

**RESOLUTION NO. 2007-80**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR ZGRAGGEN RANCH PROJECT NO. EG-03-480**

**WHEREAS**, Development Services – Planning of the City of Elk Grove received an application on August 15, 2003, updated August 22, 2005, from Pulte Homes Corporation requesting approval of a Tentative Subdivision Map and Design Review for the Zgraggen Ranch project; and

**WHEREAS**, the proposed project is located on real property in the incorporated portions of the City of Elk Grove, located at the southwest corner of Bruceville Road and future Whitelock Parkway and more particularly described as APNs 132-0050-063, -064, and -075; and

**WHEREAS**, Planning has considered the project request pursuant to the Elk Grove Zoning Code, and all other applicable state and local regulations; and

**WHEREAS**, the City Council held a duly noticed public hearing on April 11, 2007 as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove approves of the Tentative Subdivision Map and Design Review based on the following findings:

**CEQA**

Finding: The project will not have a significant impact on the environment because all potentially significant effects have been adequately analyzed in the Environmental Impact Report previously prepared for the Laguna Ridge Specific Plan project (EG-00-062) in accordance with the California Environmental Quality Act (CEQA).

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report was adopted by the City Council in June 2004. The EIR adequately addressed environmental issues related to the development of the Zgraggen Ranch project site, which conforms to the approved Specific Plan. No additional environmental impacts have been identified for the Zgraggen Ranch project other than those previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project.

## **General Plan**

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

Evidence: The General Plan identifies the site as being located within the Laguna Ridge Specific Plan. Land uses throughout the project site include Low Density Residential, High Density Residential, and Open Space. The project is consistent with the goals and policies of the General Plan as well as those development policies and standards established by the Laguna Ridge Specific Plan.

## **Tentative Subdivision Map**

Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map apply to this project.

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 Laguna Ridge Specific Plan
- b. The design or improvements of the proposed subdivision are consistent with the Laguna Ridge Specific Plan.
- c. The site is physically suitable for the development. The applicant is proposing a large lot/small lot subdivision that conforms to the allowable densities in the Laguna Ridge Specific Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing a large lot/small lot subdivision that conforms to the allowable densities of the underlying zoning designations of the Laguna Ridge Specific Plan.
- e. The Environmental Impact Report prepared for the project determined that potential environmental impacts related to the proposed project can be mitigated less than significant levels. For those impacts which mitigation cannot reduce impacts to less than significant levels, a statement of overriding considerations has been adopted. The project will comply with all mitigation measures adopted for the Laguna Ridge Specific Plan.
- f. The proposed map was reviewed to ensure safe traffic flow. There are no known potentially serious health problems that will result from project implementation.
- 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 architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The site plan, residential dwelling building elevations, and landscape plan for the proposed Zraggen Ranch project were reviewed for compliance with the City-wide Design Guidelines and the Supplemental Design Guidelines for Laguna Ridge for single family, attached residential development. As proposed, the project is designed with a cohesive architectural theme and will vary the use of the same color palette and building materials that will ensure compatibility of all future housing types within the area.

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 Zraggen Ranch project has been designed to the same scale and quality as the surrounding uses. Design Review of the project incorporated an in depth review of the City's design guidelines and an analysis of the project's compliance with all applicable design standards. The project includes the use of several house plans and architectural styles that will create a cohesive internal project design and a compatible development with surrounding neighbors. The project is subject to conditions of approval that will ensure compliance with all applicable development standards and requirements.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby approves the Tentative Subdivision Map and Design Review for the Zraggen Ranch project, as shown in the attached exhibits and subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of April 2007.

  
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JAMES COOPER, MAYOR of the  
CITY OF ELK GROVE

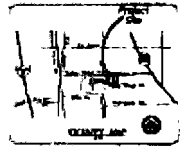
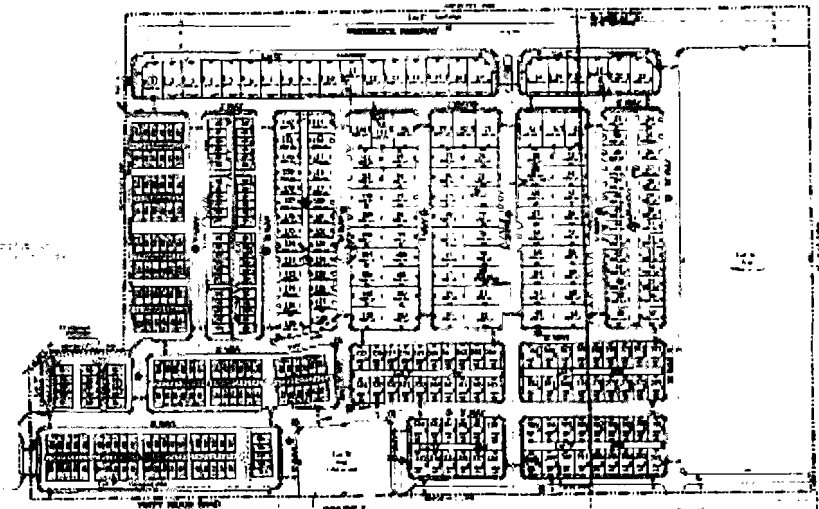
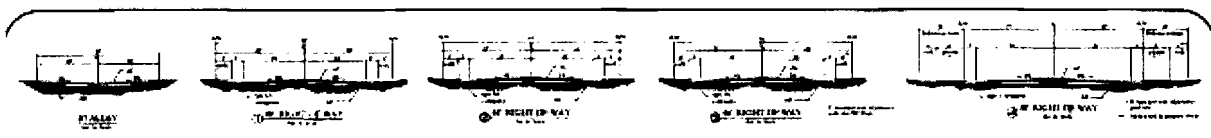
ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
INTERIM CITY ATTORNEY

# Zraggen Ranch Tentative Subdivision Map



**PROJECT INFORMATION**

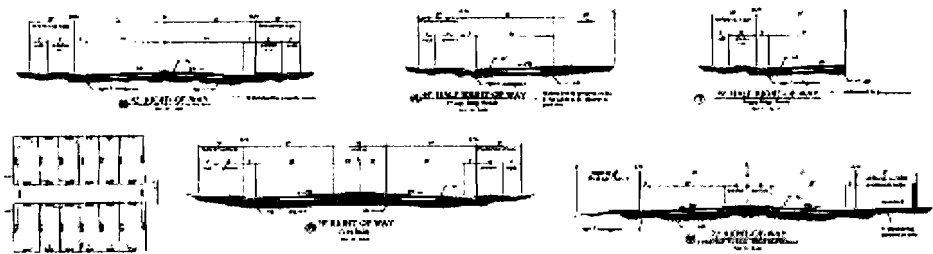
APPLICANT: [Name]  
 PROJECT: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 COUNTY: [County]  
 STATE: [State]

**DESIGN INFORMATION**

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

**NOTES**

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the street.
3. All dimensions are to the centerline of the lot.
4. All dimensions are to the centerline of the building.
5. All dimensions are to the centerline of the driveway.
6. All dimensions are to the centerline of the sidewalk.
7. All dimensions are to the centerline of the fence.
8. All dimensions are to the centerline of the wall.
9. All dimensions are to the centerline of the roof.
10. All dimensions are to the centerline of the foundation.



**DESIGN MODIFICATIONS**

1. [Modification 1]

2. [Modification 2]

3. [Modification 3]

4. [Modification 4]

5. [Modification 5]

Tentative Map  
**ZRAGGEN RANCH**  
 City of Elk Grove, California  
 August 15, 2011  
 Revised December 21, 2011  
 January 5, 2012  
 February 21, 2012  
 March 15, 2012  
 December 4, 2012

**Blair & Sons**  
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**Exhibit A: Zraggen Ranch Conditions of Approval**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>A. On-Going</b>			
<p>1. The development approved by this action is for a Tentative Subdivision Map to subdivide the 61.9 acre project site to create 400 single family lots consisting of 190 townhomes lots, 124 RD-8 lots, and 86 RD-5 lots. The map also includes 2 park lots, 3 landscape lots, 6 alley lots, and 5 common area lots. Design Review for the proposed townhouse and alley-loaded housing product is also included. The project is described in the Planning Commission report and associated Exhibits and Attachments, dated March 15, 2007, and illustrated in the project plans below:</p> <ul style="list-style-type: none"> <li>• Large Lot Subdivision Map (received 10-20-05)</li> <li>• Tentative Subdivision Map (received 12-12-05)</li> <li>• Preliminary Grading and Utility Plan (received 10-20-05)</li> <li>• Townhomes 6-Plex Plan Details (received 10-20-05)</li> <li>• Townhomes 5-Plex Plan Details (received 10-20-05)</li> <li>• Alley Loaded Product Details (received 10-20-05)</li> <li>• Laguna Ridge Townhomes Colors/Materials (received 10-20-05)</li> <li>• Laguna Ridge Alley Loaded Colors/Materials (received 10-20-05)</li> </ul> <p>Any 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	
<p>2. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>3. The Tentative Subdivision Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved.</p>	Three years, commencing with the date of	Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	Planning Commission approval On-Going	Planning	
5. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
6. Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
7. Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
8. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.	On-Going	CSD-1	
9. The Applicant shall not create a nuisance during the construction phase of the project.	On-Going During Construction	Community Enhancement	
<b>B. Prior to Improvement Plans or Grading</b>			
10. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-063, -064, and -075. Prior to the issuance of any	Prior to Issuance of a Grading Permit /	Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Improvement Plans		
<p>11. The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Preservation Plan, the more stringent of the two shall apply.</p> <p><b>Tree Preservation Construction Notes:</b></p> <ol style="list-style-type: none"> <li>1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the drip line protection area of all oak trees to be retained and all portions off-site oak tree drip lines which extend into the site, and shall not be cut back in order to change the drip line. Removing limbs which make up the drip lines does not change the protected zones unless otherwise determined by the City Arborist.</li> <li>2. Chain link or alternately barrier, approved by the Planning Department, shall be installed one (1) foot outside the drip line protection area of the on-site oak and landmark trees to be retained and all portions of off-site oak tree drip lines which extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around those oak tree drip lines which are approved for encroached into by structures and/or driveways can be moved to allow construction. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Place 12" by 18" all weather durable signs on the protective barrier every 10' on</li> </ol>	Prior to Issuance of a Grading Permit / Improvement Plans	Planning, Public Works	

<p align="center"><b>Conditions of Approval / Mitigation Measure</b></p>	<p align="center"><b>Timing/ Implementation</b></p>	<p align="center"><b>Enforcement/ Monitoring</b></p>	<p align="center"><b>Verification (date and Signature)</b></p>
<p>center, stating: "This tree is protected by the City of Elk Grove". Minimum of 2 signs per tree.</p> <ol style="list-style-type: none"> <li>3. A piped aeration system shall be installed at all locations where impervious surfaces and/or structural development will occur within the drip line protection area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto the site. Installation of the aeration system shall be performed under the direct supervision of a certified arborist. If, in the opinion of the certified arborist, encroachment into the drip line protection area is severe, then the affected tree shall be retained on site but determined lost, and mitigation as required by the approving body.</li> <li>4. All driveways which pass through the drip line protection area of the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation for driveway construction shall be allowed with oak tree drip line protection areas except minor excavation associated with the installation of piped aeration systems.</li> <li>5. Any pruning of an oak tree shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist in order to correct a safety hazard, structural defect, crown cleaning or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure. All pruning and deadwood removal shall be executed in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines". An ISA Certified Arborist shall supervise and tree pruning.</li> <li>6. Oak trees on site shall be pruned, as per arborist recommendations, prior to starting any adjacent site improvements. Any pruning of an oak tree shall be supervised by</li> </ol>			



Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>a certified arborist.</p> <p>7. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend onto the site.</p> <p>8. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiles or, located within the drip line area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto the site.</p> <p>9. No grading (grade cut or fills) shall be allowed within the drip line protection area of the on-site oak trees to be retained and all portions of off-site oak trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans or as approved by the City Arborist. If, in the opinion of the certified arborist, permitted grading in the drip line protection area is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>10. No trenching shall be allowed within the drip line protection area of the on-site oak trees to be retained and all portions of the off-site oak tree drip lines which extend onto site. If it is absolutely necessary to install underground utilities within the drip line of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>11. Landscaping beneath the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend on the site include non-plant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the drip lines of oak trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants.</p>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>12. No in the ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the drip line protection area of the on-site oak trees to be retained and all portions of off-site oak tree drip lines which extend onto the site. An "above ground drip irrigation system", drip lines placed on natural grade and all emitters shall be placed on grade, will be permitted under oak tree drip lines. No trenching for irrigation lines will be permitted under drip line protection areas.</p> <p>13. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the drip line of any protected tree(s).</p> <p>14. During construction, the frequency and amount of water for protected trees shall not differ from that received prior to construction.</p>	Prior to 1 <sup>st</sup> Improvement Plans Submittal	Public Works	
<p>12. If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1<sup>st</sup> improvement plan submittal. All phased streets will be constructed full width and fully improved, including all street lighting, sidewalks and (where required per design guidelines) landscaping. Subdivision (small map) improvements will be required to provide connections and other improvements through other subdivisions. The phasing plan shall also include building release sequencing and show the separation of public (home purchaser) traffic from building construction traffic.</p>	Prior to 1 <sup>st</sup> Improvement Plans Submittal	Public Works	
<p>13. The RD-15 designated area as defined by the Zraggen Ranch Tentative Subdivision Map may proceed as an independent development per Section 8.1.2 of the Laguna Ridge Specific Plan. The Applicant shall submit a RD-15 Phasing Plan which includes all requisite infrastructure necessary to service the RD-15 portion of the subject property as part of the proposed development. This plan shall be reviewed and approved to the satisfaction of Public Works prior to the first submittal of improvement plans.</p>	Prior to 1 <sup>st</sup> Improvement Plans Submittal	Public Works	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
14.	All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69 kv pole and transmission lines.	Prior to Approval of Improvement Plans	Public Works	
15.	The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the City's Zoning Code, Design Guidelines for Laguna Ridge and Water Conserving Landscape requirements for Poppy Ridge Road Median east of Lot B and the following: Park E, F, G, and L as indicated in the Pulte Development Agreement (Ord. 40-2006), all landscape corridors, and any residential model homes. Plans shall be submitted to Planning and Public Works for review and approval.	Prior to Approval of Improvement Plans	Public Works, Planning	
16.	All proposed street names shown on the tentative shall be evaluated by Public Works in the Improvement Plans submittal.	Prior to Approval of Improvement Plans	Public Works	
17.	<p>Design and construct the following traffic calming devices in accordance with the City's standard and/or to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> <li>• Bulb outs (may require uncontrolled marked crosswalk with signs and markings) <ul style="list-style-type: none"> <li>○ B Way/H Way</li> <li>○ B Way/M Way</li> <li>○ C Way/Poppy Ridge Road</li> <li>○ D Way/Poppy Ridge Road</li> <li>○ E Way/M Way</li> <li>○ K Way/M Way</li> <li>○ Poppy Ridge Road/M Way</li> </ul> </li> </ul> <p>The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation.</p>	Prior to Approval of Improvement Plans	Public Works	
18.	The applicant shall provide an exhibit demonstrating the ability of fire apparatuses to maneuver around the entry islands and circulate	1 <sup>st</sup> Improvement Plans Submittal	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
within the development. If fire apparatuses can not make the appropriate maneuvers the subdivision shall be redesigned to the satisfaction of Public Works.			
19. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval.	Prior to 1 <sup>st</sup> Improvement Plans Submittal	Public Works	
20. The applicant shall install appropriate 'No Parking' signs to ensure that on street parking does not interfere with emergency response and trash pick-up. The signs will be maintained and enforced by the Home Owners Association.	Final Map	Public Works	
21. The applicant shall design this project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage and the installation of no parking signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite out of view of the general public.	Final Map	Public Works	
22. All 50 foot wide center medians that exceed 300 feet in length shall be designed to provide a 5 foot wide decomposed granite track along each length and modified vertical curbing for emergency responses purposes. Aggregate base shall be provided under the 5 foot track to provide for compaction in accordance with the City of Elk Grove Improvement Standards and details and to the satisfaction of Public Works.	Final Map	Public Works, Planning, EGFD	
23. The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of Public Works.	Final Map	Public Works	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
24.	The Applicant shall design and install street lights in accordance with the City of Elk Grove street light standard and to the satisfaction of Public Works.	Final Map	Public Works	
25.	The Applicant shall design and install vertical curbs adjacent to all landscaping strips and medians. Specific locations on median(s) that require emergency vehicle access, alternative solution will be evaluated at Improvement Plans submittal.	Final Map	Public Works	
26.	B Way, E Way, F Way, G Way and M Way shall be designed with vertical curbs to the satisfaction of Public Works.	Improvement Plans	Public Works	
27.	The applicant shall dedicate, design and install the intersection of J Way at Whitelock Parkway as a right-in/right-out to the satisfaction of Public Works. Left-in and left-out access shall be evaluated at improvement plans.	Improvement Plans / Final Map	Public Works	
28.	The applicant shall dedicate, design and install the intersection of M Way at Whitelock as a right-in/right-out to the satisfaction of Public Works. Left-in and left-out access shall be evaluated at improvement plans.	Improvement Plans / Final Map	Public Works	
29.	The applicant shall dedicate and improve the intersection of Whitelock Parkway and 'A' Drive, based upon an expanded intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
30.	The applicant shall dedicate, design and install the intersection of Poppy Ridge Road and B Way as a right-in/right-out to the satisfaction of Public Works. Left-in and left-out access shall be evaluated at improvement plans.	Improvement Plans / Final Map	Public Works	
31.	The applicant shall dedicate, design and improve A Drive based on a modified primary residential street. From Whitelock Parkway to J/K Way shall be 58' from back of curb to back of curb with a 20' median and from J/K Way shall be 38' from back of curb to back of curb without a median. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
32. The applicant shall dedicate, design and improve J Way, in full width, at the entrance to Whitelock Parkway, and B Way, in full width, at the entrance to Poppy Ridge Road, based upon on a modified primary residential street of 38' from back of curb to back of curb. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
33. The applicant shall dedicate a 20' SMUD easement adjacent to Whitelock Parkway, outside of the landscape corridor, for the future 69 KV line to the satisfaction of Public Works. This easement shall be improved with the appropriate SMUD approved landscaping to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
34. The applicant shall dedicate, design and improve Poppy Ridge Road, in full width from Bruceville Road to C Street, based on a primary residential street of 38' from back of curb to back of curb without a median. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
35. The applicant shall dedicate, design and improve Poppy Ridge Road, in full width from D Way to the eastern park frontage of Lot A, based on a primary residential street of 58' from back of curb to back of curb with a 50' median. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
36. The applicant shall dedicate, design and improve an expanded intersection at Bruceville Road / Poppy Ridge Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
37. The applicant shall design and install the signal at the intersection of Bruceville Road/Poppy Ridge Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
38. The applicant shall dedicate, design and improve a 25' landscape corridor, in fee title, on Whitelock Parkway to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Improvement Plans / Final Map	Public Works	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
39.	The applicant shall dedicate, design and improve Whitelock Parkway, in full width, from Bruceville Road to the eastern end of the park, Lot A, based upon an 84' equivalent arterial, as shown in the Laguna Ridge Whitelock Parkway Segment 1 Improvement Plans, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A 25' wide landscape corridor shall be installed adjacent to Whitelock Parkway. The 6' sidewalk shall be installed within the 25' landscape corridor.	Improvement Plans / Final Map	Public Works	
40.	The applicant shall dedicate, design and improve an expanded intersection at Bruceville Road / Whitelock Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
41.	The applicant shall dedicate, design and modify the existing signal at the intersection of Bruceville Road / Whitelock Parkway in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
42.	The applicant shall dedicate, design and improve all internal streets, in full width, as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards as further conditioned within and to the satisfaction of Public Works.	Improvement Plans / Final Map	Public Works	
43.	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	
44.	Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
45.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. This may include interim connection lines to access existing connection facilities.	Improvement Plans	CSD-1	
46.	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	

Conditions of Approval / Mitiation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
47. CSD-1 shall require an approved sewer study prior to approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. The sewer study shall demonstrate how interim service will be provided to the project prior to the completion of major infrastructure for the East Franklin-Laguna Ridge area.	Prior to Improvement Plans or Final Map, whichever comes first	CSD-1	
48. All structures along private drives shall have a minimum 10-foot setback or alternative to the satisfaction of CSD-1 so that CSD-1 can properly maintain sewer services.	Improvement Plans	CSD-1	
49. Private drives over sewer easements shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.	Improvement Plans	CSD-1	
50. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction	Improvement Plans	SCWA	
51. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency (SCWA). When available, the Applicant shall use non-potable water during grading and construction. Irrigation water service for all areas identified on the SCWA/MWH 2004 Sacramento County Recycled Water Distribution Modeling Study shall be provided from the Non Potable system.	Improvement Plans	SCWA	
52. Sacramento County Water Agency (SCWA) will not issue water connection permits nor will building permits be issued for houses adjacent to proposed SCWA well sites until the well hole is constructed and accepted by SCWA. SCWA will determine which lots are the adjacent lots and these lots will be shown on the improvement plans.	Improvement Plans	SCWA	
53. Sacramento County Water Agency will not approve improvement plans until a contract has been awarded for the construction of the "Big Horn Water Treatment Plant".	Improvement Plans	SCWA	



	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
54.	Sacramento County Water Agency (SCWA) will not issue water connection permits until the "Big Horn Water Treatment Plan" has been accepted for operation by SCWA.	Improvement Plans	SCWA	
<b>C. Prior to Final Map</b>				
55.	All parklands, paseos, and other open space areas shall be dedicated in fee to the City of Elk Grove. The developer shall maintain all open spaces areas through the warranty period. Park improvements shall be bonded for prior to approval of a final map or as otherwise specified in a Development Agreement approved by the City Council.	Prior to the Approval of any Final Map	Public Works	
56.	Rose Garden Park, Promenade Park, Storybook Park, and Community Park shall be dedicated, designed and constructed in accordance with the approved Pulte Home Corporation Development Agreement, enacted by Ordinance 40-2006.	Dedication Prior to Approval of Final Map  Construction Prior to Issuance of Building Permits as stipulated in Approved DA	Public Works	
57.	The applicant shall show proof to the satisfaction of The City Engineer that Poppy Ridge Road is a dedicated street. If Poppy Ridge Road is not a dedicated street, the applicant shall provide all dedication documents necessary to provide access to a dedicated street. If these documents are not supplied, the applicant shall place a note on all map sheets '14' lettering stating the following "All lots shown hereon have no access to a dedicated street."  No building permit will be issued for any lots hereon until such time access approved by The City Engineer has been accepted by the City.	Prior to Approval of Final Map	Public Works	
58.	Small lot (residential) subdivision cannot be subdivided until such time as the large lot subdivision map has been filed and recorded. Concurrent processing may occur with approval of public Works.	Prior to Approval of Final Map	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
59. Landscape corridors (Lots C and D) for single family frontage shall be dedicated to the City of Elk Grove in fee on the Final Map.	Final Map	Public Works	
60. For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	
61. The quitclaim of the following easements shall be completed prior to Final Map: <ul style="list-style-type: none"> <li>• Pacific Telephone and Telegraph Company easement as recorded in Book 669, Page 273</li> <li>• Pacific Telephone and Telegraph Company easement as recorded in Book 739, Page 222.</li> </ul>	Prior to Approval of the Final Map	Public Works	
62. The applicant shall provide Home Owner's Association bylaws including but not limited to common area ownership, maintenance, all 20' shared driveways and 15' pedestrian easement, for review and approval by Public Works.	Prior to Approval of the Final Map	Public Works	
63. The Applicant shall prepare and record CC&Rs over all parcels within the tentative map. The CC&Rs shall, at a minimum, include the following: <ul style="list-style-type: none"> <li>• In areas where homes front or otherwise are adjacent to a sidewalk, separated from the street by a planter strip and street trees, residential property owners may not place stepping stones, rocks, gravel, artificial turf, concrete, shrubbery or any other material other than turf between the sidewalk and the street. Maintenance of this planter strip and the street tree shall be the responsibility of the homeowner. Enforcement of this provision may be by association or the City of Elk Grove all at the cost of the residential property owner.</li> <li>• Where community owned tree(s) (association or City) spreads over property lines, the property owner may not maintain, trim or otherwise harm the tree without first obtaining a permit from the appropriate body. Maintenance of dropping leaves, twigs and general tree debris onto the residential property and its</li> </ul>	Concurrently with Recordation of the Final Map	Public Works	

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p>structures shall be the residential property owner's sole responsibility.</p> <ul style="list-style-type: none"> <li>• Each lot shall have one driveway. Additional driveways may be approved by Public Works.</li> <li>• When open spaces are adjacent to residential uses, open fencing shall be provided. Alterations to open fencing are not allowed.</li> </ul>			
<p>64. Any deviations from City Standards not noted on the tentative map shall be subject to review by Public Works prior to recordation. Any new deviations may require the redesign and rehearing of the project by the Planning Commission.</p>	<p>Prior to Recordation of the Final Map</p>	<p>Public Works</p>	
<p>65. Dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. Along major roadways, the PUE shall be located in the landscape buffer as per the design guidelines or to the satisfaction of Public Works. An alternative 10 foot public utility easement is acceptable by Public Works upon receipt of a letter of approval from all appropriate agencies.</p>	<p>On Final Map</p>	<p>Public Works</p>	
<p>66. The applicant shall construct the improvements across the water treatment plant in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>67. Prior to the final map, the project area shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/services/finance-district/cfd-information.htm">www.elkgrovecity.org/services/finance-district/cfd-information.htm</a></p>	<p>Prior to Final Map</p>	<p>Finance</p>	
<p>68. Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take</p>	<p>Prior to Final Map</p>	<p>Finance</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>69. several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/services/cfd/ad-information.htm">www.elkgrovecity.org/services/cfd/ad-information.htm</a></p> <p>Prior to the final map, the project area shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/services/finance-district/cfd-information.htm">www.elkgrovecity.org/services/finance-district/cfd-information.htm</a></p>	Prior to Final Map	Finance	
<p>70. Prior to the final map, the project area shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/services/finance-district/cfd-information.htm">www.elkgrovecity.org/services/finance-district/cfd-information.htm</a></p>	Prior to Final Map	Finance	
<p>71. Prior to approval of the final map, the project applicant shall fund the project's share of land acquisition/dedication costs for public improvements in the Laguna Ridge Specific Plan that are not funded by other sources. This condition may be satisfied by:</p>	Prior to Final Map	Finance	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>72. (1) Becoming a party to an Indemnification, Hold Harmless, and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and:</p> <p>(a) Entering into a Master Cost Sharing Agreement, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or  (b) By the payment of cash to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City as the project applicant's share of the land acquisition/dedication costs; or  (c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.</p> <p>Prior to approval of the final map, the project applicant shall fund the project's share of park improvements in the Laguna Ridge Specific Plan (including parks, parkways, and paseos) that are not funded by other sources. This condition may be satisfied by:</p> <p>(1) Becoming a party to an Indemnification, Hold Harmless and Defense Agreement in a form acceptable to the City with respect to any claims arising out of the project approval, and</p> <p>(a) Entering into a Master Cost Sharing Agreement with the Laguna Ridge Owner's Group, in a form acceptable to the City; or  (b) By the payment of cash, as the project applicant's share of the cost of the public improvements, to the Laguna Ridge Owner's Group in an amount agreed to by the Laguna Ridge Owner's Group and the City; or  (c) By the payment of a park fee that fully funds the project applicant's fair share cost of the Laguna Ridge Specific Plan park improvements, as calculated by the City;  (d) By some combination of the methods outlined in (a), (b), and (c), above, in a form acceptable to the City.</p>	Prior to Final Map	Finance	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
73.	CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.) Prior to recording the Final Map, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.	Prior to Final Map	CSD-1	
74.	The subject property owner(s) shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations. This requirement shall be included on the Final Map and in the Real Estate Commissioners Public Report by language approved by the District.	Final Map	CSD-1	
75.	Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of Sacramento Water Agency prior to Final Map approval.	Prior to Final Map	SCWA	
76.	Prior to Final Map recordation or signing of improvement plans whichever occurs first, the Sacramento County Water Agency requires either fee simple title or purchase agreements for the "Big Horn Water Treatment Plant" site and the "Laguna Ridge Water Treatment Plant" site as identified in the most current approved Laguna Ridge Specific Plan Water Supply Master Plan.	Prior to Final Map	SCWA	
77.	The Applicant shall dedicate the Common Areas, the Alleys, and 5 feet adjacent thereto or an alternative to the satisfaction of SMUD as a public utility easement for underground facilities and appurtenances for the RD-15 townhomes and RD-8 alley loaded product. A 12.5 PUE shall be provided in all applicable locations through the project site.	On Final Map	SMUD	
78.	The Applicant shall dedicate a 10 foot public utility easement for underground facilities and appurtenances adjacent to all public ways, private drives, and/or irrevocable offer of dedication for the RD-15 townhomes and RD-8 alley loaded product. A 12.5 PUE shall be provided in all applicable locations throughout the project site.	On Final Map	PG&E	
79.	All streets shall be a minimum of 40 feet of right of way. If the street section is 38 feet from back of curb to back of curb and sidewalks are	On Final Map	Public Works	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
80.	<p>separated the right-of-way will be located 1 foot behind back of curb to make this dimension.</p> <p>The applicant shall dedicate, design and improve M Way, in full width from Whitelock Parkway to Poppy Ridge Road, 46' from back of sidewalk to back of sidewalk. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	On Final Map	Public Works	
81.	<p><del>STREET</del> <b>Roadway Infrastructure</b></p> <p>All backbone infrastructure required by the Laguna Ridge Specific Plan (per the LRSP Finance Plan) shall be completed as specified within these conditions of approval to the satisfaction of the City of Elk Grove.</p>	<p>With Recordation of Final Map;</p> <p>Prior to Issuance of Building Permits or as indicated in within these conditions</p>	Public Works, Planning	
82.	The Applicant shall design, dedicate, and/or acquire property rights for, and construct Elk Grove Boulevard, from Bruceville Road to approximately 300 feet east of the future extension of Laguna Springs Drive, (including class I bikeway)	<p>With Recordation of Final Map;</p> <p>Prior to Issuance of 1<sup>st</sup> Building Permits</p>	Public Works, Planning	
83.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Bruceville Road, from Elk Grove Boulevard to Whitelock Parkway.	<p>With Recordation of Final Map;</p> <p>Prior to Issuance of 1<sup>st</sup> Building Permits</p>	Public Works, Planning	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
84.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Big Horn Boulevard, from Elk Grove Boulevard to Whitelock Parkway.	With Recordation of Final Map;	Public Works, Planning	
85.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Whitelock Parkway, from Bruceville Road to Lotz Parkway, consistent with the LRSP and subject to the discretion of the City Engineer. For the segment of Whitelock Pkwy between Big Horn Blvd and Lotz Pkwy, the north two lanes shall be open to traffic prior to issuance of building permits representing greater than 300 DUE of trip generation within the LRSP area.	Prior to Issuance of 1 <sup>st</sup> Building Permits With Recordation of Final Map;  North two lanes functionally complete Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP area	Public Works, Planning	
86.	The Applicant shall design, grant and/or acquire right-of-way for, and construct Laguna Springs Drive, from Elk Grove Boulevard to Lotz Parkway (formerly Laguna Ridge Road).	With Recordation of Final Map;  Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip	Public Works, Planning	



	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
87.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Lotz Parkway (formerly Laguna Ridge Road), from Big Horn Boulevard to Laguna Springs Drive.	generation within the LRSP With Recordation of Final Map;  Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
88.	Dedicate, design and improve all improvements identified in the Laguna Ridge Specific Plan Infrastructure Phasing Checklist revised date 4/15/05.  Additional ITS conduit shall be constructed along the following locations: <ul style="list-style-type: none"> <li>• Bruceville Road (full project length through to Bilby Road)</li> <li>• Big Horn Blvd (full project length through to Bilby Road)</li> </ul>	Prior to Recordation of the Final Map	Public Works	
89.	The applicant shall design and construct street rehabilitation improvements on W. Stockton Blvd from Whitelock Parkway to Kammerer Road. Improvements to W. Stockton Blvd shall be complete prior to issuance of building permits representing greater than 300 DUE of trip generation within the LRSP area.	Prior to Issuance of 1 <sup>st</sup> Building Permits	Public Works, Planning	
90.	The applicant shall design, dedicate and/or acquire property rights for, and construct improvements at the Elk Grove Blvd / SR99 Southbound Ramp to the satisfaction of the City of Elk Grove.	Prior to Issuance of Building Permits representing	Public Works, Planning	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
91.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Bruceville Road from Whitelock Parkway to Poppy Ridge Road to the satisfaction of Public Works.	greater than 300 DUE of trip generation within the LRSP area.  Building permits representing greater than 300 DUE of trip generation may be issued at commencement of construction and upon delivery to the City of an executed contract for the construction of this improvement  With Recordation of Final Map;	Public Works, Planning	
92.	The applicant shall design and construct street rehabilitation improvements on Bruceville Road from Poppy Ridge Road to Kammerer Road.	Prior to Issuance of 1 <sup>st</sup> Building Permits Functionally complete prior to Issuance of Building Permits representing	Public Works, Planning	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
93.	The Applicant shall design, dedicate and/or acquire property rights for, and construct Big Horn Boulevard, from Whitelock Parkway to Kammerer Road.	greater than 2,500 DUE of trip generation within the LRSP area  With Recordation of Final Map;	Public Works, Planning	
94.	The Applicant shall restripe the existing segment of Bruceville Road from Elk Grove Boulevard to Laguna Boulevard to provide six (6) lanes of vehicular travel.	Functionally complete prior to issuance of building permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
95.	The applicant shall design, dedicate and/or acquire property rights for, and construct Kammerer Road from Big Horn Boulevard to West Stockton Boulevard.	Functionally complete Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP area	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
96. The applicant shall design and construct street rehabilitation improvements on Kammerer Road from Bruceville Road to Big Horn Boulevard.	Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
97. The applicant shall design, dedicate and/or acquire property rights for, and construct improvements/ modifications at the Intersections of: <ul style="list-style-type: none"> <li>• Elk Grove Boulevard and Auto Center Drive</li> <li>• Elk Grove Boulevard and East Stockton Boulevard</li> </ul>	Prior to Issuance of 1 <sup>st</sup> Building Permit	Public Works, Planning	
98. The applicant shall design and construct street rehabilitation improvements on Poppy Ridge Road from Bruceville Road to Big Horn Boulevard.	Prior to the Issuance of 1 <sup>st</sup> Building Permits	Public Works, Planning	
<b>D. Prior to Building Permits</b>			
99. All RD-5 single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.	Prior to the Issuance of 1 <sup>st</sup> Building Permit	Planning	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
100.	The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.	Prior to the Issuance of 1st Building Permit	Planning, Building	
101.	All infrastructure improvements required of the Zraggen Ranch project shall be constructed in accordance with the City of Elk Grove Improvement Standards, to the satisfaction of the City of Elk Grove Public Works and consistent with General Plan policies PF-3 and PF8 prior to building permit issuance within the project area.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
102.	All intersections adjacent to the proposed tentative map and where improvements are constructed shall be improved on all legs of the intersection. Intersection striping, signage, street name signs and removal/replacement of offsite signage and transitional striping shall be the responsibility of the Applicant to design and improve to the latest City of Elk Grove improvement standards.	Prior to the Issuance of 1st Building Permit	Public Works	
103.	Minor street landscaping shall be installed prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to the Issuance of 1st Building Permit	Public Works	
104.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.	Prior to the Issuance of 1st Building Permit	Public Works	
105.	The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of	Prior to the Issuance of 1st	Finance	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
building permit issuance. For further information on development related fees, see the 2007 Development Related Fee Booklet at: <a href="http://www.elkgrovecity.org/services/fee-information/fee-information.htm">www.elkgrovecity.org/services/fee-information/fee-information.htm</a>	Building Permit		
Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on both the 2007 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project.			
106. Water supply will be provided by the Sacramento County Water Agency.	Prior to the Issuance of 1st Building Permit	SCWA	
107. Provide public water service to each building to the satisfaction of Sacramento County Water Agency.	Prior to the Issuance of 1st Building Permit	SCWA	
108. Prior to issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to the Issuance of 1st Building Permit	SCWA	
109. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.	Prior to the Issuance of 1st Building Permit	SCWA	
<del>Landscape Corridor Infrastructure</del>			
110. The applicant shall design and construct Parkways 6 and 7 to the satisfaction of the City of Elk Grove.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
111. The applicant shall design and construct the Landscape Corridors LS-1.2 and LS-4.1, to the satisfaction of Public Works.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>Sewer Infrastructure</b>			
112. Prior to the issuance of building permits, the Sewer Lift Station (S-1.3) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
113. Prior to the issuance of building permits, the Bruceville Road Sewer Force Main (S-1.4) shall be constructed from Whitelock Parkway to Poppy Ridge Road.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
114. Prior to the issuance of building permits, the 15" Trunk Main and Manholes (S-2.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
115. Design and construct the 15" Trunk Sewer and Manholes (S-3.5).	Prior to the Issuance of Building Permits within the LRSP area representing greater than 2,500 DUE of trip generation	Public Works, Planning	
116. Design and construct the 15" Trunk Sewer and Manholes (S-3.6).	Prior to the Issuance of Building Permits within the LRSP area representing greater than 2,500 DUE of trip generation	Public Works, Planning	
<b>Water Infrastructure</b>			
117. Prior to the issuance of building permits, the 16" Dia. T-main Big Horn (Whitelock Parkway to Old Poppy Ridge) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits representing	Public Works, Planning	

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
118.	Prior to the issuance of building permits, the 16" Dia. T-main Big Horn (Poppy Ridge to Street "D") shall be constructed to the satisfaction of SCWA.	greater than 2,500 of trip generation within the LRSP area Prior to the Issuance of Building Permits within the LRSP area representing greater than 2,500 DUE of trip generation	Public Works, Planning	
119.	Prior to the issuance of building permits, the 16" Dia. T-main Big Horn (Street "D" to Bilby Road) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
	<b>Drainage Infrastructure</b>			
120.	Prior to the issuance of building permits, 24" and 36" Trunk Drain, Manholes and Outfall Structure shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
121.	Prior to the issuance of building permits, Water Quality/Detention Basin (D-11-1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
122.	Prior to the issuance of building permits, Basin Overflow Channel (D-12.1) shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	



	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
123.	Prior to issuance of building permits, trunk drainage line D2.1 shall be constructed.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
124.	Design and construct the portion of trunk drain line D15.2 lying within Big Horn Blvd.	Prior to the Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
	<b><del>Non-Potable Water Infrastructure</del></b>			
125.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.13) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
126.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.14) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
127.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.15) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
128.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.16) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
129.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.17) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
130.	Prior to the issuance of building permits, 6" inch Non-Potable (NP-1.18) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
131. Prior to the issuance of building permits, 10 "inch Non-Potable (NP-3.1) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
132. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.2) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
133. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.7) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
134. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.8) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP area	Public Works, Planning	
135. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.9) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
136. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.10) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
137. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.11) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
138. Prior to the issuance of building permits, 8" inch Non-Potable (NP-3.12) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	
139. Prior to the issuance of building permits, 6" inch Non-Potable (NP-3.15) shall be constructed to the satisfaction of SCWA.	Prior to the Issuance of 1st Building Permit	Public Works, Planning	

Conditions of Approval / Mitigation Measure		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>E. Prior to Final or Occupancy</b>				
140.	Upon completion of the installation of the landscaping for the project including corridors, medians, parks, and model homes, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Certificate of Occupancy	Planning	
141.	Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the landscape lots shall be provided to the City's landscape architect for approval.	Prior to Certificate of Occupancy	Planning	
142.	The trunk and collector sewer system for the project will not be accepted for maintenance, and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Prior to Certificate of Occupancy	CSD-1	
143.	All townhomes shall be provided with fire sprinkler systems.	Prior to Certificate of Occupancy	EGCSD Fire	

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. If a lifting and/or pumping station is required to serve this project, the Applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility. (CSD-1)
- b. If a lifting and/or pumping station is required to serve this project, the Applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity. (CSD-1)
- c. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to service this project, the Applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first. (CSD-1)
- d. CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met. (CSD-1)
- e. Any use of CSD-1 sewer easements, which is not compatible or interfere with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (CSD-1)
- f. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement. (CSD-1)
- g. Developing this property will require payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information. (CSD-1)
- h. Dead-end streets in excess of 150 feet require emergency vehicle turn-arounds. (EGCSD Fire Department)
- i. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (EGCSD Fire Department)
- j. 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. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm. (EGCSD Fire Department)
- k. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet. (EGCSD Fire Department)

- l. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing education materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition. (EGCSD Fire Department)
- m. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
  - DXF (Drawing Interchange file) any DXF version is accepted.
  - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted. (EGCSD Fire Department)
- n. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (EGCSD Fire Department)
- o. 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. (EGCSD Fire Department)
- p. 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. (EGCSD Fire Department)
- q. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (EGCSD Fire Department)
- r. 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. (EGCSD Fire Department)
- s. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction. (EGCSD Fire Department)
- t. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Elk Grove CSD Fire Department for review and approval prior to installation. (EGCSD Fire Department)
- u. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
- ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area. (EGCSD Fire Department)
- v. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at [www.airquality.org](http://www.airquality.org) or by calling the Compliance Hotline at (916) 874-4884. (SMAQMD)

**Public Works**

- w 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)
- x The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- y Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- z 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. (Public Works)
- aa The applicant shall design and install all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- bb All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- cc Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
- dd The Final Map shall be completed, approved and recorded prior to 1<sup>st</sup> Building Permit. (Public Works)
- ee The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- ff All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title, by the applicant, as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire

- water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. (Public Works)
- gg The applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
  - hh The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
  - ii In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed prior to construction start to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Storm Sewer Discharges. (Public Works)
  - jj The applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
  - kk The applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
  - ll The applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement. (Public Works)
  - mm Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans.
  - nn All driveways shall require an encroachment permit. At that time the curb, gutter, sidewalk and all public improvements shall be evaluated to determine if those improvements need to be repaired/reconstructed.

- oo 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.
- pp Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed.



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-80**

**STATE OF CALIFORNIA            )**  
**COUNTY OF SACRAMENTO    )**     **ss**  
**CITY OF ELK GROVE            )**

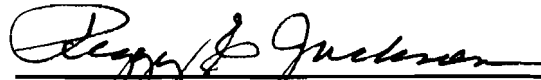
***I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 11, 2007 by the following vote:***

**AYES :            COUNCILMEMBERS:        Cooper, Hume, Scherman, Davis, Leary**

**NOES:            COUNCILMEMBERS:        None**

**ABSTAIN :        COUNCILMEMBERS:        None**

**ABSENT:         COUNCILMEMBERS:        None**

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

