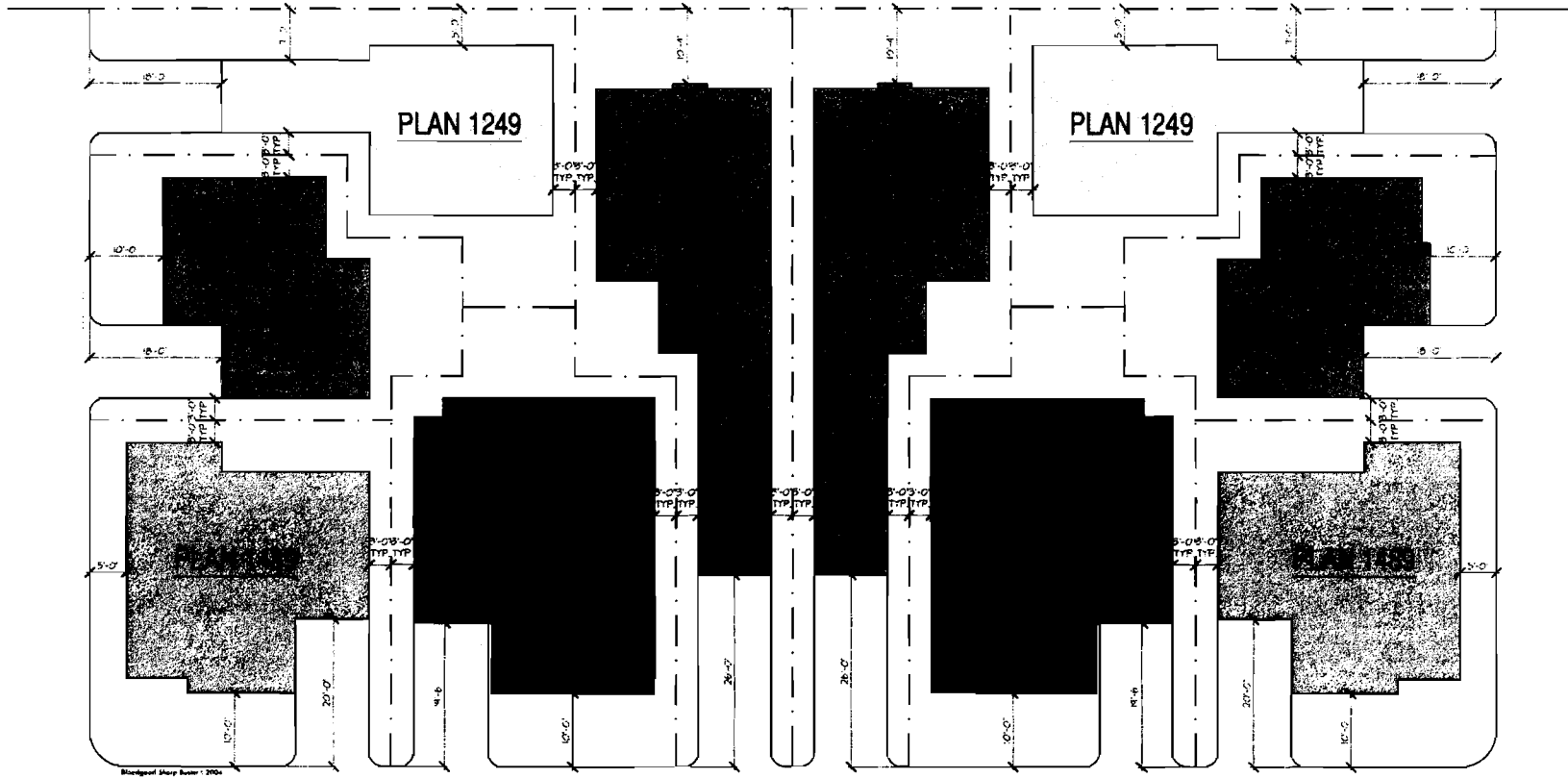
Paseo



Composite Lotting Study

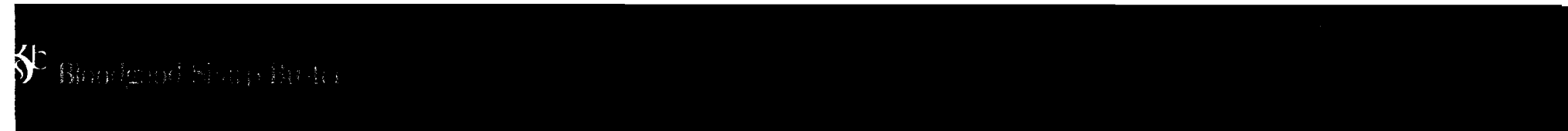
"Pull-a-Part" Townhomes
 10-Pak

Paseo

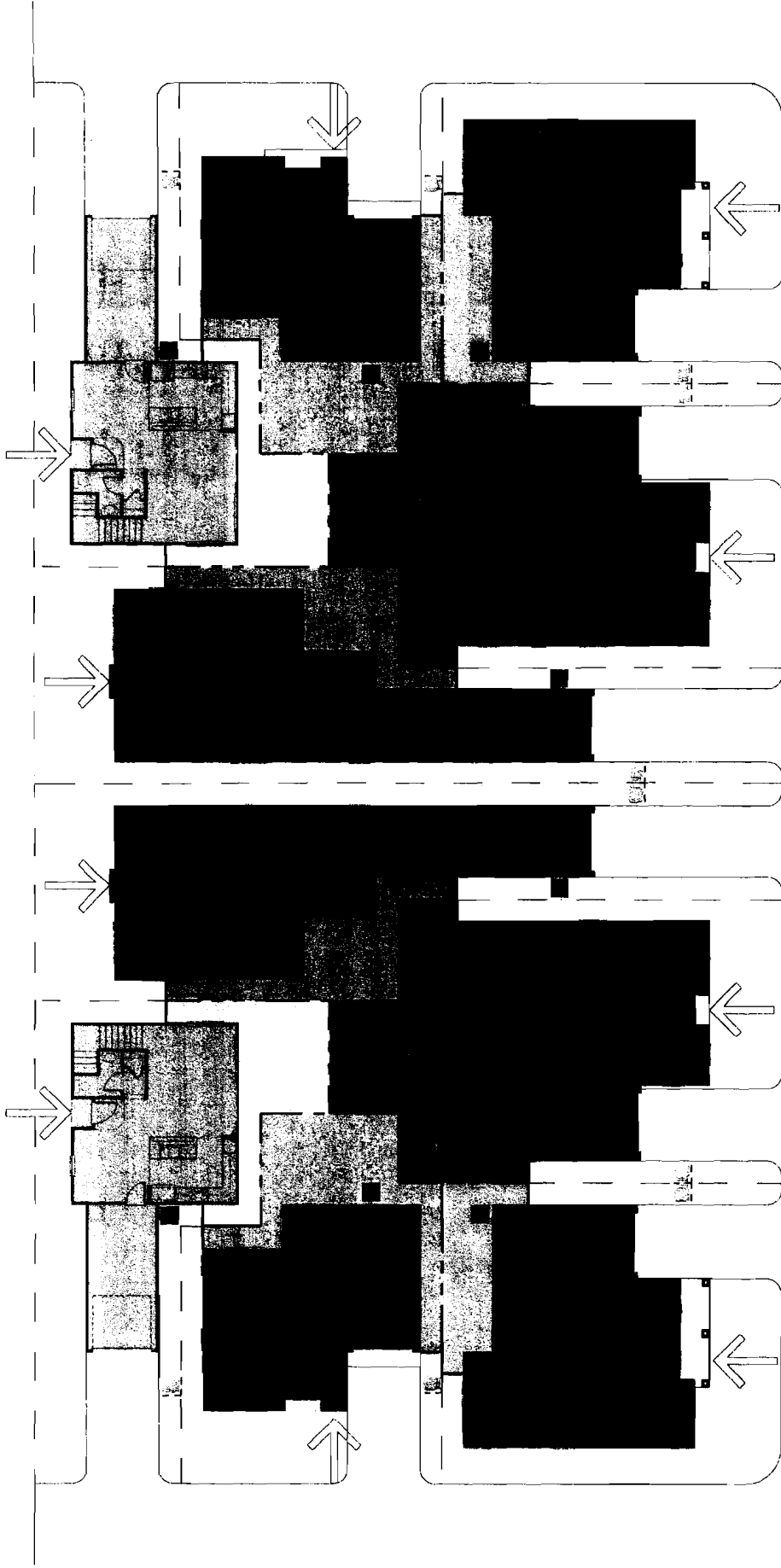


Footprints & Setback Exhibit

"Pull-a-Part" Townhomes
10-Pak



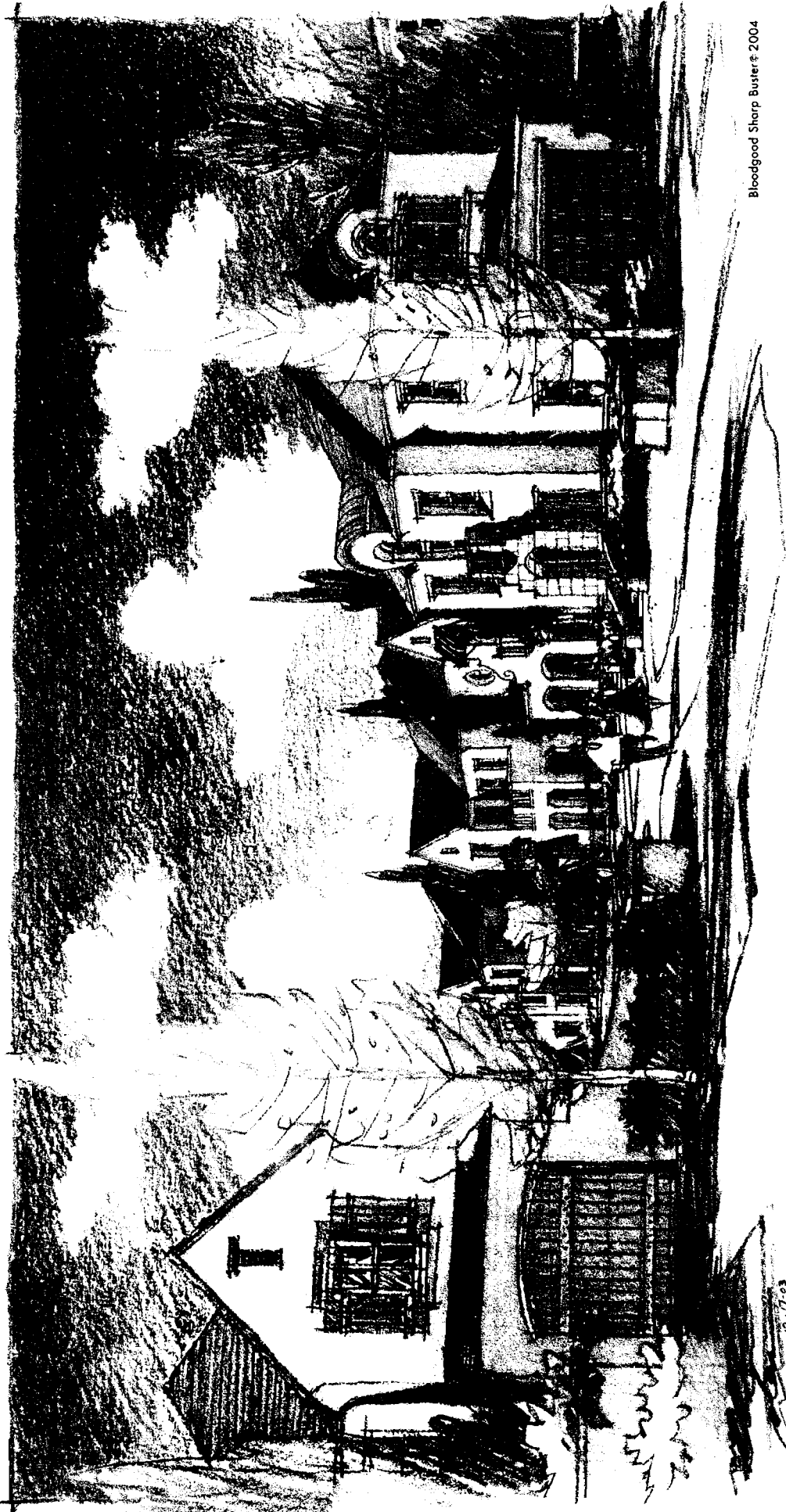
Paseo



Composite Fencing & AC Locations

1/8" = 1'-0"
"Pull-o-Part" Townhomes
10-Pak

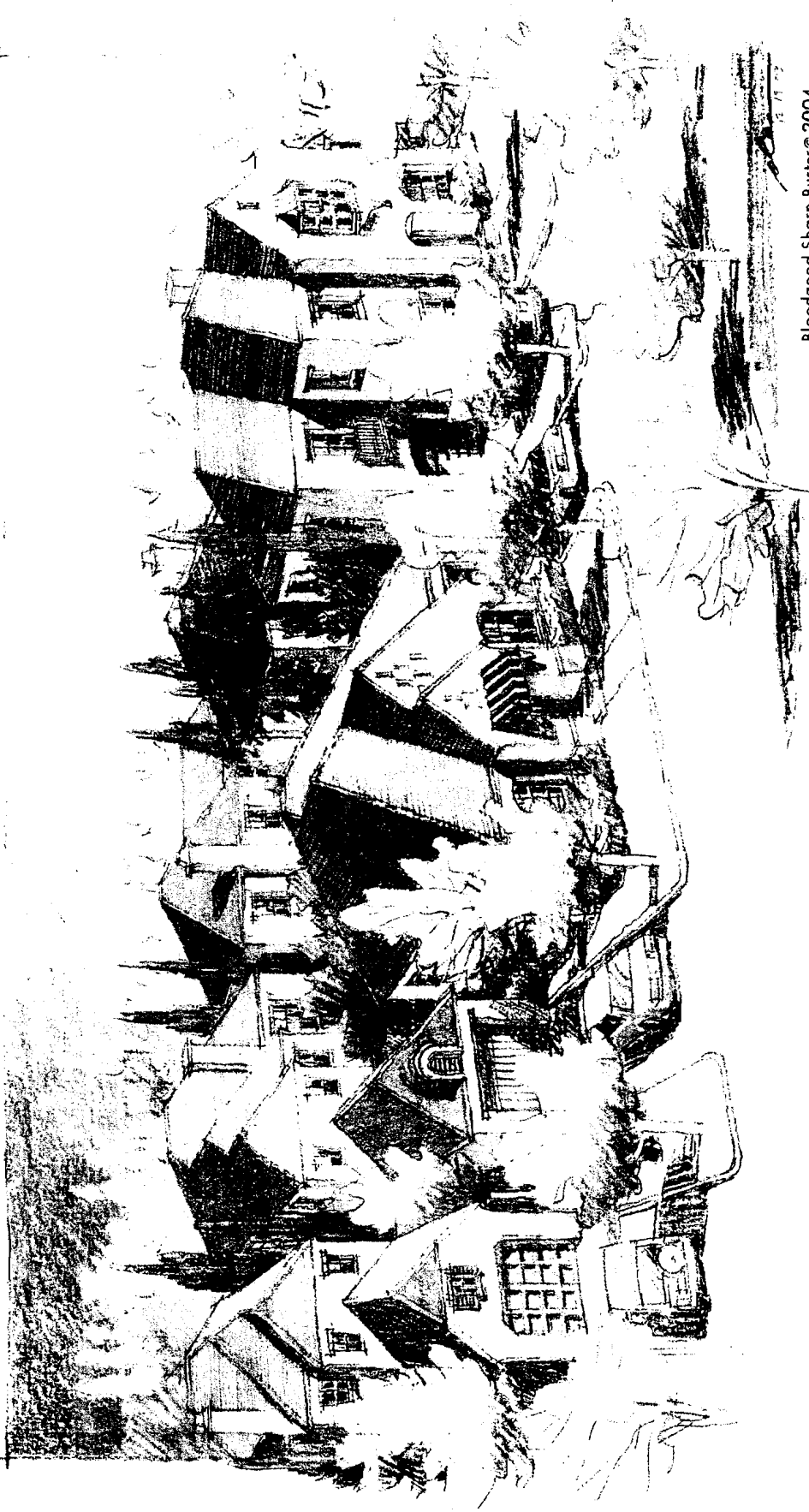
— fence
■ house
■ AC unit



Bloodgood Sharp Buster © 2004

Paseo Streetscene



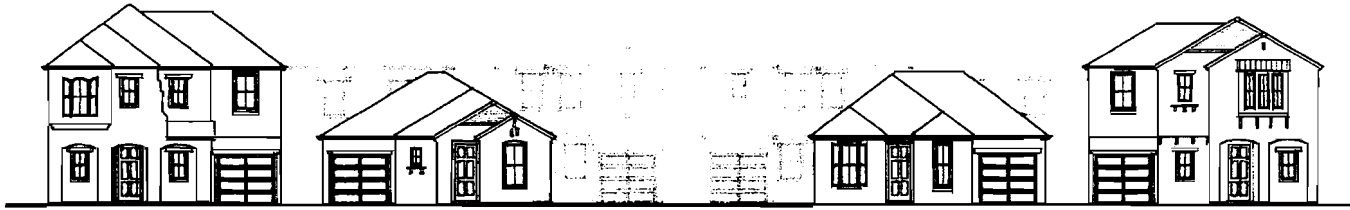


Bloodgood Sharp Buster © 2004

Vehicular Streetscene

 Bloodgood Sharp Buster





**Front Streetscape
"French" Cluster**



**Left Streetscape
"French" Cluster**



**Right Streetscape
"French" Cluster**



**Paseo Streetscape
"French" Cluster**

Bloodgood Sharp Buster © 2004



Bloodgood Sharp Buster © 2004

Paseo Streetscene

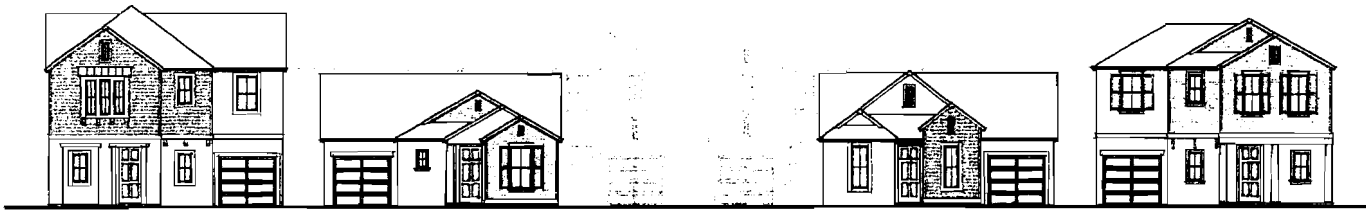


Bloodgood Sharp Buster © 2004

Vehicular Streetscene



Bloodgood Sharp Buster



Front Streetscape
"Coastal" Cluster



Left Streetscape
"Coastal" Cluster

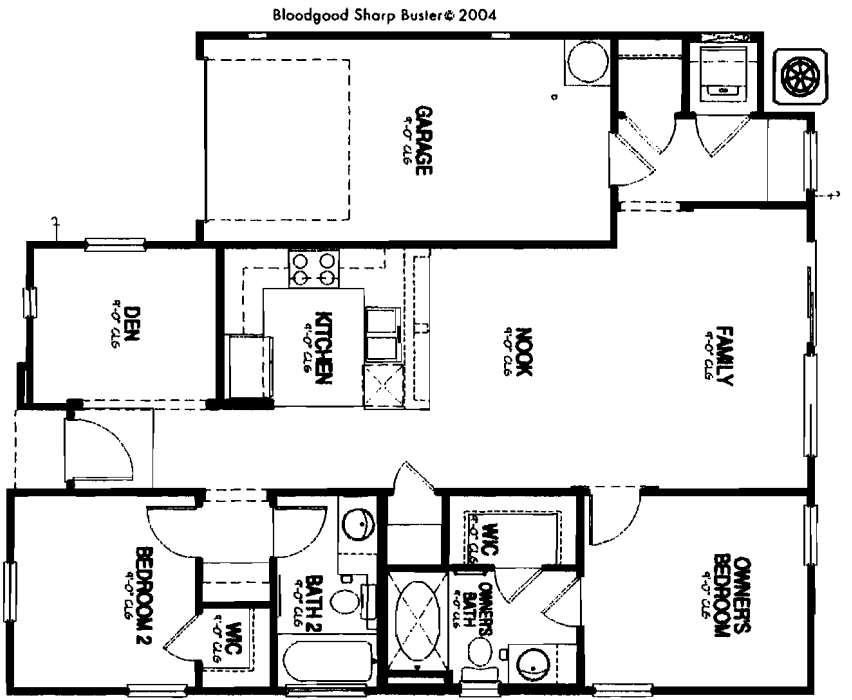


Right Streetscape
"Coastal" Cluster

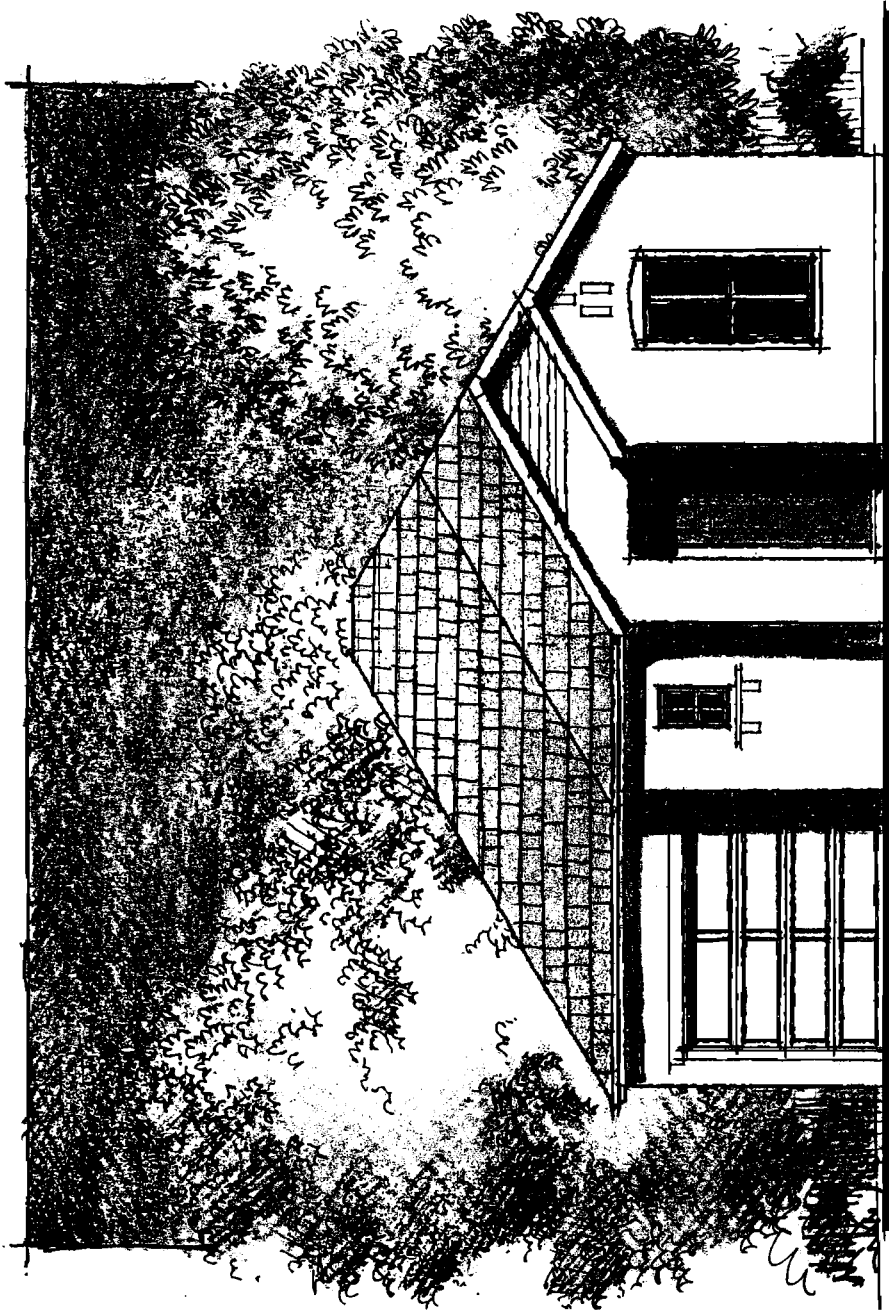


Paseo Streetscape
"Coastal" Cluster

Bloodgood Sharp Buster © 2004



Plan 975



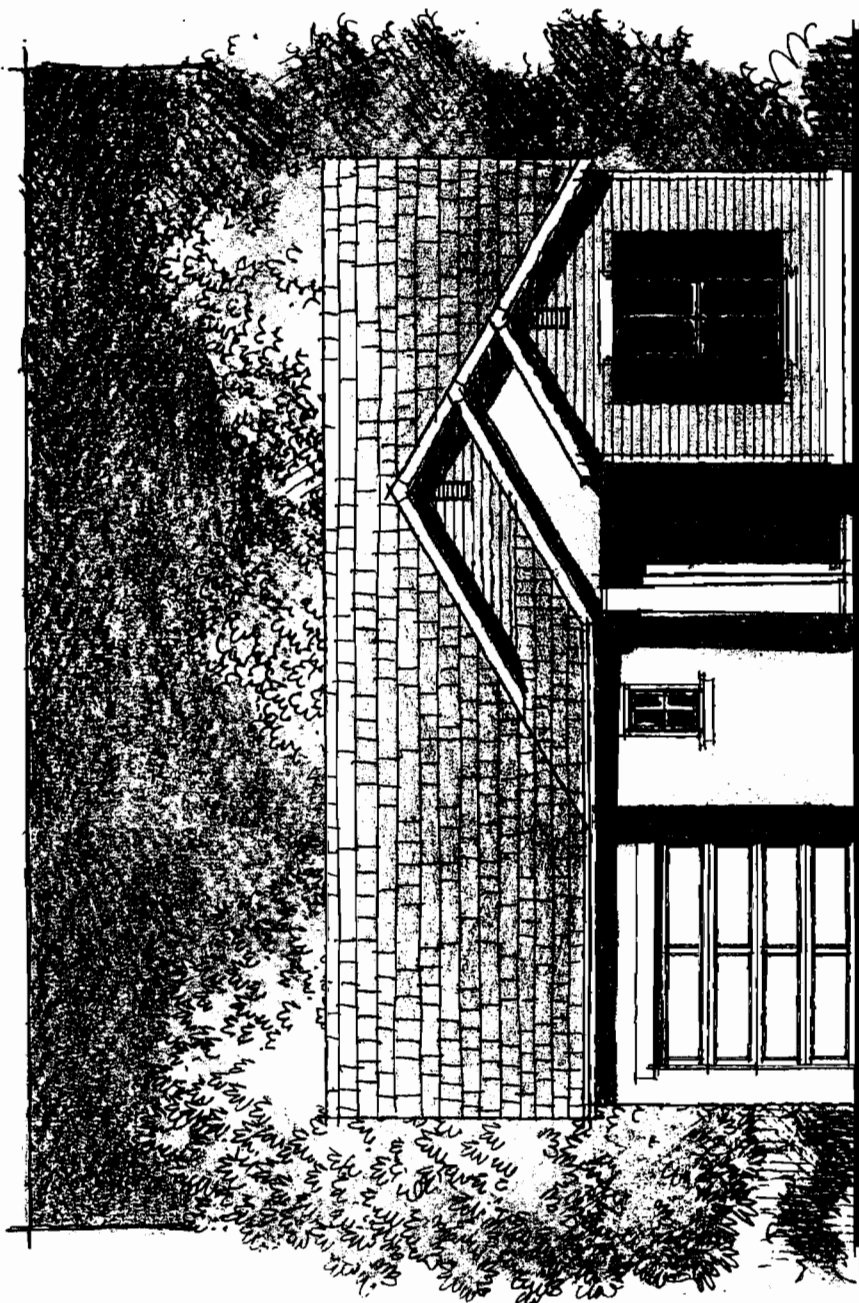
Bloodgood Sharp Buster © 2004

Plan 975 Cottage



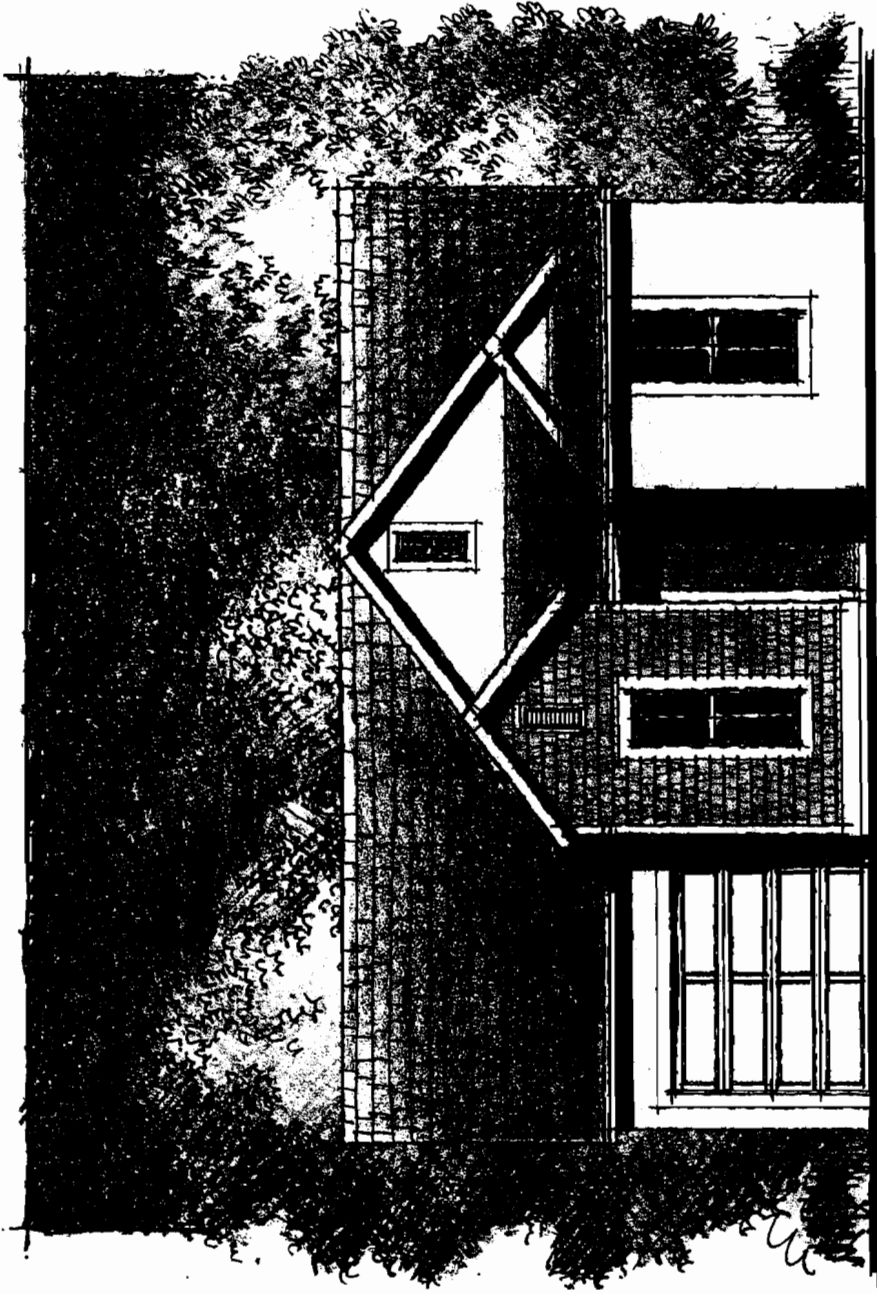
Bloodgood Sharp Buster & 2004

Plan 975 Manor



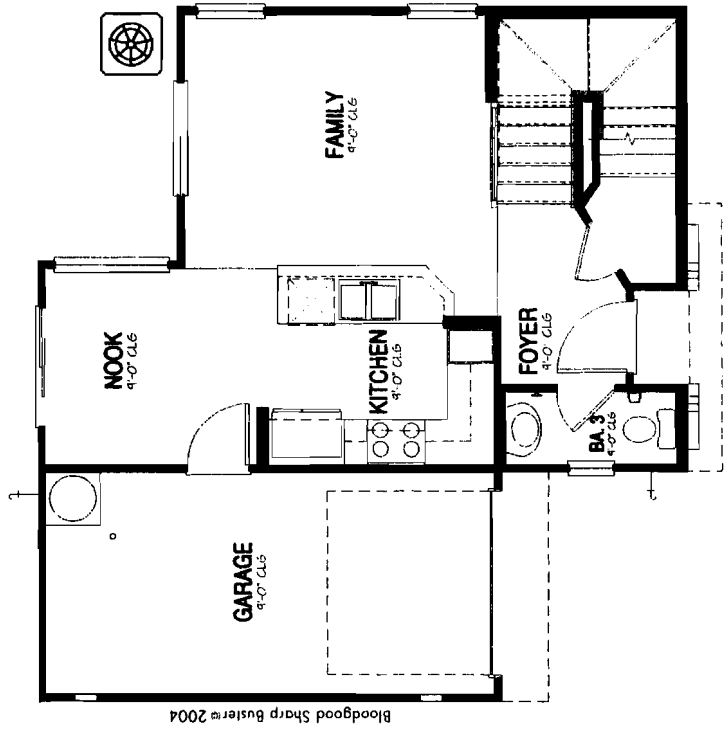
Bloodgood Sharp Buster © 2004

Plan 975 Siding



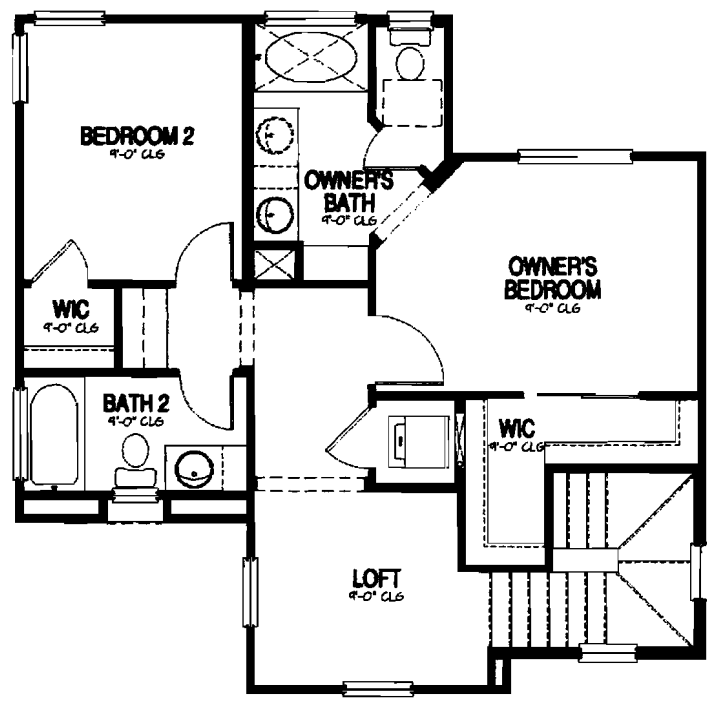
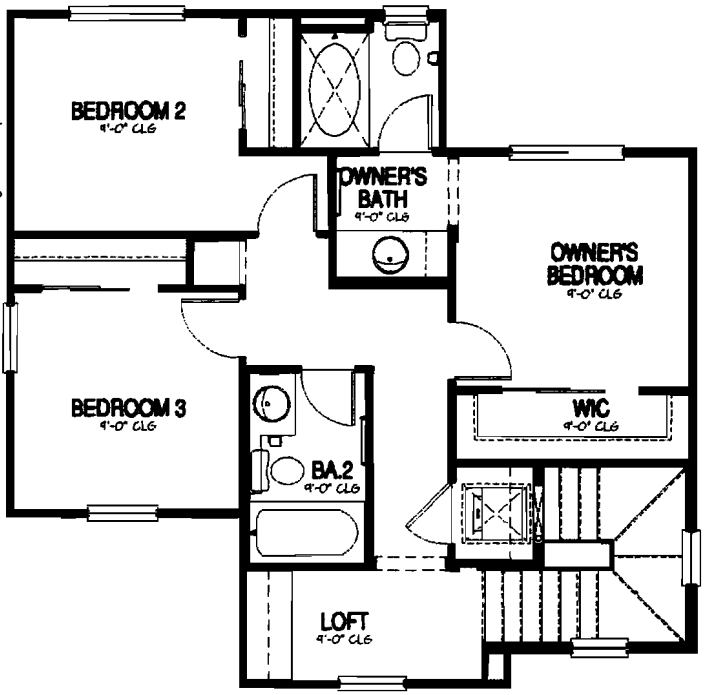
Bloodgood Sharp Butler © 2004

Plan 975 Shingle



Plan 1147 Main

Bloodgood Sharp Buster © 2004



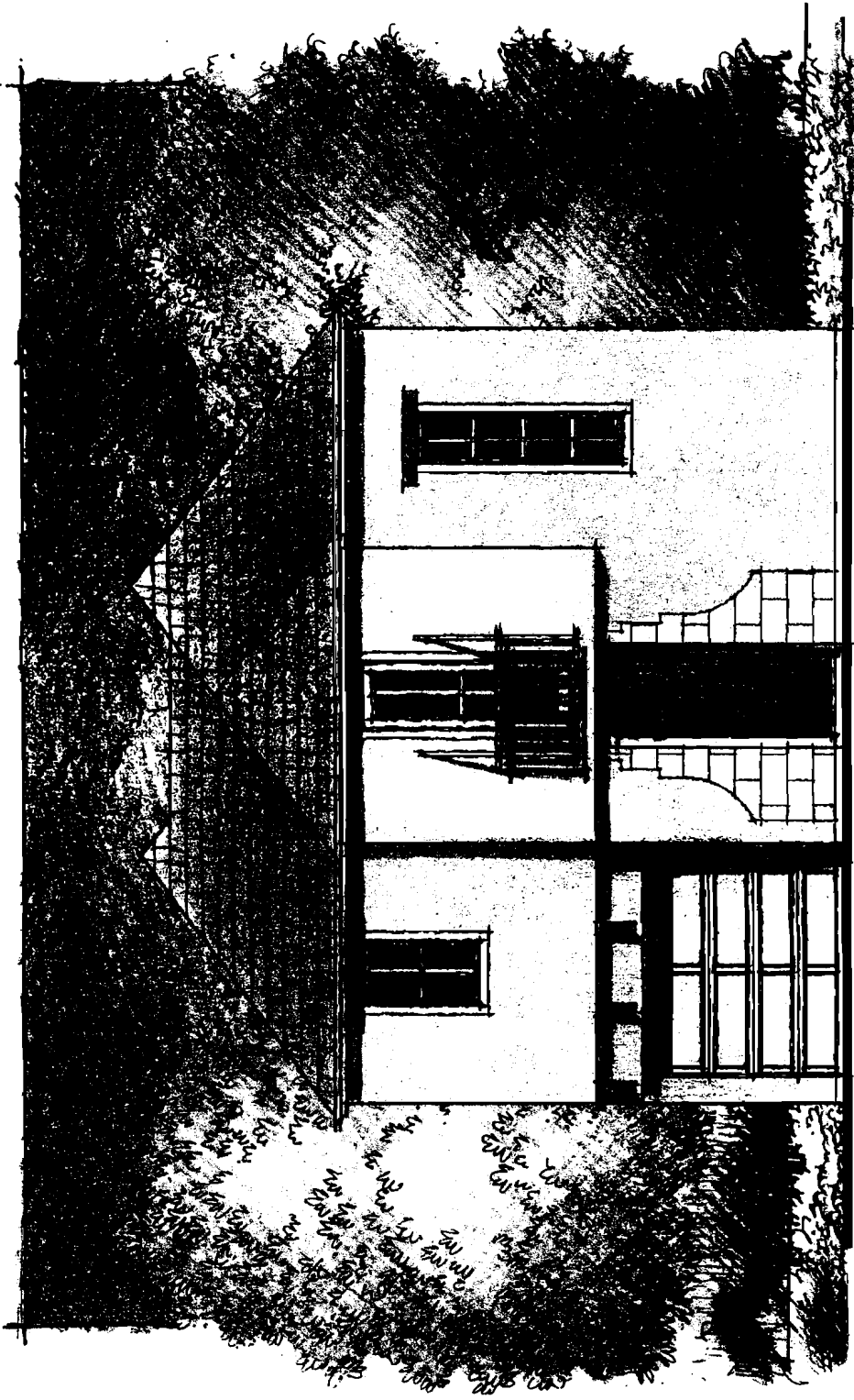
2 Bedroom Alternate

Plan 1147 Upper



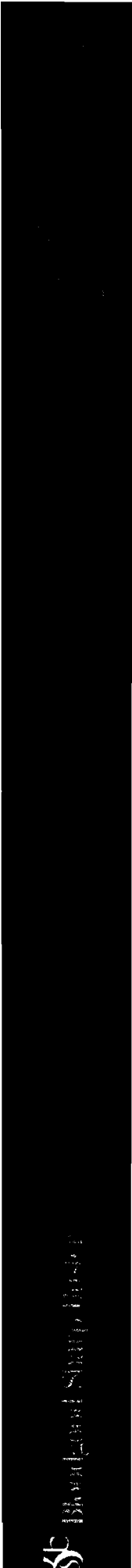
Bloodgood Sharp Buster © 2004

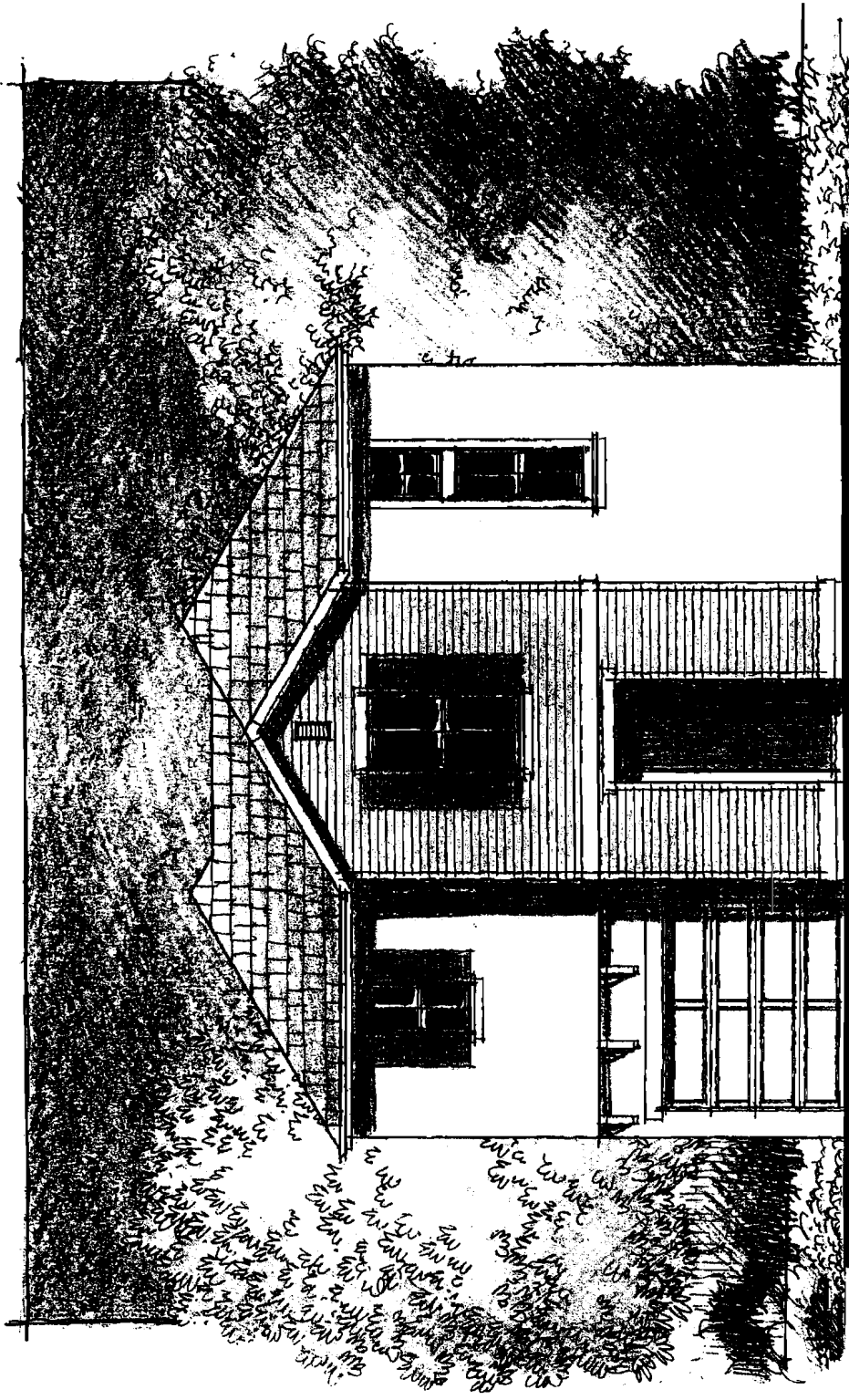
Plan 1147 Cottage



Bloodgood Sharp Buster © 2004

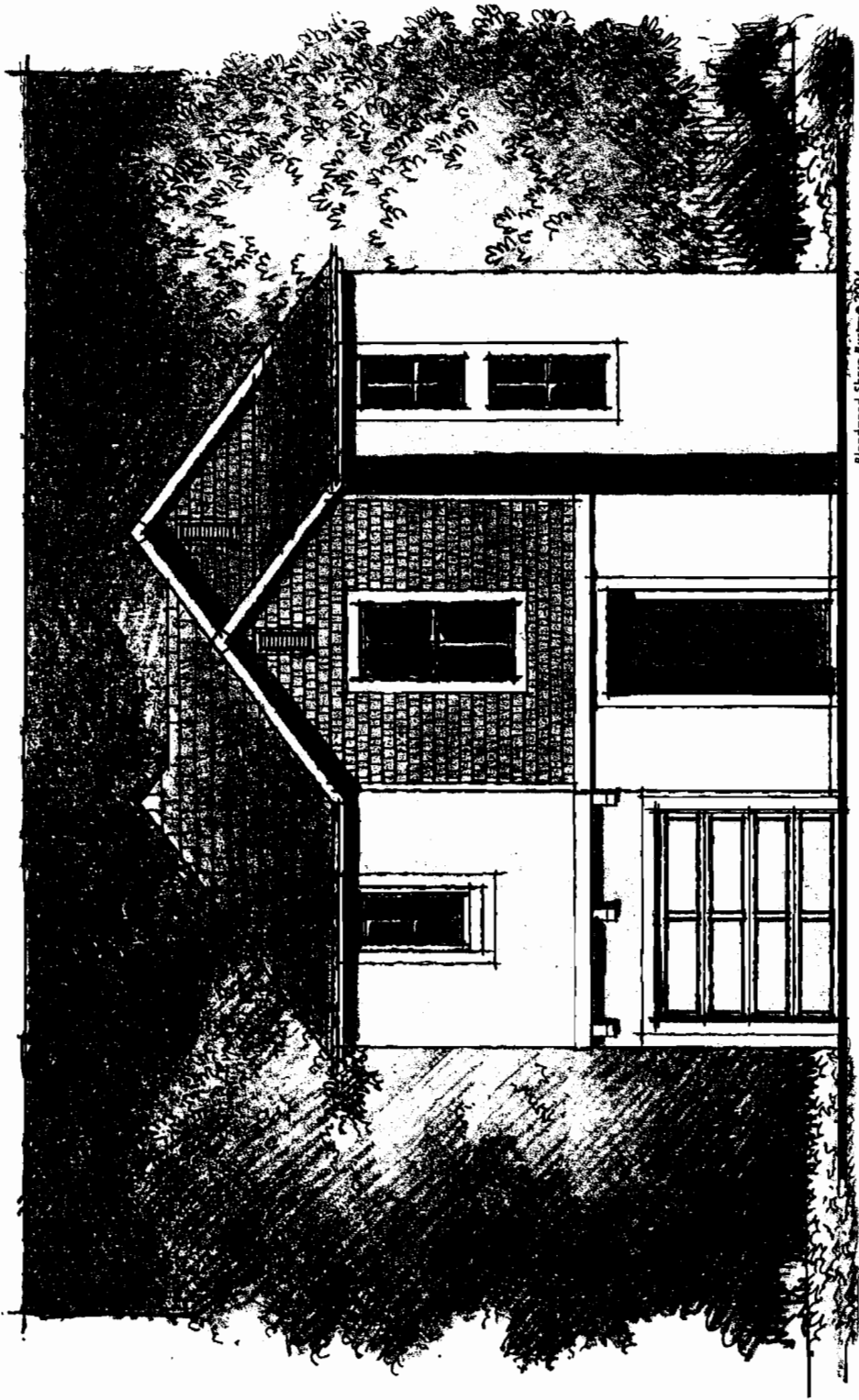
Plan 1147 Manor





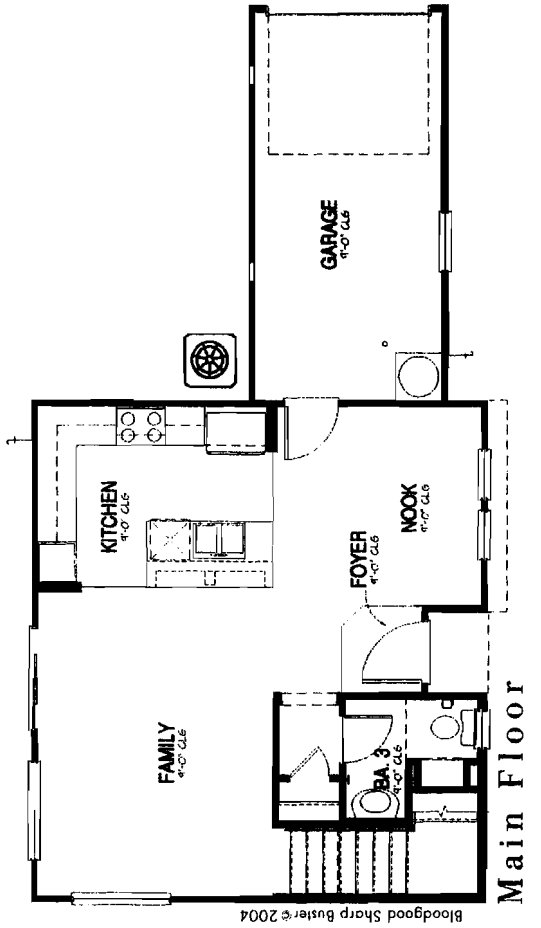
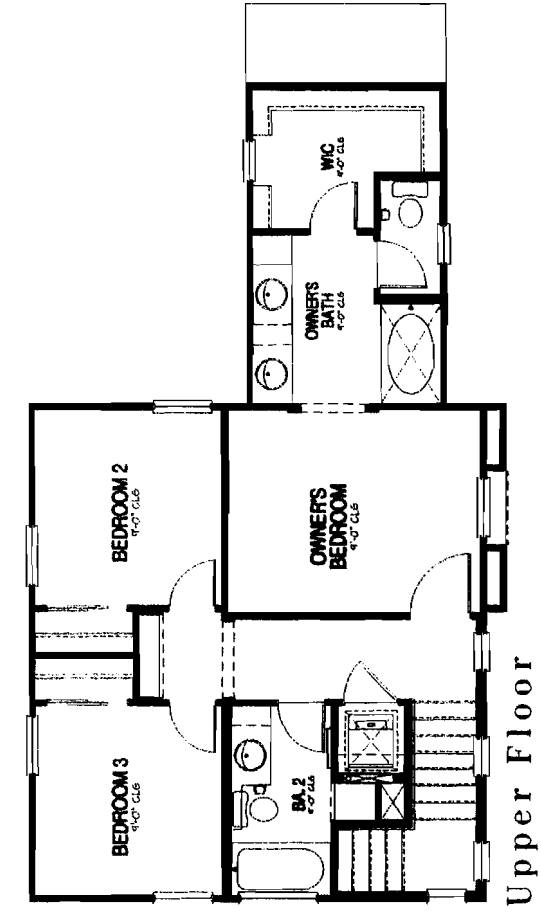
Bloodgood Sharp Buster® 2004

Plan 1147 Siding



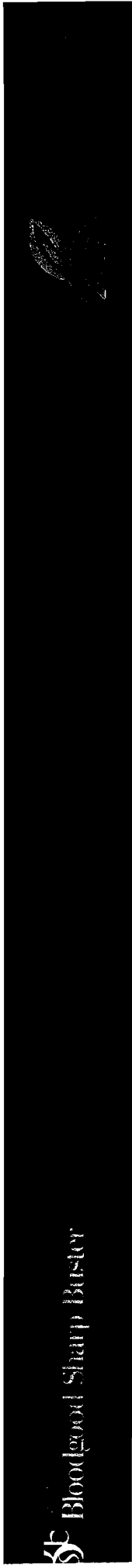
Bloodgood Sherp Buster © 2004

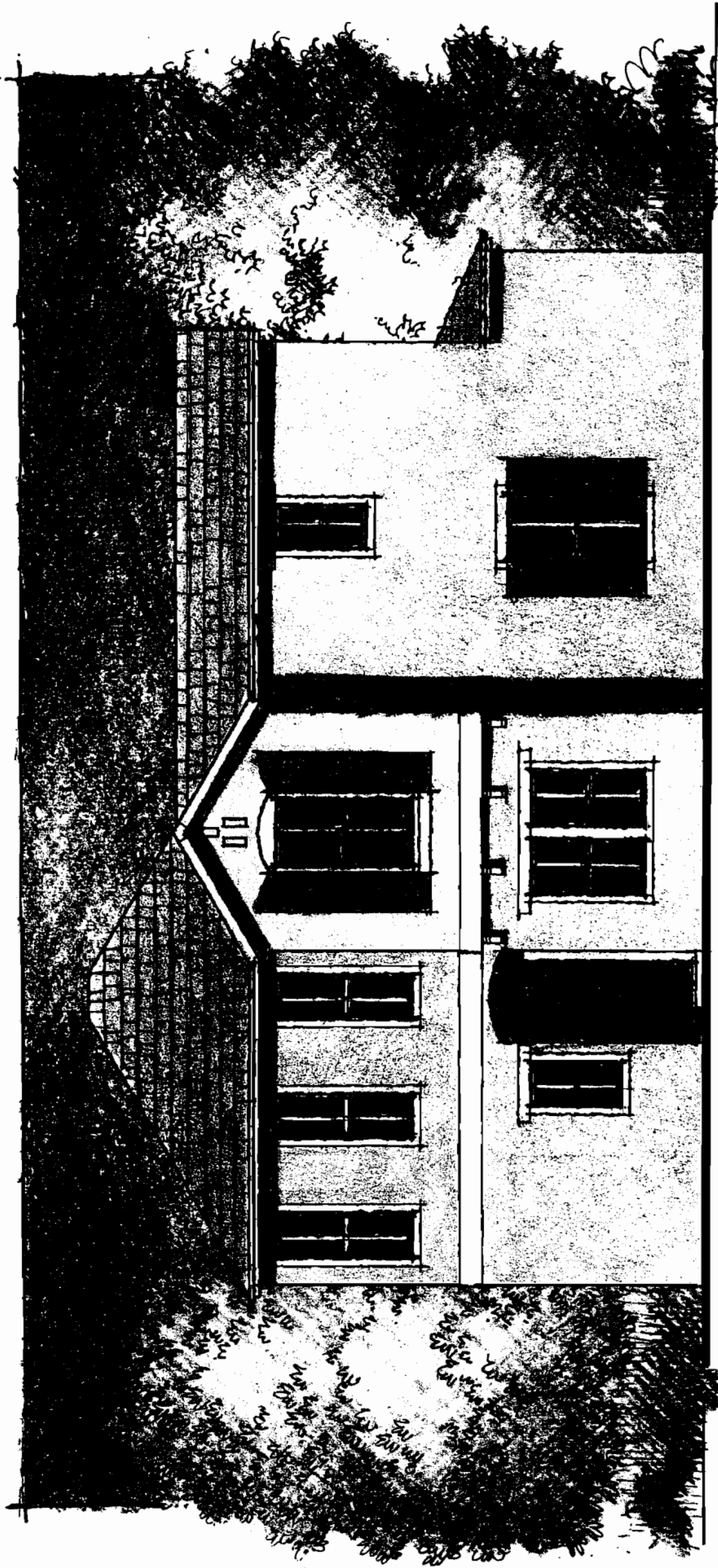
Plan 1147 Shingle



Bloodgood Sharp Buster © 2004

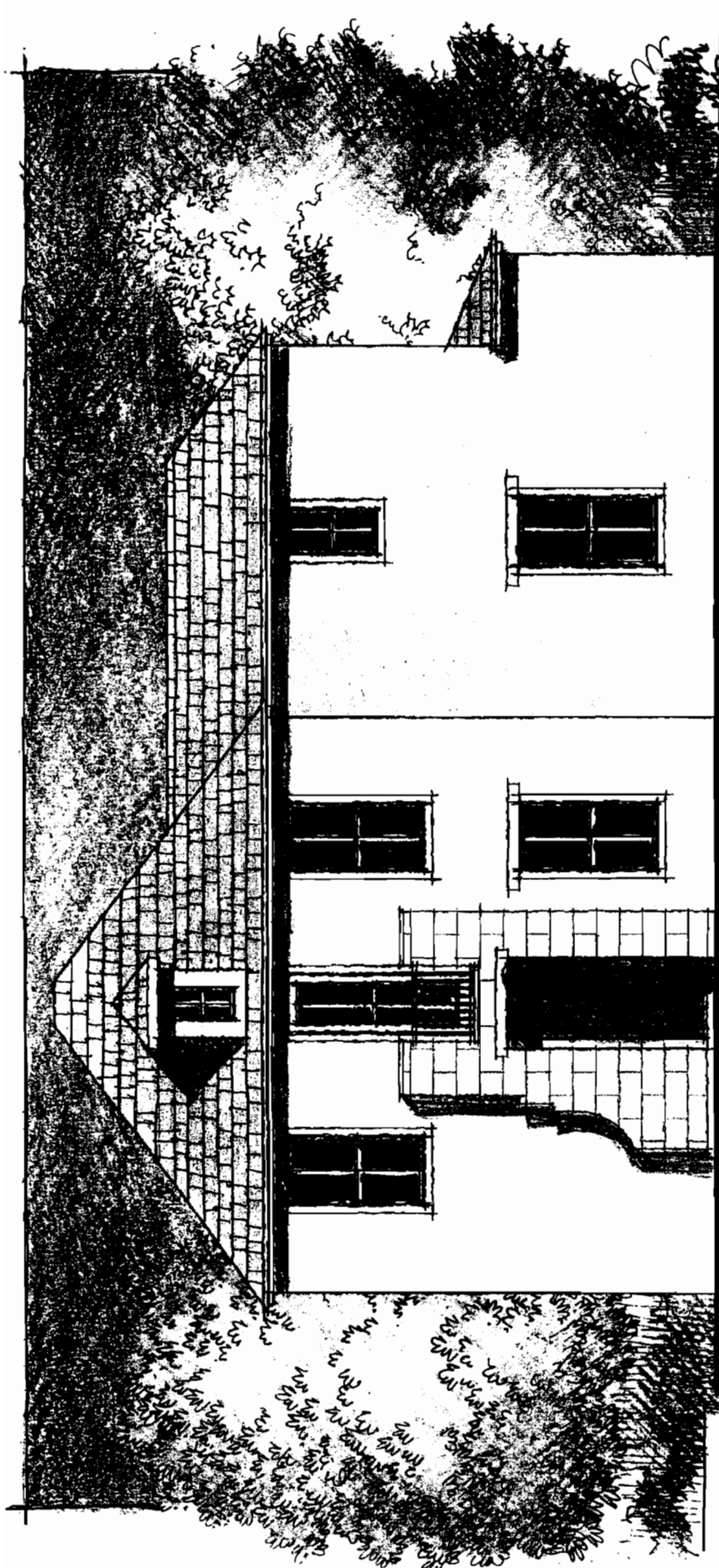
Plan 1249





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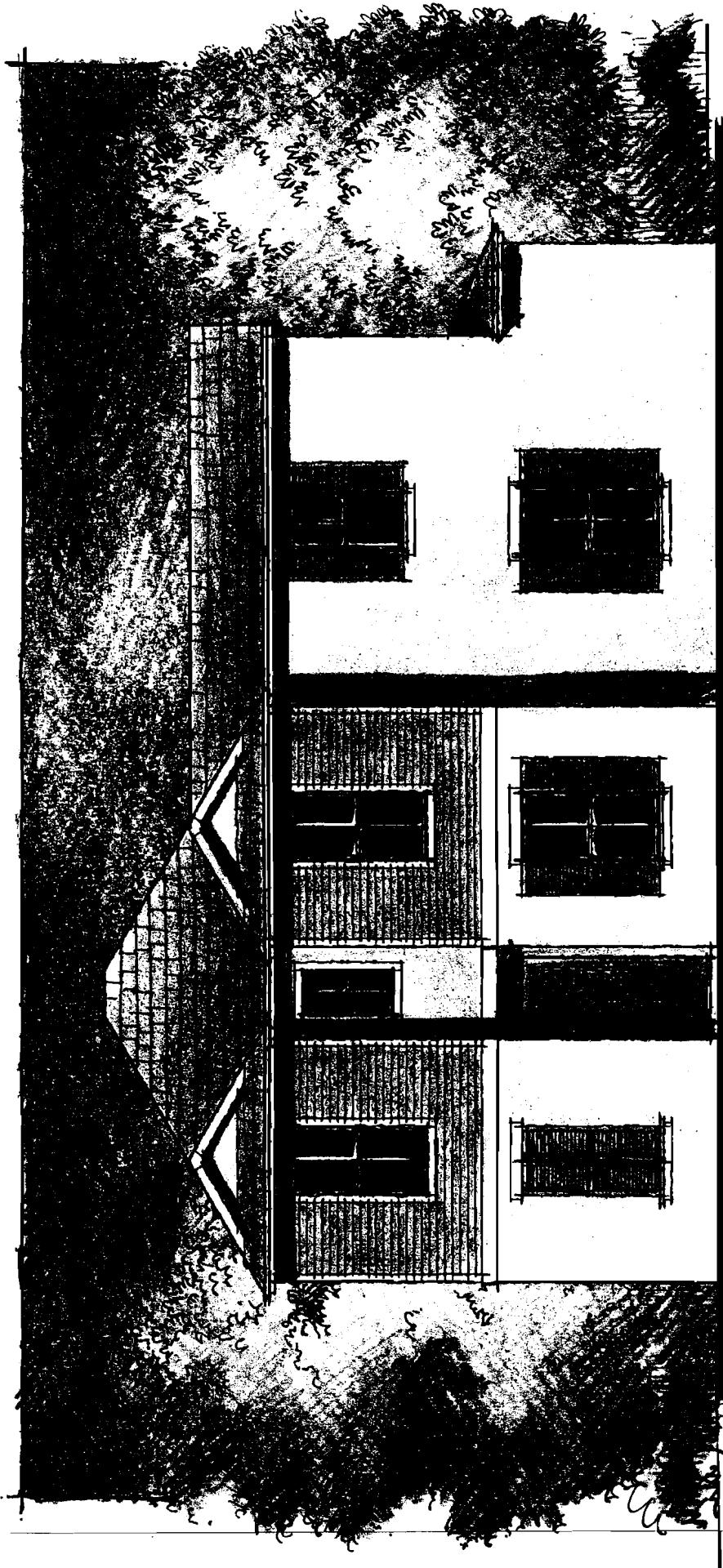
Plan 1249 Cottage



Bloodgood Sharp Buster © 2004

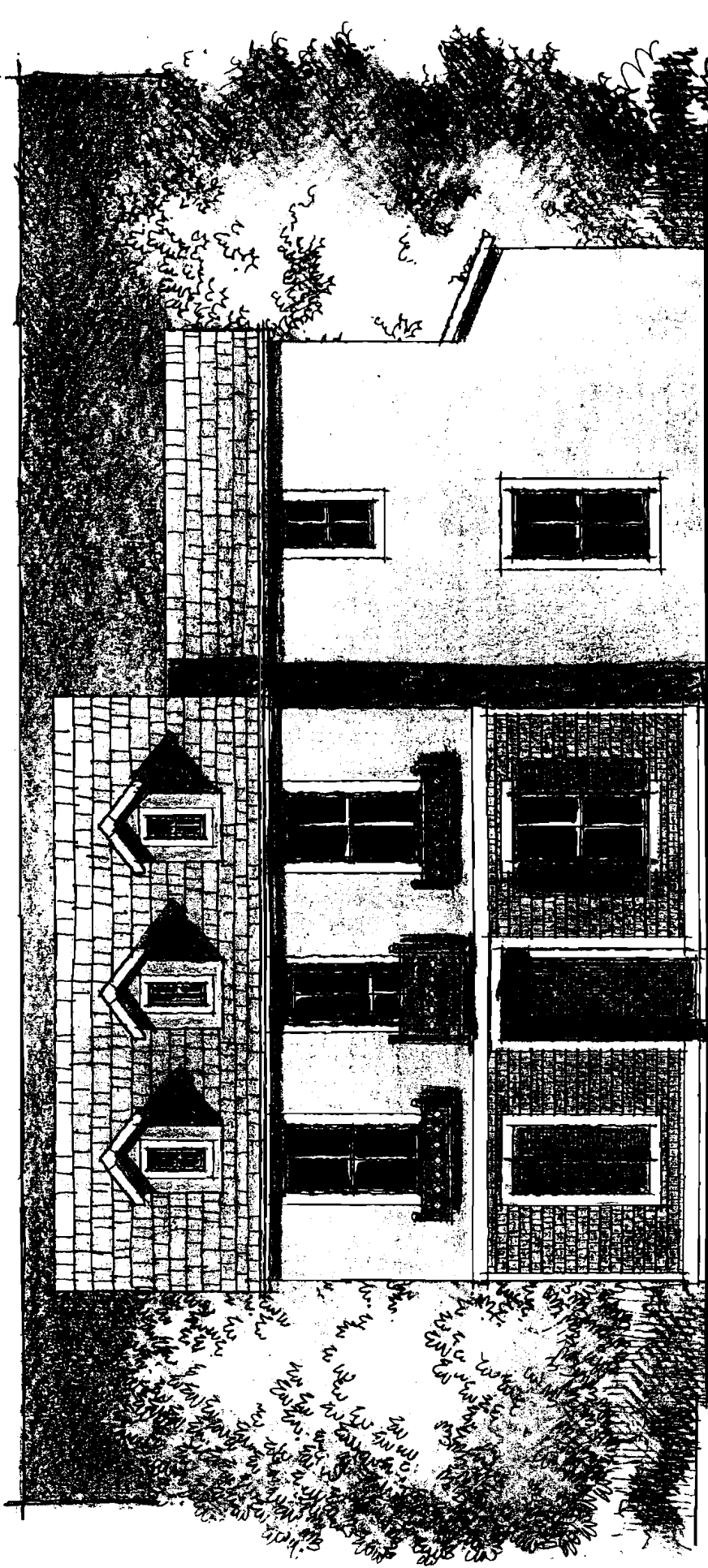
Plan 1249 Manor





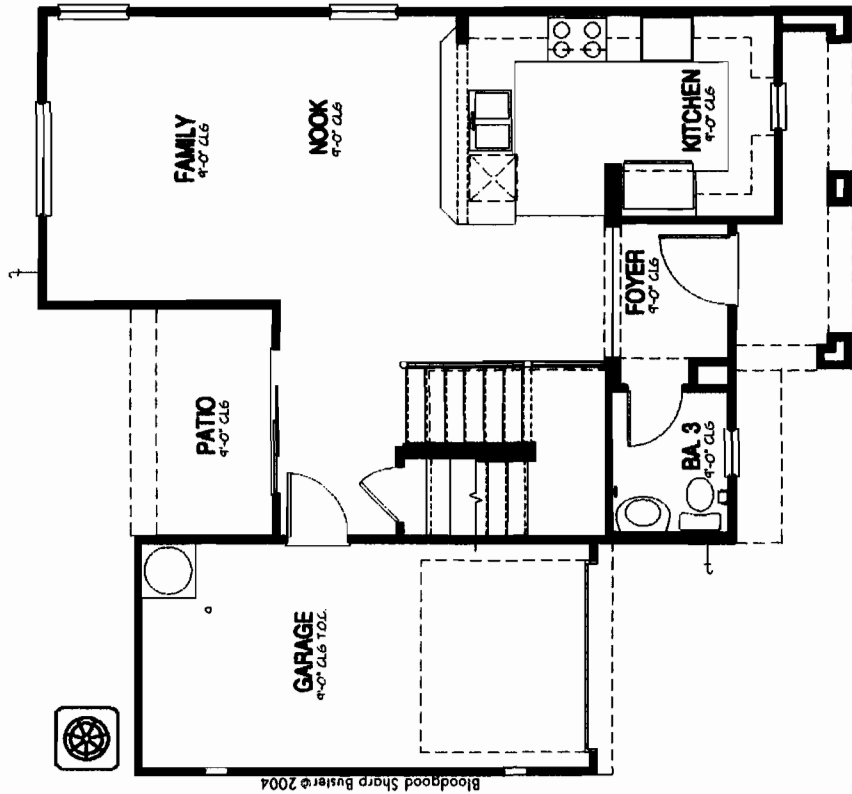
Bloodgood Sharp Buster © 2004

Plan 1249 Siding

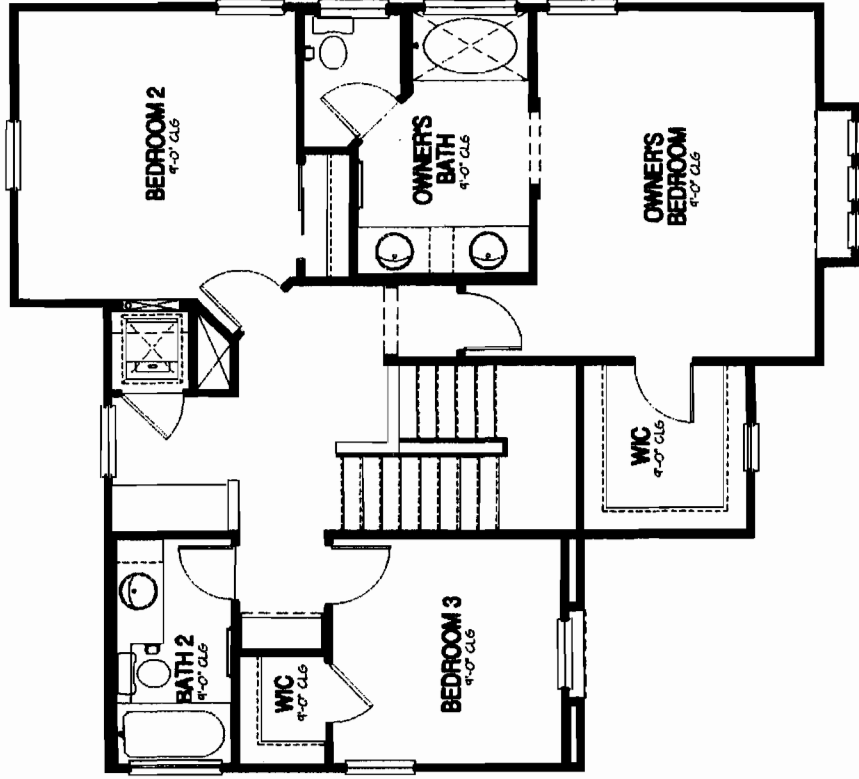


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Plan 1249 Shingle



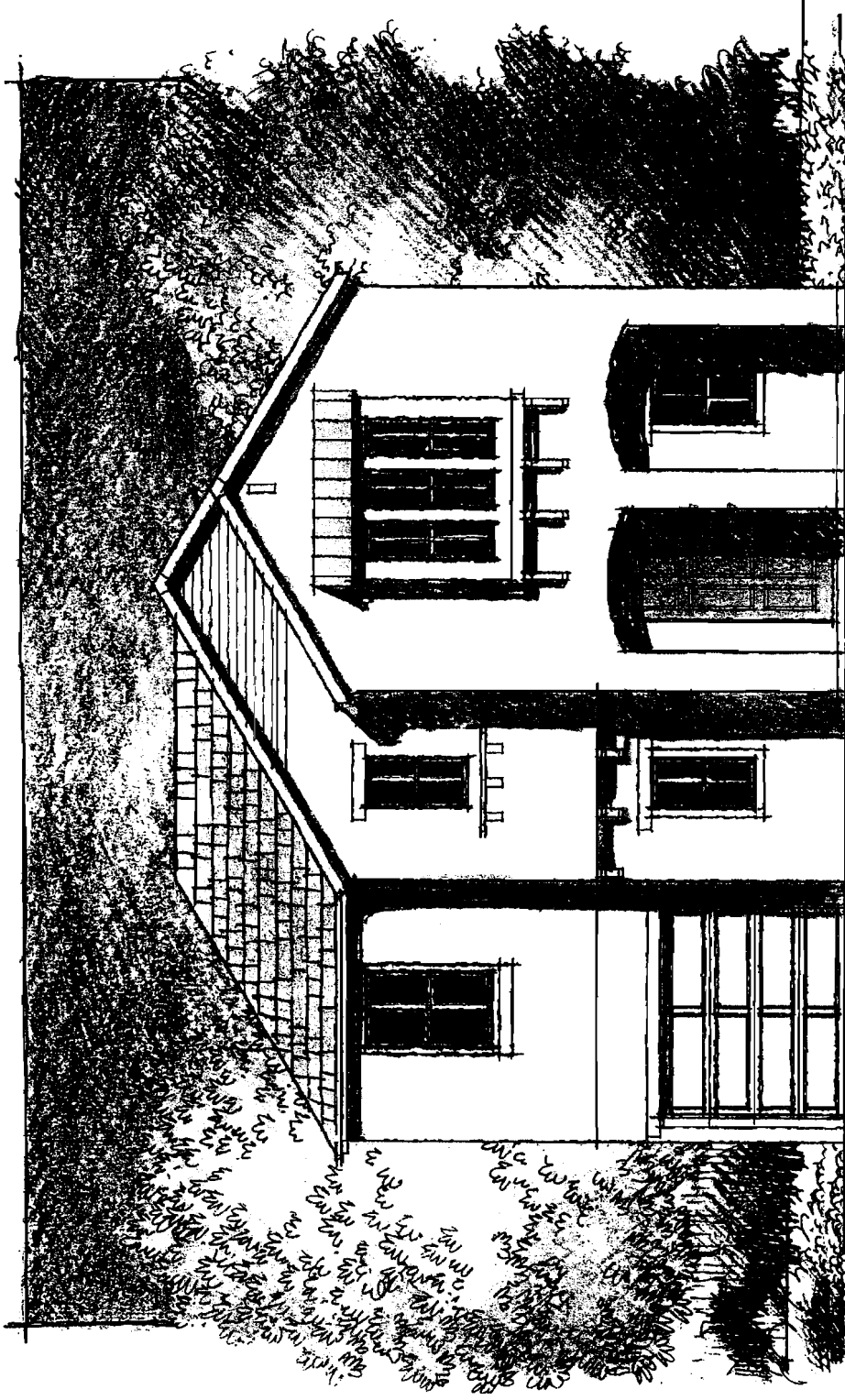
Main Floor



Upper Floor

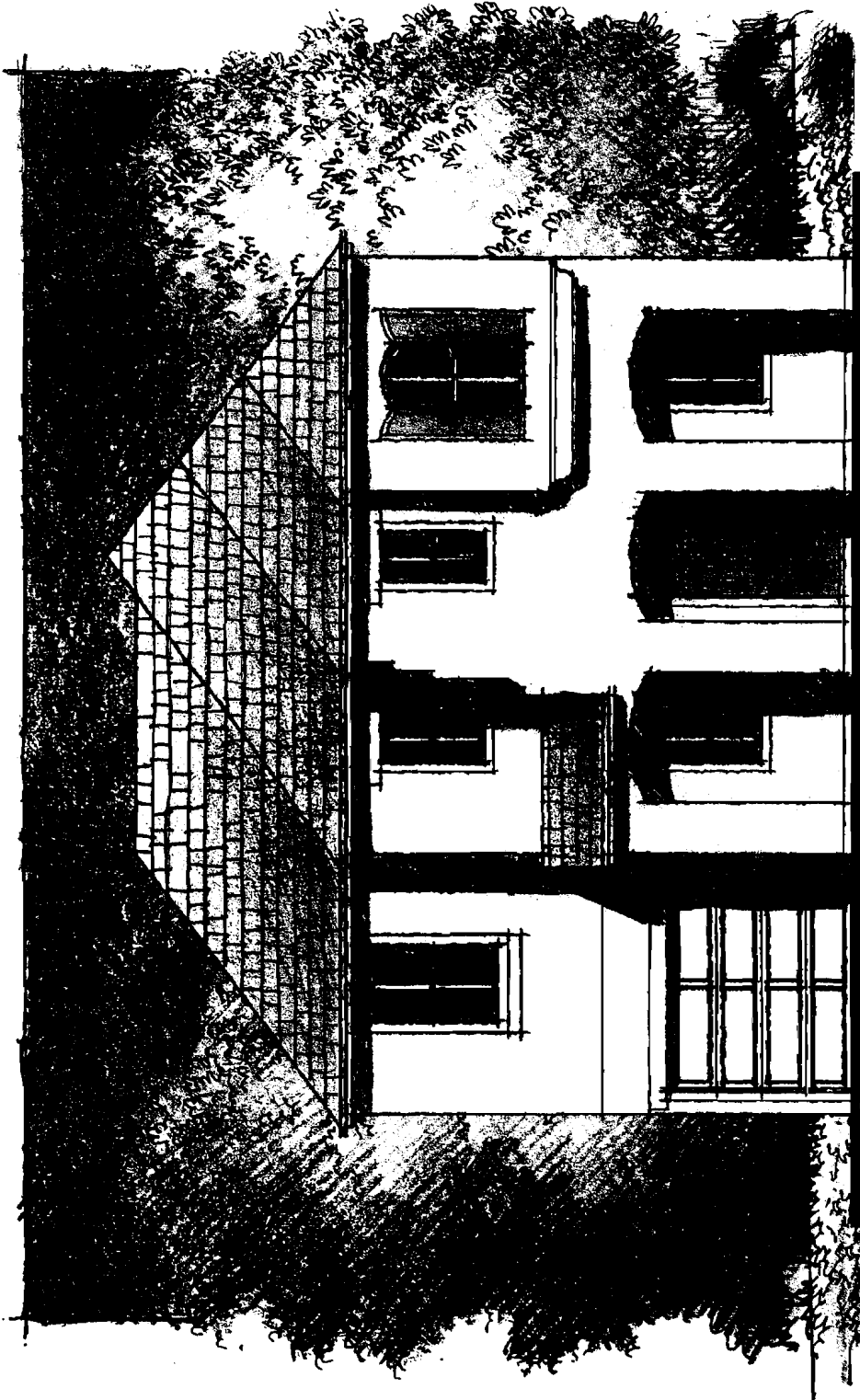
Plan 1489

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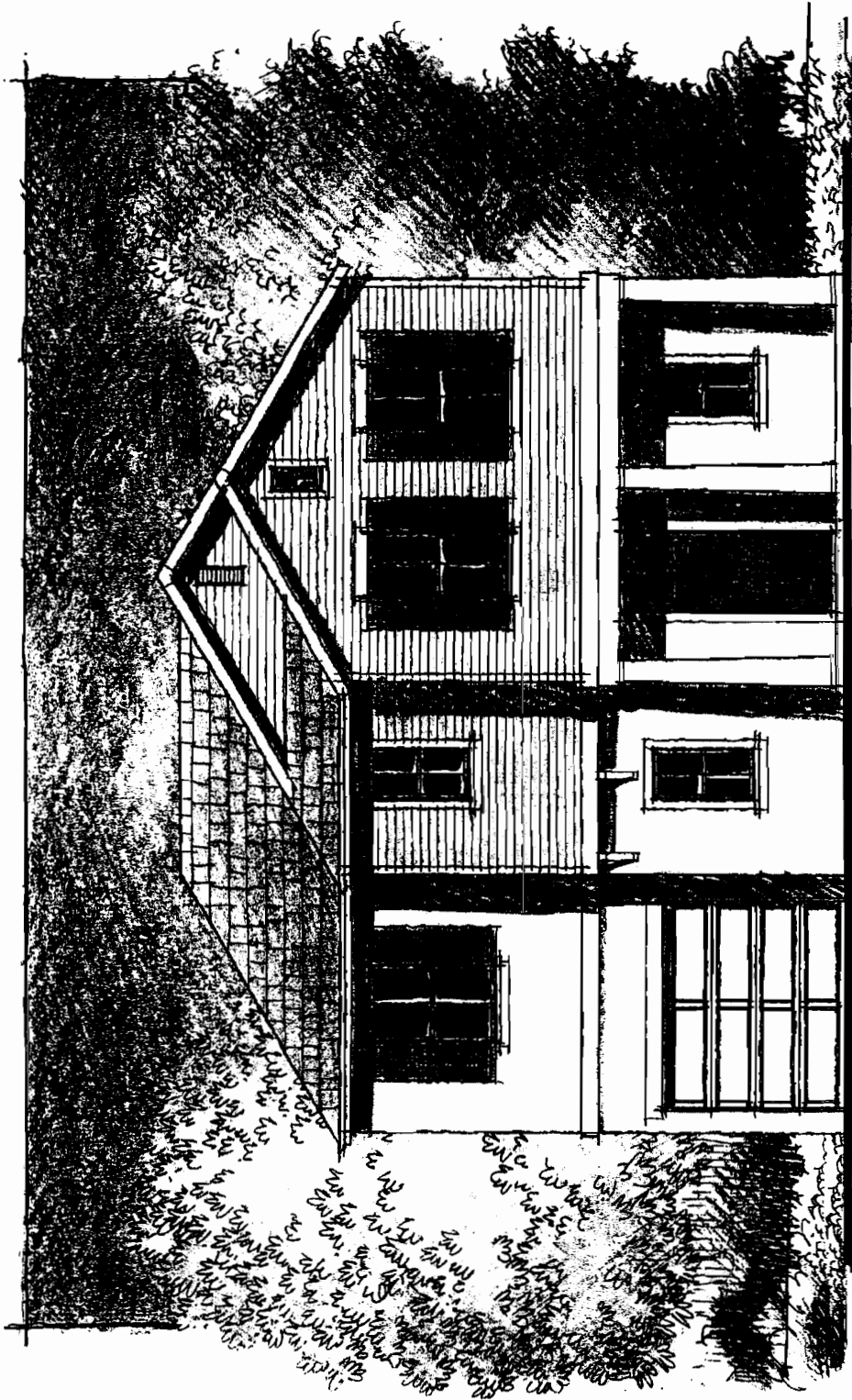
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Plan 1489 Cottage



Bloodgood Sharp Buxter © 2004

Plan 1489 Manor

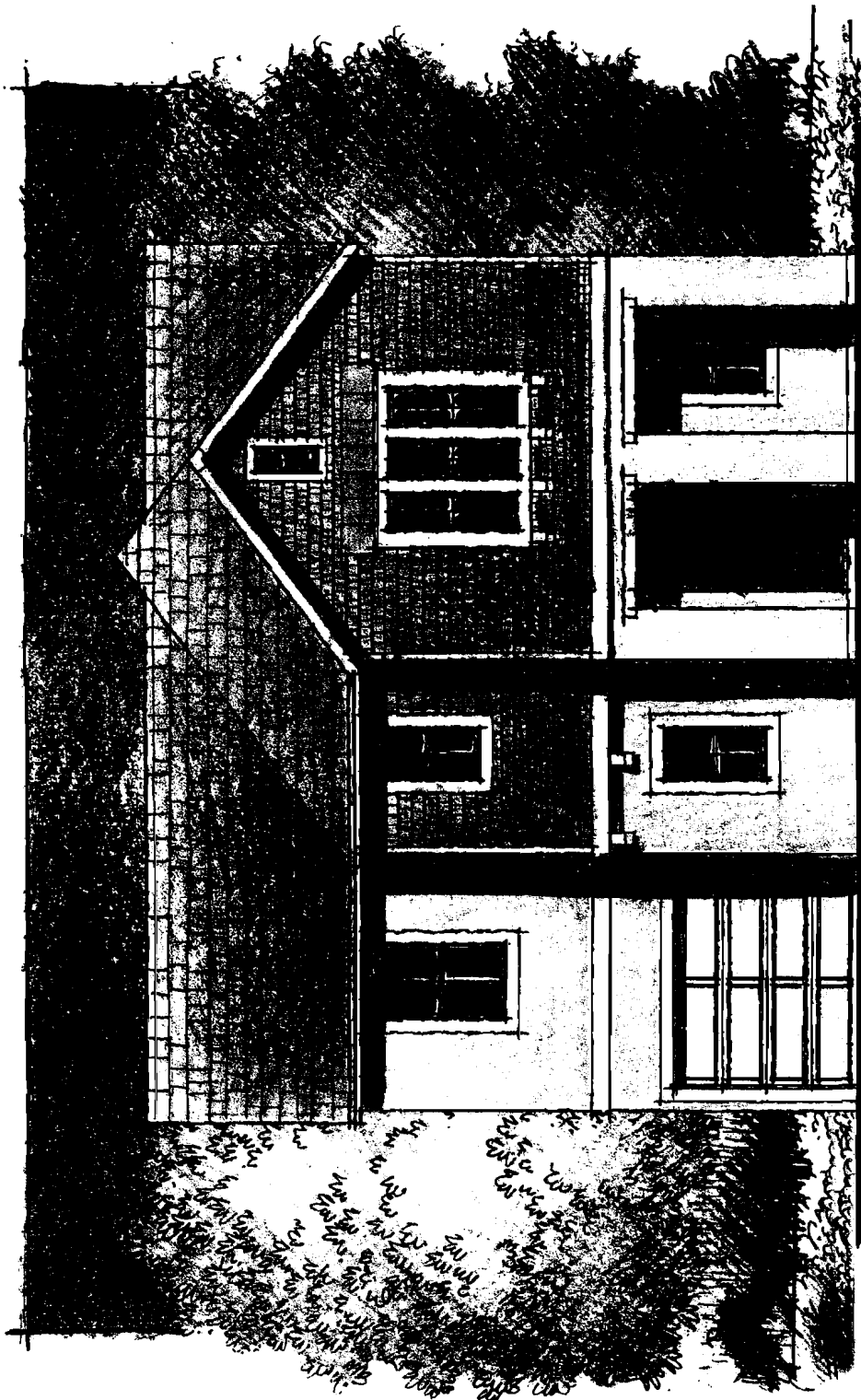


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Plan 1489 Siding

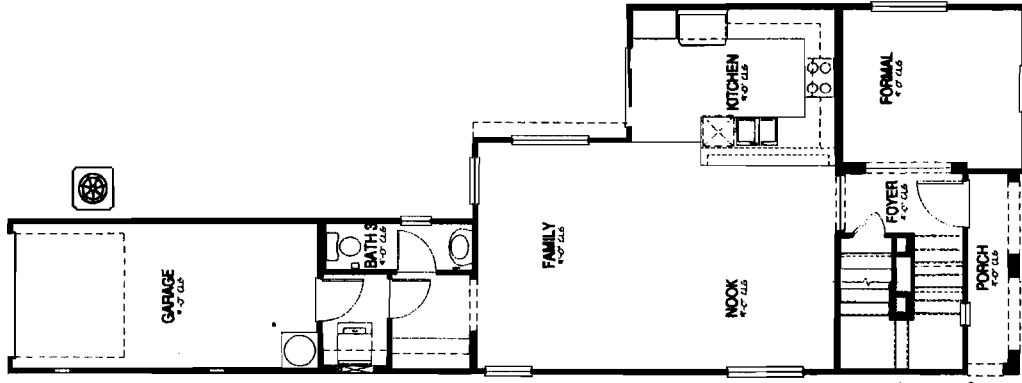


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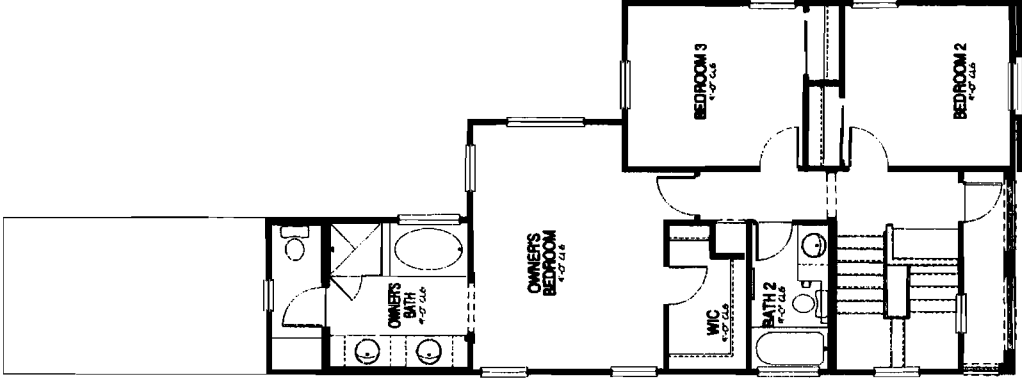


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Plan 1489 Shingle



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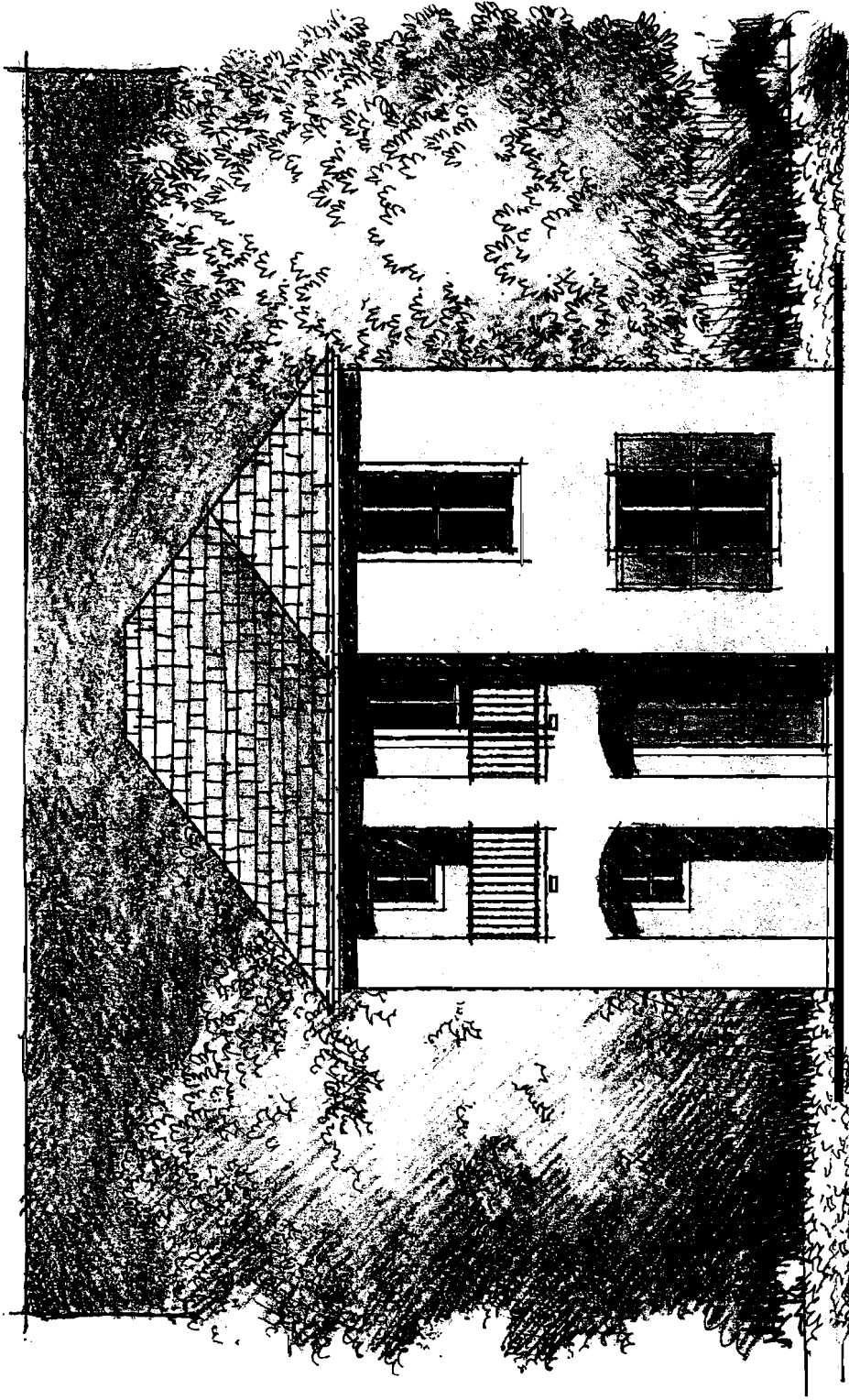
Main Floor Plan 1625 Upper Floor





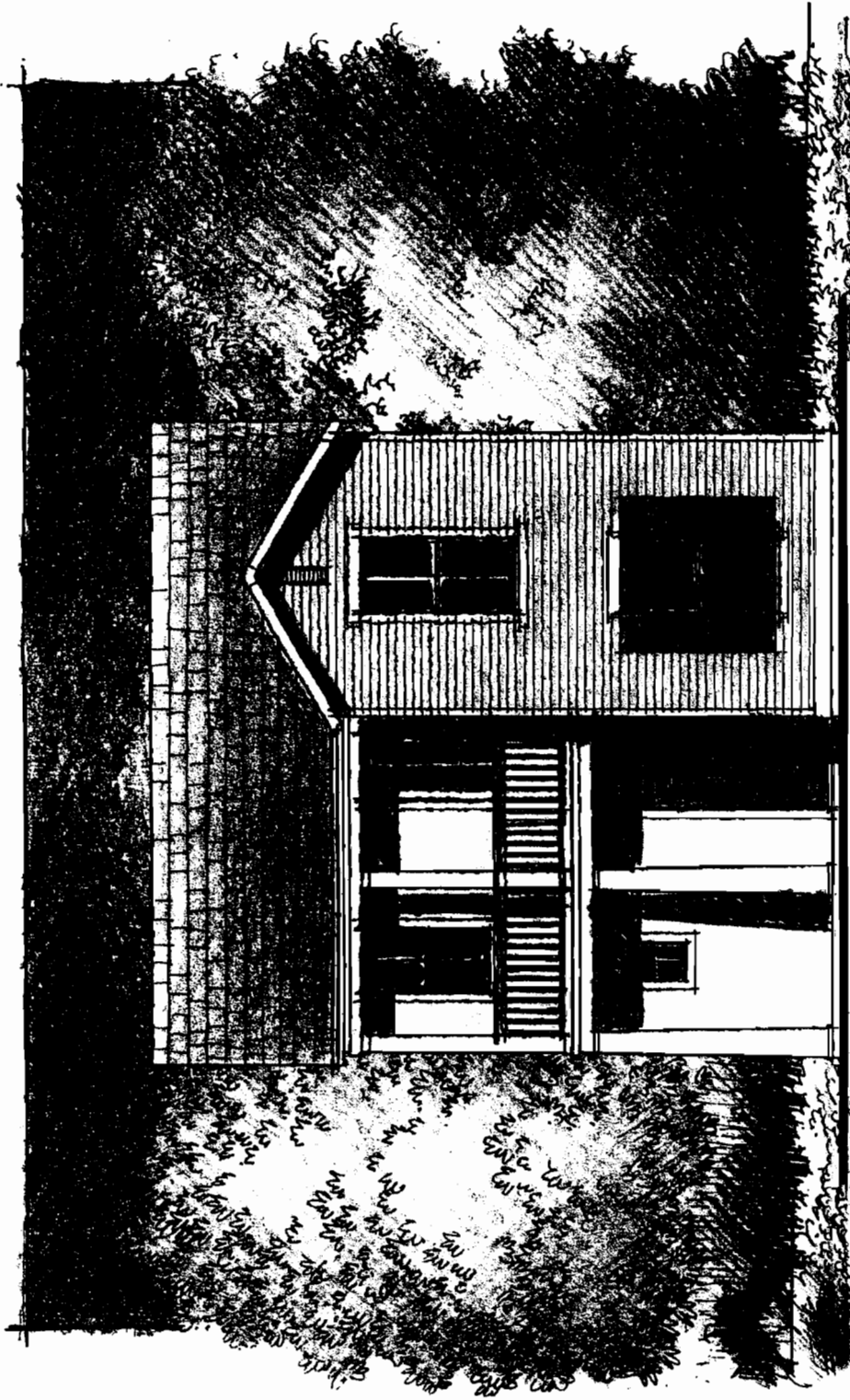
Bloodgood Sharp Buster & 2004

Plan 1625 Cottage



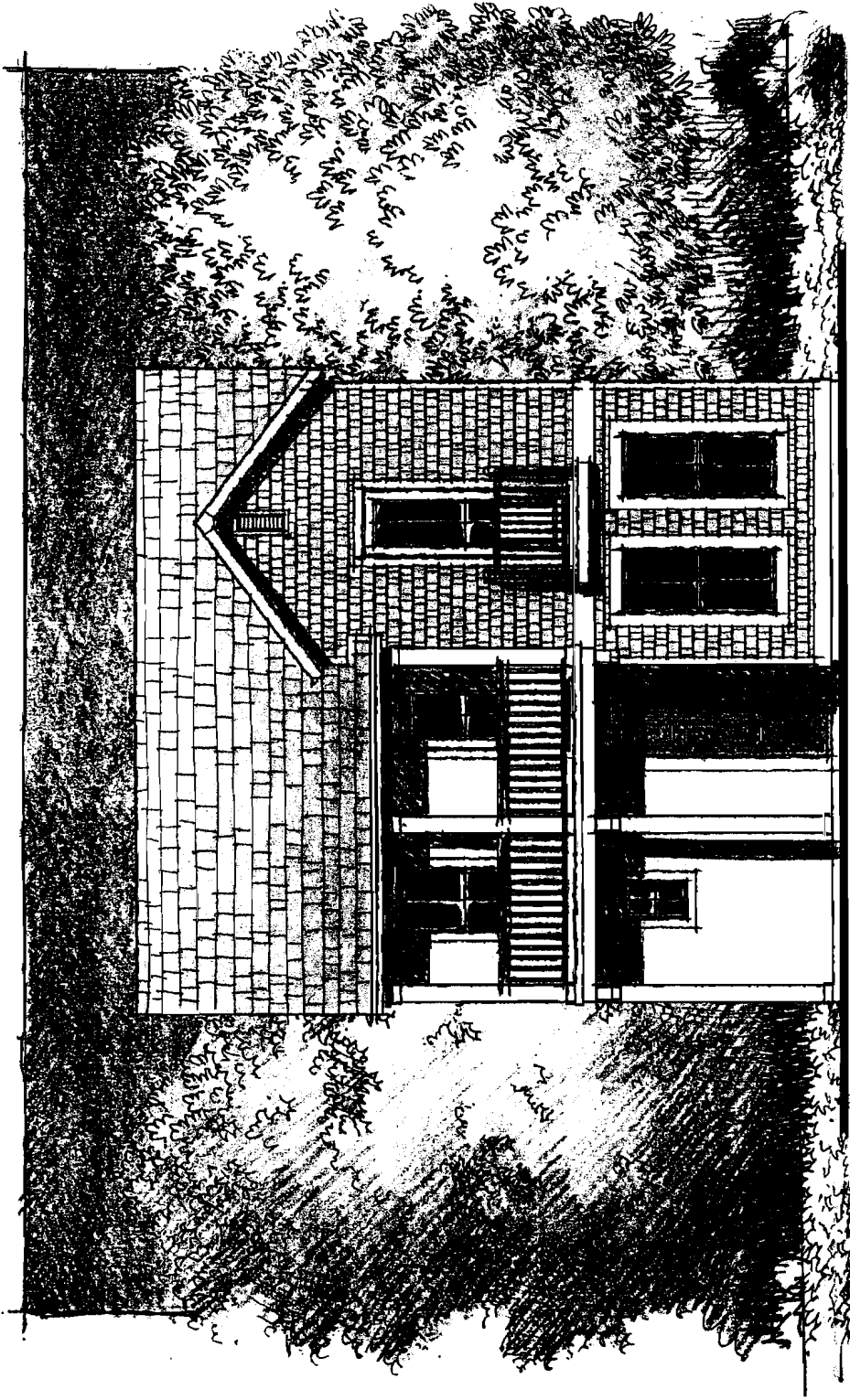
Bloodgood Sharp Buster & 2004

Plan 1625 Manor



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Plan 1625 Siding



Bloodgood Sharp Buster © 2004

Plan 1625 Shingle



<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	<p>The development approved by this action is for a, Rescission of Zone Agreement, Tentative Subdivision Map and Design Review illustrated in the project plans dated January 27, 2005.</p> <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	If there are any discrepancies between the approved subdivision map and the conditions of approval, the conditions of approval shall supercede the approved site plan.	On-Going	Public Works	
5.	All improvements shall be dedicated, designed and constructed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	On-Going	Public Works	
6.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Public Works	
7.	Construct the stormwater treatment facilities prior to the drainage entering the public drainage system to	On-going	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the satisfaction of the City's Public Works and provide an agreement for the maintenance of such treatment facility.			
8. 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.	On-Going	Public Works	
9. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works.	On-Going	Public Works	
10. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches.	On-Going	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	Zoning Agreement 92-0142 is rescinded for the project site including APNs 116-0042-003, 026 and 027	On-going	Planning	
12.	The approval is for 141 single family residential units.	On-going	Planning	
13.	The residential units shall have at least a 3 foot setback from property lines.	On-going	Planning	
14.	The applicant shall sell at least 10% of the units (14) in the very low, low and moderate income price range. This shall include 4% of the units at very low, 4% at low and 2% at moderate. The price range will be established by the City at or before the time of home sales.	On-Going	Planning	
15.	All facilities, included but not limited to streets, drainage and street lighting shall be privately maintained.	On-Going	Public Works	
16.	If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design.	On-Going	Public Works	
<u>Construction Activities /Improvement Plans</u>				
17.	<p>In order to reduce potentially significant adverse impacts to air quality from construction activities to a less than significant level, the following air pollution control measures shall be incorporated into the project specifications and administered during construction:</p> <ul style="list-style-type: none"> • All active portions of the construction site, earthen access roads, and material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. Where feasible, reclaimed water shall be used. • All clearing, grading, earth-moving, or excavation 	<p>Include the above measures on all grading plans, improvement plans, and during project construction</p>	<p>Planning SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>activities shall cease during periods of winds greater than 20 miles per hour averaged over one hour.</p> <ul style="list-style-type: none"> • All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by clearing, earth-moving, or excavation activities shall be minimized at all times. This can be accomplished by mowing instead of disking for weed control and seeding and watering inactive portions of the construction site until grass is evident. • If used, petroleum-based dust palliatives shall meet the road oil requirements of the SMAQMD rule regarding Cutback Asphalt Paving Materials. • Streets adjacent to the project site shall be swept as needed to remove silt that may accumulate from construction activities. Streets are required to be wet prior to or in conjunction with rotary sweeping. • All internal combustion engine driven equipment shall be properly maintained and well tuned according to the manufacturer's specifications. • During the smog season (May through October) the construction period shall be lengthened to minimize the number of vehicles and equipment operating at the same time. 			

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • When available, diesel powered or electric equipment shall be used in lieu of gasoline-powered engines. • Construction activities shall minimize obstruction of through-traffic lanes adjacent to the site. 			
<p>18. In order to reduce potentially significant adverse impacts from NOx emissions to a less than significant level, the project applicant shall provide a plan for approval by 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 achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction* compared to the most recent CARB fleet average at time of construction; and</p> <p>The project representative shall submit to City of Elk Grove-Development Services-Planning and SMAQMD, for review and approval, 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 projected 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</p>	<p>Include the above measures on all grading plans, improvement plans, and during project construction</p>	<p>Planning SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>representative shall provide City of Elk Grove-Development Services-Planning and SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p>			
<p>19. In order to reduce potentially significant adverse impacts from visible emissions to a less than significant level, the project applicant 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 (or Ringelmann 2.0) shall be repaired immediately, and City of Elk Grove Development Services-Planning 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>	<p>Include the above measures on all grading plans, improvement plans, and during project construction</p>	<p>Planning SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20. The applicant shall coordinate with the SMAQM District to ensure that NOx emissions are mitigated to a less than significant impact. Preliminary analysis from SMAQMD has indicated that a mitigation fee of \$2,430 will be required to mitigate NOx emissions not already covered by existing mitigation. This amount shall be paid prior to issuance of building permits to SMAQMD.	Prior to Grading and Improvement Plan Approval.	Planning SMAQMD	
21. In order to mitigate for the loss of Swainson's hawk foraging habitat, the applicant shall implement one of the City of Elk Grove approved mitigation alternatives. Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall: <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR • Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. 	Improvement Plans	Planning	
22. In order to reduce the potential adverse impacts to wetlands to a less than significant level and to ensure that no net loss of wetlands occurs as a result of project	Improvement Plans	Planning	

<p><u>Conditions of Approval / Mitigation Measure</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/ Monitoring</u></p>	<p><u>Verification (date and Signature)</u></p>
<p>implementation, the applicant shall provide Development Services-Planning, written verification that <u>one</u> of the following measures has been fully completed:</p> <ul style="list-style-type: none"> • Prior to issuance of building permits, the applicant shall submit to Development Services-Planning for approval, an on-site wetland restoration/creation plan showing that the total net acres of existing and restored/created wetlands on the project site is no less than 0.28 acres. The plan shall include landscape plans and drainage details showing how the wetlands will receive the necessary water for their long term maintenance. In addition, the plan shall include a maintenance/monitoring component and provisions for correction of any failed restoration/creation site or existing wetland. Implementation of the wetland restoration/creation plan shall begin prior to the issuance of the first final inspection. • Prior to issuance of building permits, the applicant shall submit to Development Services-Planning for approval, an off-site wetland restoration/creation plan showing that the total net acres of off-site restored/created wetlands is no less than 0.28 acres, if the restoration/creation site is within the same watershed as the impacted wetlands, or 0.56 acres if the restoration/creation site is not located in the same watershed as the impacted wetlands. The location of the mitigation site must be approved by Development Services-Planning. The plan shall include drainage details showing how the wetlands will receive the necessary water for their long term maintenance. In addition, the plan shall 			

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>include a maintenance/monitoring component and provisions for correction of any failed restoration/creation site. Implementation of the wetland restoration/creation plan shall begin prior to the issuance of the first final inspection.</p> <ul style="list-style-type: none"> • Prior to issuance of building permits, the applicant shall provide Development Services-Planning, written verification that wetland restoration credits at a USFWS-approved wetland mitigation bank have been acquired. If the wetland mitigation bank is located within the same watershed as the impacted wetlands, no less than 0.28 credits will be purchased. If the wetland mitigation bank is not located within the same watershed as the impacted wetlands, no less than 0.56 credits will be purchased. • If the applicant proposes phasing that avoids the wetlands and the Army Corps of Engineers agrees, mitigation will not be required for phased disturbances that do not impact the wetlands. 			
<p>23. A 12-foot high concrete, masonry block or precast concrete noise barrier shall be constructed at the railroad right-of-way to reduce the exterior railroad noise levels at the proposed park site to 69 dB Ldn. The barrier shall wrap at the southern end of the project to the 65 dB Ldn railroad noise level contour to prevent sound flanking. This portion of the barrier can incrementally decrease to a height of 6-feet as it approaches the 65 dB Ldn railroad noise level contour.</p> <p><u>This wall shall be in place prior to occupancy</u></p>	Improvement Plan	Planning	
<p>24. Masonry walls shall be constructed along Sheldon Road and Elk Grove-Florin per an approved noise</p>	Improvement Plans	Planning	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>study to mitigate traffic noise.</p> <p>These walls shall be in place prior to occupancy</p>			
25.	Any deviations from approved noise mitigation must be approved by planning and supported by noise studies.	Improvement Plans	Planning	
26.	Wholesale water supply will be provided by the Sacramento County Water Agency.	Improvement Plans	Water Supply	
27.	Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all transmission mains to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Improvement Plans	Water Supply	
28.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	Water Supply	
29.	CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first.	Improvement Plans/ Final Map	CSD-1	
30.	In order to obtain sewer service, construction of CSD-1 sewer facilities is expected to be required.	Improvement Plans	CSD-1	
31.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Improvement Plans	CSD-1	
32.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	
33.	Each lot shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
34.	The improvement Requirement Certificate shall contain an indication that construction of CSD-1 sewer	Improvement Plans	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35. Provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code.	Improvement Plans	CSD Parks (Dev. Services)	
36. Pay Park and Recreation Review Fees as required by the EGCS D.	Improvement Plans	CSD Parks (Dev. Services)	
37. Landscape corridors shall be constructed and installed in accordance with plans and specifications approved by the EGCS D and shall be consistent with the EGCS D "General Guidelines for Landscape Corridor Design" and other projects in close vicinity to the area. Corridors will be inspected by EGCS D employees and include meandering or bifurcated sidewalks, subject to EGCS D approval.	Improvement Plans	CSD Parks (Dev. Services)	
38. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to EGCS D approval. Graffiti resistant materials shall be used.	Improvement Plans	CSD Parks (Dev. Services)	
39. When improvements to landscape corridors are complete, a grant deed shall be conveyed to the City of Elk Grove for ongoing maintenance, operation, repair and replacement. Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the EGCS D incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218.	Improvement Plans	CSD Parks (Dev. Services)	
40. Landscaping and wall improvements will be included in the bonding for the subdivision agreement.	Improvement Plans	CSD Parks (Dev. Services)	
41. Masonry walls shall be provided with graffiti-resistant paint or clear graffiti-resistant coating.	Improvement plans and during construction	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
42. The timing of landscape plans should be processed concurrently with the improvement plans. Coordination of this will be handled by the plan checker reviewing the project.	Improvement Plans	CSD Parks (Dev. Services)	
43. The entrance/exit on Sheldon Road shall be designed wider than shown on the TM such that the fire truck will be able to make the turn into the project site without going over the opposing traffic. The project site will provide adequate room to maneuver within the site for emergency vehicles to the satisfaction of Public Works and the Fire Department, otherwise the site will be redesigned to accommodate this. The redesign of the site might result in loss of lots.	Improvement Plan	Public Works	
44. Outside the expanded intersection the cross-section of Sheldon Road from the centerline to back of curb is 5.5' of the 11' median, 11.5 through lane, 11' through lane, 5' bike lane and 3' curb and gutter.	Improvement Plan	Public Works	
45. All private streets within the subdivision/apartments must be constructed to the City of Elk Grove Public Street Standards and to the satisfaction of Public Works. The minimum pavement width shall be 26' excluding the gutter pan for the private roads. A connection will not be allowed among the two 21' drive aisles on the southernmost portion of this project and parcel 116-0042-028.	Improvement Plan	Public Works	
46. All driveways shall be stop sign controlled at the intersection with Sheldon Road and Elk Grove-Florin Road, respectively.	Improvement Plan	Public Works	
47. On street parking on the 26' project streets is prohibited. Appropriate signage shall be installed at the time of construction. The CC&Rs shall include provisions for enforcement.	Improvement Plan	Public Works	
48. Provide a minimum of 150 feet of full-width vehicle	Improvement Plan	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
storage at the left-turn lane from northbound Elk Grove-Florin Road into the site (in addition to the standard transition section of 90 feet).			
49. The dimension of the compact parking spaces shall be 9' by 16'.	Improvement Plan	Public Works	
50. All entrance street throat depths shall be at least 45 feet, clear of parking spaces, measured from the back of sidewalk.	Improvement Plans	Public Works	
51. The width of the parking stalls for all parking spots that are at a 90° angle to another parking spot shall be increased 2' to an ultimate width of 11'.	Improvement Plans	Public Works	
52. The internal circulation and access shall be subject to the review and approval of Public Works.	Improvement Plans	Public Works	
53. All private improvements within the subdivision must be constructed accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plan	Public Works	
54. If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1 st improvement plan submittal.	Prior to 1 st Improvement Plans Submittal	Public Works	
55. Provide calculation and layout showing drainage areas and the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. Show the manner in which overland flows are to be conveyed for a point of discharge. This may include the master planning of this drainage sub-basin.	Improvement Plans	Public Works	
56. Drainage improvement plans shall be designed and constructed in accordance with the City of Elk Grove. Drainage Floodplain Management Ordinance, and all easements 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	Improvement Plans	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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			
57. Design and calculate the onsite drainage to the satisfaction of the City of Elk Grove design standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
58. Design and construct the stormwater treatment facilities prior to the drainage entering the public drainage system to the satisfaction of the City's Public Works and provide an agreement for the maintenance of such treatment facility.	Improvement Plans	Public Works	
59. Comply with all NPDES Permit and City's Stormwater Ordinance requirement before, during, and after construction as require by the Permit and the Ordinance and in accordance with the latest version of the Guidance Manual of On-site Stormwater Quality Control Measure. That includes but not limited to the use of appropriate Best Management Practices (BMPs) measures.	Grading Permit and/or deemed needed by Public Works	Public Works	
60. All finished floor elevations must be a minimum of 1 foot above the 100-yr 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.	Improvement Plans/Grading/ Building Permit	Public Works	
61. File a notice of Intent, obtain a WDID number from the State Board and prepare a SWPPP. SWPPP improvements shall be in place prior to moving equipment, material and personnel on-site for grading activities.	Prior to issuance of the Grading Permit	Public Works	
62. The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Improvement Plans / Grading Plan	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Final Map			
63. Notice to Purchaser: The applicant, owner or successor in interest shall notify each potential home buyer that he/she is purchasing a home near an active railroad track. This shall be done in the form of a disclosure statement.	Recorded at time of Final Map	Planning	
64. Notice to Purchaser: The applicant, owner or successor in interest shall notify each potential home buyer that he/she is purchasing a home that is required to be owner occupied for the first purchaser. This shall be done in the form of a disclosure statement.	Recorded at time of Final Map	Planning	
65. Prior to the final map, the applicant shall submit draft CC&R's for review and approval.	Final Map	Planning	
66. Prior to the Final Map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the property and levy the special tax.	Final Map	Finance	
67. Prior to the Final Map, the project area shall annex into Street Maintenance District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Final Map	Finance	
68. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 10 feet adjacent as a public utility easement for underground facilities and appurtenances <u>except for those areas where structures are located.</u>	Final Map	Public Works (SMUD)	
69. Dedicate Lots A, B and C as a public utility easement	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		(SMUD)	
70. Dedicate Lots E, F and G as a public utility easement for underground facilities and appurtenances.	Final Map	Public Works (SMUD)	
71. Dedicate lots A, B, C and D, the landscape corridors as a public utility easement for underground facilities and appurtenances.	Final Map	Public Works/SMUD	
72. Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Final Map	Water Supply	
73. Impact fees for CSD-1 shall be paid prior to the filing and recording of the Final Map, or issuance of the Building Permits, whatever is first.	Final Map	CSD-1	
74. Land dedicated to EGCS D for corridors, parks, or trails shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by the City of Elk Grove of any grant deed or easement	Final Map	EGCS D Parks (Dev. Services)	
75. Dedicate and improve on Sheldon Road, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Note: Sidewalks shall be separated except at intersections and driveways. The timing of the improvements may conflict with the City's Sheldon widening Capital Improvement Project. Applicant may pay a the cost of the frontage improvements in lieu of construction should these	The first of Improvement Plans or Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
76. Dedicate and improve on Sheldon Road, outside the expanded intersection, south half section 36' from the approved centerline. Improvement will be based on a 84' equivalent arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A 25' landscape and pedestrian corridor from the back of curb is required.	Final Map	Public Works	
77. A 25' landscape corridor on Sheldon Road shall be dedicated to the City of Elk Grove as a landscape and pedestrian easement. Median landscaping within the medians shall be the responsibility of the applicant	Final Map	Public Works	
78. Dedicate and improve on Elk Grove-Florin Road, west half section 48' from the approved centerline. Improvement will be based on a 108' equivalent thoroughfare in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A 36' landscape and pedestrian corridor from the back of curb is required.	Final Map	Public Works	
79. A 36' landscape corridor on Elk Grove-Florin Road shall be dedicated to the City of Elk Grove as a landscape and pedestrian easement. Median landscaping within the medians shall be the responsibility of the applicant	Final Map	Public Works	
80. Dedicate and install a right turn pocket on Sheldon Road from the western property boundary into the project site. The right turn pocket shall be 180' long with a 90' taper. A pocket of lesser length is acceptable if it conflicts with the railroad right-of-way and will be evaluated by Public Works. Payment in-lieu of construction may be an alternative if these improvements can be included in the City's Sheldon	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Road widening project..			
81. Dedicate and install a right turn pocket on Elk Grove-Florin Road from the northern property boundary into the project site. The taper and the pocket length will be determined in the Improvement Phase due to the existing bus turnout.	Final Map	Public Works	
82. All improvements shall be dedicated and designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	Final Map	Public Works	
83. Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets.	Final Map	Public Works	
84. Dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Public Works	
85. Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of all internal streets to the satisfaction of Public Works.	Final Map	Public Works	
86. Improvement plan must be approved by Public Works prior to City Council approval of Final Map.	Final Map	Public Works	
87. Place a statement on the Final Parcel Map that states that Sheldon Road and Elk Grove-Florin Road frontage improvements shall be required to be constructed in accordance with City Standards and to the satisfaction of Public Works prior to issuance of any permits for development of either Lot 1 or Lot 2.	Final Map	Public Works	
88. Form a Home Owners Association and provide CC&R recorded prior to or concurrently with the Final Map. CC&R shall include but not limited to common area ownership, maintenance, and joint access. Submit CC&R to Public Works for review prior to recordation.	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
89..	Lot H and Lot D shall be owned and maintained by the Home Owners Association.	Final Map	Public Works	
	Building Permits			
90.	Due to the unique layout of this project and the difficulty of accessing the back of the homes because of the layout, all homes within the project will be required to be sprinklered with an NFPA 13D compliant Automatic Fire Sprinkler System. The closeness of the homes increases the chances of a conflagration should a fire occur in a home, and the layout of the lots creates difficulties in accessing the rear of each homes further hindering fire suppression operations.	Building Permits	EGCSD Fire	
91.	A detailed analysis of interior noise levels shall be conducted once building plans become available.	Building Permit	Planning	
92.	To comply with the interior noise level requirement of 45 dB Ldn at the second floor façades of lots adjacent to Sheldon Road and Elk Grove-Florin Road, normal construction practices per the latest edition of the UBC shall be adhered to, including: <ol style="list-style-type: none"> 1. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed. 2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications). 3. Exterior doors are solid core with perimeter weather-stripping and threshold seals. 4. Exterior walls consist of stucco or brick veneer. 5. Glass in both windows and doors should not exceed 20% of the floor area in a room. 6. Windows should have a Sound Transmission Classification (STC) rating of at least 30. 7. Roof or attic vents facing the noise source of 	Building Permit	Planning	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>concern should be boxed.</p> <p>Or The first row of residences facing Sheldon Road and Elk Grove-Florin Road shall be restricted to single-story residences. The remaining rows of residences may include second story rooms.</p>			
93.	The project shall pay all applicable City of Elk Grove administered development impact fees prior to building permit issuance.	Building Permit	Building	
94.	Landscaping shall be installed prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1 st Building Permit	Public Works	
95.	All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	
96.	Submit Flood Elevation Certification for each structure.	Prior to Occupancy	Public Works	
97.	Driveway on Sheldon Road shall be a right in/right out. The driveway on Elk Grove-Florin Road shall be right in, right out and left in	Prior to Occupancy	Public Works	
98.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Occupancy	Public Works	
99.	Masonry walls required for noise attenuation shall be completed prior to occupancy	Prior to Occupancy	Planning	
100.	Final Map shall be completed, approved and recorded prior to 1 st building permit.	Prior to issuance of 1 st Building Permit	Public Works	
101.	At all street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with	Building Permit	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the City of Elk Grove Standard Details.			
103. If the proposed site plan varies from the existing approved on-site improvement drawings, a separate set of improvement drawings, or revisions to the existing drawings, must be submitted and approved.	Building Permit	Public Works	
104. All traffic calming devices, such as speed cushions, on the private streets shall be approved in advance by Public Works.	Construction	Public Works	

General Compliance Items for Building Permit

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Provide separate water service to the building.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
7. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits.
8. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
9. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
10. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds.
11. All required roadways, water mains, fire hydrants and fire flow shall be provided *prior to* the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.
12. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
13. 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.
14. EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this

development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.

15. 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.