

**RESOLUTION NO. 2007-81**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A TENTATIVE SUBDIVISION MAP, LARGE LOT MAP, DESIGN  
REVIEW FOR SUBDIVISION LAYOUT, AND ABANDONMENT OF VARIOUS  
EASEMENTS FOR THE MADEIRA EAST PROJECT NO. EG-03-481**

**WHEREAS**, Development Services – Planning of the City of Elk Grove received an application on August 15, 2003, from Reynen & Bardis Development requesting approval of a Tentative Subdivision Map and Design Review for the Madeira East project; and

**WHEREAS**, the proposed project is located on real property in the incorporated portions of the City of Elk Grove, located south of the future Lotz Parkway, West of Highway 99 and more particularly described as APNs 132-0280-008, 014, & 015 and 132-0290-029; 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, Large Lot Map, Design Review, and Abandonment of Easements for the Madeira East project 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 Madeira East, which conforms to the approved Specific Plan. No additional environmental impacts have been identified for Madeira East 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 and a condition of approval is included which requires that the MMRP be recorded. Therefore, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project.

## **General Plan**

Finding: The 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, Office/Multi-family, 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.

1. The proposed map is consistent with the density limits as specified in the Laguna Ridge Specific Plan
2. The design or improvements of the proposed subdivision are consistent with the Laguna Ridge Specific Plan.
3. 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.
4. 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.
5. 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.
6. The proposed map was reviewed to ensure safe traffic flow. There are no known potentially serious health problems that will result from project implementation.
7. 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 layout is consistent with the Citywide Design Guidelines.

Evidence: The site layout has been reviewed against the Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed site design, layout, and landscaping are suitable for the purposes of the subdivision and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed subdivision map and related plans provide all the design elements required by the Citywide Design Guidelines and the Supplemental Design Guidelines for Laguna Ridge. This includes interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development 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 project does not propose any structures. Subsequent design review of future residential and office development is required and will ensure consistency with all standard requirements.

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

Evidence: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements and the safe integration of the project into the local transportation network.


**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map, Large Lot Map, Design Review, and Abandonment of Easements for the Madeira East 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

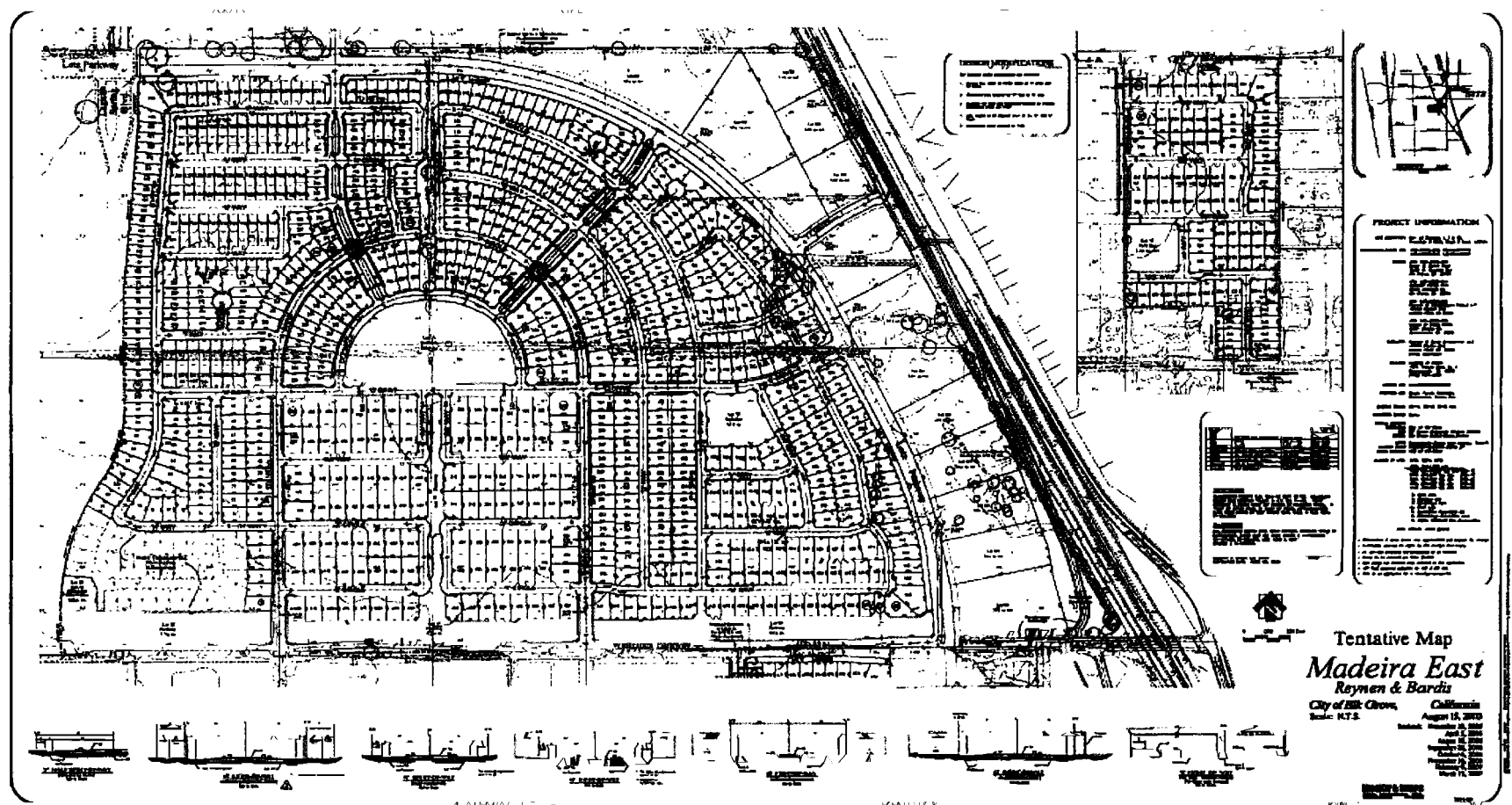
ATTEST:

APPROVED AS TO FORM:

  
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PEGGY E. JACKSON, CITY CLERK

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

# Madeira East Tentative Subdivision Map



Tentative Map  
**Madeira East**  
 Raynen & Bardis  
 City of Elk Grove, California  
 Date: M.T.S. August 15, 2007

RECEIVED  
 MAR 15 2007  
 CITY OF ELK GROVE  
 PLANNING

**Exhibit A: Madeira East Conditions of Approval**

Conditions of Approval / Mitigation Measures	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 and Design Review for subdivision layout to create 875 residential lots, 15 Office/Multi-family lots, 3 local parks, 4 parkway lots, 6 landscape lots, and reservation lots for a SMUD substation, Water Treatment Plant and future interchange and associated site improvements as described in the Planning Commission report and associated Exhibits and Attachments.</p> <ul style="list-style-type: none"> <li>• Tentative Subdivision Map (received April 6, 2007)</li> <li>• Large Lot Map (received February 9, 2007)</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. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

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4. 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.	Three years, from date of 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 four 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	
<b>B. Prior to Improvement Plans or Grading Plans</b>			
8. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0280-008, 014, 015 and 132-0290-029. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	
9. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development	1 <sup>st</sup> Improvement Plans Submittal	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
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.			
10. Vehicular access at non-signalized intersections on Lotz Parkway and Whitelock Parkway shall be restricted to right-in / right-out turn movements only. Left-turns may be evaluated at the improvement plan phase and shall be at the discretion of Public Works.	Improvement Plans	Public Works	
11. All structural street sections shall be designed to City of Elk Grove Standards.	Improvement plans	Public Works	
12. 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.	Prior to Improvement Plan approval and Prior to issuance of Grading Permits	Public Works	
13. Prepare a Mitigation Plan/Tree Replacement Plan once mitigation inches are determined. Plan shall be prepared by a ISA Certified Arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval. The current policies require that every dbh inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation cannot be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/ Landscape Architect/ Public Works	



Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>shall include the following elements:</p> <ol style="list-style-type: none"> <li>1. Species, size and location of all replacement plantings;</li> <li>2. Method of irrigation</li> <li>3. The City of Elk Grove Standard Tree Planting Detail L-1, including 10-foot depth boring hole to provide for adequate drainage;</li> <li>4. Planting, irrigation and maintenance schedules for monitoring period of 3 years.</li> <li>5. Identify the maintenance entity and include their written agreement to provide maintenance and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period.</li> <li>6. Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of the replacement oak trees which do not survive.</li> <li>7. The minimum spacing for replacement oak trees shall be 20 feet on center. Replacement oak trees shall not be planted within 15 feet of driplines of existing oak trees to be retained on-site or within 15 feet of any building.</li> </ol> <p>14. 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>Prior to Issuance of a Grading Permit / Improvement Plans</p>	<p>Planning, Public Works</p>	

**Conditions of Approval / Mitigation Measures**

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**Tree Preservation Construction Notes:**

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.
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 center, stating: "This tree is protected by the City of Elk Grove". Minimum of 2 signs per tree.
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

**Conditions of Approval / Mitigation Measures**

area is severe, then the affected tree shall be retained on site but determined lost, and mitigation as required by the approving body.

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.
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.
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 a certified arborist.
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

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- off-site oak tree drip lines which extend onto the site.
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.
  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.
  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.
  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 under story plants.

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<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>			
<p>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 the following: Park J (Local Park shown as Lot A on tentative map), Park K (Local Park shown as Lot B on tentative map), Park Q (Local Park shown as Lot C on tentative map), Parkway Lots (shown as Lots E, F, G &amp; H on tentative map) and any residential model homes. Plans shall be submitted to Planning and Public Works for review and approval.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Public Works, Planning</p>	
<p>16. The landscape corridor, parkways, parks, and any project requiring landscaping shall incorporate the City's Water Conserving Landscape Requirements. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Public Works, Planning</p>	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
17. All public landscape areas shall be designed as per the City's Laguna Ridge Specific Plan Supplemental Design Guidelines.	Improvement Plans	Planning/ Landscape Architect	
18. 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	
19. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
20. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All lines serving more than two detached buildings shall be 8-inch (min) collectors in public easements.	Improvement Plans	CSD-1	
21. Sewer easements will be required. 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. For on-site systems in private roads and easements, the subject project owner(s) shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Improvement Plans	CSD-1	
22. 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 the quantity of discharge	Prior to Improvement Plans or Final Map, whichever comes first	CSD-1	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance of compliance with Sacramento County Improvement Standards.			
23. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.	Improvement Plans	CSD-1	
24. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min) pipes in public easements.	Improvement Plans	CSD-1	
25. 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	Sacramento County Water Agency	
26. 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	Sacramento County Water Agency	
27. 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	Sacramento County Water Agency	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
28. 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	Sacramento County Water Agency	
29. 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	Sacramento County Water Agency	
<b>New.</b> The applicant shall design and construct 6 foot masonry walls along the easterly property boundaries of Lots 820, 821, 822, 823, 824, and 826, and along the westerly property boundaries of Lots 797, 798, 799, 800, 801, 802, 803, 804, 805, and 806. The walls shall be located in 3 foot wall maintenance easements. Maintenance of the walls shall be provided for by a Homeowner's Association or another project-specific finance mechanism acceptable to the City. If the adjacent property owners are unwilling to grant property rights necessary for construction and maintenance, the masonry wall requirement shall be waived for that property and a 6 foot wooden residential fence shall be constructed.	Prior to Approval of Improvement Plans	Public Works, Planning	
<b>New</b> The applicant shall design and construct a 5 foot wall (3 foot masonry, 2 foot wrought iron) along the southern property boundary of 8615 Poppy Ridge Road in consultation with the property owner and to the satisfaction of the City. Following completion of wall construction, maintenance shall be the sole responsibility of 8615 Poppy Ridge Road. If the property owner is unwilling to grant property right necessary for	Prior to Approval of Improvement Plans	Public Works,	



Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
construction, the masonry wall requirement established by this condition shall be waived.			
<b>C. Prior to Final Map</b>			
<b>New.</b> Notice to Purchaser: The applicant, owner or successor in interest shall disclose to all potential buyers of Lots 797, 798, 799, 800, 801, 802, 803, 804, 805, and 806 that the property immediately west of these lots may be developed with multi-family residential uses zoned RD-10 and RD-20 or that a Senior Center may be constructed within the parcel.	Prior to approval of the Final Map	Public Works, Planning	
30. The applicant shall dedicate all Irrevocable Offers of Dedications (IOD's) as shown on the Large Lot Map. Additional IOD's shall be dedicated over those streets which border common property lines between proposed parcels. The widths of the IOD's shall be as conditioned herein for each street section to the satisfaction of Public Works.	Final Map for Large Lot Map	Public Works	
31. The quitclaim of the following easements shall be completed prior to the Final Map: <ol style="list-style-type: none"> <li>1. 5' S.M.U.D. easement as recorded in Book 3672 Page 489</li> <li>2. Ingress &amp; Egress easement as recorded in Book 20040901 Page 1134.</li> </ol>	Prior to 1 <sup>st</sup> Final Map Submittal	Public Works	
32. If these easements can not be quitclaimed the site will have to be redesigned. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title 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	Prior to Final Map Approval	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.</p> <p>33. The applicant shall comply with the stormwater quality standards in place at the time improvement plans are submitted. This may require on-site treatment controls as noted in said standards. The applicant shall provide necessary facilities as acceptable by the water quality standards and to the satisfaction of Public Works.</p>	<p>Prior to Final Map Approval</p>	<p>Public Works</p>	
<p>34. All parklands, paseos/parkways, and other open space areas shall be dedicated in fee to the City of Elk Grove. Park improvements shall be bonded for prior to approval of final map or as otherwise specified in a Development Agreement approved by the City Council. Parkways and landscape lots shall be improved to include pedestrian facilities as set forth in the Laguna Ridge Specific Design Guidelines to the satisfaction of Public Works.</p>	<p>Prior to the Approval of any Final Map</p>	<p>Public Works</p>	
<p>35. The applicant shall provide a reciprocal access easement agreement between the commercial lots, parcels 881 – 886 and parcels 873-880 of this development. The location of the access point(s) must be to Public Works satisfaction and will be approved when these parcels are developed.</p>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	
<p>36. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> <li>• In areas where homes front or otherwise are adjacent to a sidewalk which is 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.</li> </ul>	<p>Prior to Approval of Final Map</p>	<p>Public Works</p>	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Enforcement of this provision may be by association, Community Services District or City of Elk Grove all at the cost of the residential property owner.</p> <ul style="list-style-type: none"> <li>Where a community owned tree (association, Community Services District 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 structures shall be the residential property owners' sole responsibility.</li> <li>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.</li> </ul>	<p>Prior to Final Map Phase that includes the Abandonment</p>	<p>Public Works</p>	
<p>37. The proposed abandonment for a portion of the 60' public road easement on Poppy Ridge Road (per 109 O.R. 215) shall not be approved until the following has been completed, to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> <li>Approval of design / improvement plans for Poppy Ridge Road</li> <li>Construction / Security for improvements of Poppy Ridge Road in place</li> </ul> <p>The abandonment shall be such that a minimum right-of-way width of 40-feet shall be maintained on Poppy Ridge Road to the satisfaction of Public Works.</p>	<p>Improvement Plans/Final Map</p>	<p>Public Works</p>	
<p>38. The applicant shall design and construct all streets and intersections to provide for fire emergency vehicle radii of</p>			

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>25' inside and 50' outside, in accordance with Fire Department Standards and to the satisfaction of Public Work. If there is not adequate emergency vehicle circulation the site will be required to be redesigned and potentially resulting in a loss of lots.</p> <p>39. The applicant shall provide vertical curbs adjacent to all planter strips except for those adjacent to single family residential frontages.</p>	Final Map	Public Works	
<p>40. The applicant shall dedicate and construct Lotz Parkway, in full-width, as a 4-lane arterial in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, with separated sidewalk located in 25' landscape corridors adjacent to said street.</p>	Final Map	Public Works	
<p>41. The applicant shall design, dedicate and/or acquire property rights for, and construct Poppy Ridge Road along the project frontage, in full-width, as a 2-lane residential collector in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a minimum 40' right-of-way and a 38' section measured from back-of-curb to back-of-curb plus separated sidewalk. Improvements on Poppy Ridge Road shall include adequate pavement transition to match the existing street sections, per City Improvement Standards to the satisfaction of Public Works. <b>Portions of these improvements may be deferred as necessary to avoid "zipper" street configurations.</b></p>	Final Map	Public Works	
<p>42. The applicant shall dedicate, design, and construct 'Il Drive', in full-width, as a 2-lane commercial collector in accordance with the Laguna Ridge Specific Plan, City of</p>	Final Map	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a 42' right-of-way measured from back-of-curb to back-of-curb, plus separated sidewalk. <b>The subdivider may relocate 'II' Drive at Lotz Parkway to align with 'C' Drive subject to the satisfaction of Public Works.</b>			
43. The applicant shall dedicate, design and construct the intersection of 'II' Drive at Lotz Parkway as an expanded intersection to the satisfaction of Public Works.	Final Map	Public Works	
44. The applicant shall dedicate, design, and construct 'D' Drive and 'E' Drive as a modified 40' primary residential streets in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a 70' right-of-way measured from back-of-curb to back-of-curb, with a 30' center median island as shown on the tentative map and separated sidewalks.	Final Map	Public Works	
45. The applicant shall dedicate, design, and construct all internal streets as shown on the tentative subdivision map, in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed to the satisfaction of Public Works.	Final Map	Public Works	
46. The applicant shall dedicate pedestrian easements adjacent to the following streets, as shown on the tentative map, to provide for placement of separated sidewalks and landscaped planters: <ul style="list-style-type: none"> <li>• A Drive</li> <li>• B Drive</li> <li>• C Drive, between Lotz Pkwy and A Drive</li> <li>• D Drive</li> <li>• E Drive</li> <li>• O Circle</li> </ul>	Final Map	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>• Poppy Ridge Road</li> </ul> <p>Improvements within these easements shall include adequate pedestrian facilities (sidewalks, ramps, etc) and landscaping to the satisfaction of Public Works.</p> <p>47. The intersection of 'D' Drive and Lotz Parkway shall be re-designed to align with the existing Auto Center Drive intersection with Lotz Parkway. The design shall incorporate full intersection movements.</p>	Final Map	Public Works	
<p>48. The applicant shall design and construct traffic signals at the following intersections:</p> <ul style="list-style-type: none"> <li>• 'D' Drive &amp; Lotz Parkway</li> <li>• Whitelock Parkway &amp; 'B' Drive</li> <li>• Whitelock Parkway &amp; Lotz Parkway</li> </ul> <p>Additional right-of-way shall be dedicated as deemed necessary by the City of Elk Grove to provide expanded intersections per the Improvement Standards. Dedications and improvements shall be to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>49. The applicant shall dedicate, design and construct the entry street section on 'A' Drive and 'B' Drive at Whitelock Parkway to be widened as modified expanded intersections per standard drawing 4-7, excluding bikelanes to the satisfaction of Public Works. Construction shall be functionally complete prior to issuance of greater than 500 building permits within LRSP Phase IV.</p>	Final Map	Public Works	
<p>50. The applicant shall design, dedicate and/or acquire property rights for, and construct an expanded intersection at Whitelock Parkway and Lotz Parkway, per City of Elk Grove Improvement Standards and the LRSP to the satisfaction of Public Works. Construction shall be functionally complete prior to issuance of greater than 500 building permits within LRSP Phase IV.</p>	Improvement Plans/ Final Map	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
51. The applicant shall relinquish Access rights (direct vehicular ingress and egress) on West Stockton Boulevard to the City of Elk Grove, adjacent to lots 873 – 879 as shown on the tentative map.	Final Map	Public Works	
52. Per General Plan Policy CI-11 and action CI-11, the applicant shall reserve, for the benefit of the City of Elk Grove, the right-of-way for the future interchange, lots 'Y' and 'Z'. The reservation shall provide for future cross-slopes required to meet standard grades as set forth in the City of Elk Grove and State Improvement Standards. The applicant shall prepare and submit a preliminary plan / profile layout of the overpass to determine that sufficient land is reserved to the satisfaction of Public Works. The applicant shall enter into a binding agreement, pursuant to Government Code Section 66480 regarding City acquisition of the property reserved for the future interchange (Lots 'Y' & 'Z'). Said agreement shall be executed and recorded prior to approval of the final map which creates Lot 'Y' and Lot 'Z'.	Prior to Approval of Final Map	Public Works	
53. The applicant shall dedicate, design and construct 25' landscape corridors adjacent to Lotz Parkway and the south-half of Whitelock Parkway to the City of Elk Grove for the purposes of landscaping and pedestrian use in accordance with the Design Guidelines. Construction of the landscape corridor along the south half of Whitelock Parkway shall be complete prior to the issuance of greater than 500 building permits within LRSP Phase IV.	Final Map	Public Works	
54. The applicant shall dedicate, design, and construct Parkway Lots E, F, G and H in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
55. The applicant shall provide "Stop Signs" at locations determined at the Improvement plan stage. Signage and striping required as a result of these improvements may be required beyond the limits of the project frontage and shall be improved at the sole cost of the applicant.	Final Map	Public Works	
56. The applicant shall design and construct a 21' landscape corridor along the westerly West Stockton Blvd frontage to the satisfaction of Public Works.	Final Map	Public Works	
57. The applicant shall design and construct a 15' landscape corridor along the frontages of 'Il' Drive to the satisfaction of Public Works.	Final Map	Public Works	
58. The applicant shall dedicate a pedestrian easement and Public Utility Easement within the landscape corridors adjacent to Lotz Parkway, Whitelock Parkway, West Stockton Blvd and 'Il' Drive to the satisfaction of Public Works.	Final Map	Public Works	
59. The applicant shall dedicate a 12.5 foot public utility easement (PUE) for underground and appurtenances adjacent to all public and private streets, unless otherwise approved by the governing agency for said easements. The location of the P.U.E. in landscape corridors along Whitelock Parkway and Lotz Parkway shall be consistent with the Laguna Ridge Design Guidelines and to the satisfaction of Public Works.	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. All vehicular access to Whitelock Parkway shall be taken from A Drive, B Drive and Lotz Parkway. The SMUD Substation Reservation parcel shall not take vehicular access from Whitelock Parkway.	Final Map	Public Works	



Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
62. Sufficient access rights to the public street system shall be provided to the SMUD Substation Reservation parcel (Lot D). If necessary, the applicant shall execute an access easement agreement wherein access shall be provided for Lot D through the Water Treatment Plant Reservation lot.	Final Map	Public Works	
63. The applicant shall dedicate a SMUD easement adjacent to Whitelock Parkway inside of the landscape corridor, for the future 69 KV line, if an easement has not already been established. If deemed necessary by Public Works, this easement shall be dedicated and improved in accordance with the Laguna Ridge Specific Plan Design Guidelines to the satisfaction of Public Works.	Final Map	Public Works	
64. The applicant shall design and construct the following traffic calming devices in accordance with the City's standard and to the satisfaction of Public Works: <ul style="list-style-type: none"> <li>• Traffic circle <ul style="list-style-type: none"> <li>◦ A Drive and C Drive</li> <li>◦ B Drive and C Drive</li> </ul> </li> <li>• Speed cushions <ul style="list-style-type: none"> <li>◦ Q Way between C Drive and Y Circle</li> <li>◦ R Way between V Way and X Way</li> <li>◦ U Way between R Drive and elbow of U Way</li> <li>◦ U Way between C Drive and X Way</li> </ul> </li> </ul> 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.	Final Map	Public Works	
65. The proposed traffic circles at A Drive/C Drive and B Drive/C Drive shall be designed and constructed in accordance with the City standards and to the satisfaction of Public Works. If the traffic circles can not	Final Map	Public Works	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>be designed to the satisfaction of Public Works other traffic calming devices may be considered for substitution for the traffic circles solely at the discretion of the City. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation.</p> <p>66. The applicant shall provide bulb-outs at each intersection adjacent to all schools and parks. The bulb-outs at the following locations shall be designed and constructed to the satisfaction of Public Works.</p> <ul style="list-style-type: none"> <li>o C Drive and O Circle – both locations</li> <li>o O Circle and D Drive</li> <li>o O Circle and E Drive</li> <li>o C Drive and R Way</li> <li>o C Drive and Lot F Parkway</li> <li>o O Drive and Lot H Parkway</li> </ul>	Final Map	Public Works	
<p><b>Roadway Infrastructure</b></p> <p>67. The applicant shall design and construct street rehabilitation improvements on Bruceville Road from Bilby Road to Kammerer Road. Bruceville Rd shall be functionally complete prior to issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation.</p>	<p>With Recordation of Final Map;</p> <p>Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP</p>	Public Works Planning	
<p>68. The applicant shall design, dedicate and/or acquire property rights for, and construct Big Horn Blvd. from Whitelock Parkway to Kammerer Road. Big Horn Blvd shall be functionally complete prior to issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation.</p>	<p>With Recordation of Final Map;</p> <p>Functionally complete Prior to Issuance of Building Permits</p>	Public Works Planning	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
69. The applicant shall design, dedicate and/or acquire property rights for, and construct Laguna Springs Drive from Elk Grove Blvd. to Laguna Ridge Rd. as shown in the LRSP. Laguna Springs Drive shall be functionally complete prior to issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation <b>or prior to opening of the High School/Middle School.</b>	<p>representing greater than 2,500 DUE of trip generation within the LRSP</p> <p>With Recordation of Final Map;</p> <p>Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP <b>or prior to opening of the High School/Middle School</b></p>	Public Works Planning	
70. The applicant shall design, dedicate and/or acquire property rights for, and construct Whitelock Parkway from Big Horn Blvd. to West Stockton Blvd. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, except where existing trees are to be preserved; in which case the street shall be widened to accommodate the expansion of the center median. Separated sidewalks shall be located in the adjoining landscape corridors adjacent to Whitelock Parkway. 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. Four lanes of said road shall be open to traffic prior to issuance of greater than 500 building permits within Phase 4.	<p>With Recordation of Final Map;</p> <p>North two lanes functionally complete Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP area</p>	Public Works Planning	
71. The applicant shall design, dedicate and/or acquire property rights for, and construct Lotz Parkway from Laguna Springs Drive to Whitelock Parkway, as shown in	<b>With Recordation of the</b> Final Map;	Public Works Planning	

<b>Conditions of Approval / Mitigation Measures</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p>the LRSP, to the satisfaction of the City of Elk Grove. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, with separated sidewalk located in 25' landscape corridors adjacent to said street.</p> <p>72. The applicant shall design, dedicate and/or acquire property rights for, and construct Kammerer Rd. from Big Horn Blvd. to W. Stockton Blvd. Improvements shall include a center median, two travel lanes in each direction, shoulders, roadside ditches and an 8 foot off street bike/pedestrian trail on the north side of the roadway. Kammerer Rd shall be functionally complete prior to issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation.</p>	<p><b>Prior to Issuance of Building Permits</b></p> <p>With Recordation of Final Map;</p> <p>Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP</p>	<p>Public Works Planning</p>	
<p>73. The applicant shall design and construct street rehabilitation improvements on Kammerer Rd from Bruceville Rd to Big Horn Blvd. Kammerer Rd shall be functionally complete prior to issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation.</p>	<p>With Recordation of Final Map;</p> <p>Functionally complete Prior to Issuance of Building Permits representing greater than 2,500 DUE of trip generation within the LRSP</p>	<p>Public Works Planning</p>	
<p>74. The applicant shall design, dedicate and/or acquire property rights for, and construct W. Stockton Blvd (within the LRSP area), in accordance with the LRSP, to the satisfaction of Public Works. The street section shall include a 42' right-of-way measured from back-of-curb to back-of-curb, with a 21' landscape corridor adjacent to the west side and separated sidewalk located therein.</p>	<p>Final Map</p>	<p>Public Works Planning</p>	

	<b>Conditions of Approval / Mitigation Measures</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
75.	The applicant shall design and construct street rehabilitation improvements on W. Stockton Blvd from Whitelock Parkway to Kammerer Road or the northern boundary of the Lent Ranch Mall as determined by Public Works. 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.	With Recordation of Final Map;  Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP	Public Works Planning	
76.	The applicant shall restripe the existing segment of Bruceville Road from Elk Grove Blvd to Laguna Blvd to provide six (6) lanes of vehicular travel. The restriping improvements on Bruceville Road shall be complete prior to issuance of building permits representing greater than 300 DUE of trip generation within the LRSP area.	With Recordation of Final Map;  Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP	Public Works Planning	
77.	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. Improvements to the ramp shall be completed prior to the issuance of building permits representing greater than 300 DUE of trip generation within the LRSP area.	With Recordation of Final Map;  Prior to Issuance of Building Permits representing greater than 300 DUE of trip generation within the LRSP	Public Works Planning	
78.	The applicant shall design, dedicate and/or acquire property rights for, and construct the Intersection and Signal at the following locations: <ul style="list-style-type: none"> <li>• Lotz Parkway and Whitelock Parkway</li> <li>• Whitelock Parkway and Collector Street intersections "R27" as shown in the LRSP</li> </ul> These intersections may be initially improved in an interim configuration to the satisfaction of Public Works. Intersections shall be functionally complete	Final Map	Public Works Planning	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>prior to the issuance of greater than 500 building permits within LRSP Phase IV.</p> <p>79. The applicant shall design, dedicate and/or acquire property rights for, and construct improvements/modifications at the Intersections of:</p> <ul style="list-style-type: none"> <li>• Elk Grove Blvd. and Auto Center Drive</li> <li>• Elk Grove Blvd. and East Stockton Blvd</li> </ul>	Final Map	Public Works Planning	
80. Design and construct the 18" Trunk Sewer Main and Manholes (S-2.8).	Final Map	Public Works Planning	
81. Design and construct the 15" Trunk Sewer Main and Manholes (S-4.1).	Final Map	Public Works Planning	
82. Prior to recordation of the Final Map, the 20" diameter T-Main (W-4.3) on Whitelock Parkway, from Big Horn Blvd. to Street "G2", shall be designed and constructed to the satisfaction of SCWA. Construction shall be completed prior to the issuance of greater than 500 building permits within LRSP Phase 4.	Final Map	Public Works Planning	
83. Prior to recordation of the Final Map, the 30" diameter T-Mains (W-4.4 and W-4.5) on Whitelock Parkway, from Street "G1" to Lotz Parkway, shall be designed and constructed to the satisfaction of SCWA. Construction shall be completed prior to the issuance of greater than 500 building permits within LRSP Phase 4.	Final Map	Public Works Planning	
84. Prior to recordation of the Final Map, the 16" diameter T-Mains (W-3.5, W-3.6, W3.7, and W3.8) on Big Horn Blvd., from Whitelock Parkway to Bilby Road, shall be designed and constructed to the satisfaction of SCWA. The improvements shall be completed prior to the issuance of building permits within the LRSP representing greater than 2,500 DUE of trip generation and prior to opening of the High School/Middle School site.	Final Map	Public Works Planning	

	<b>Conditions of Approval / Mitigation Measures</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
85.	Prior to recordation of the Final Map the Laguna Ridge Water Treatment Plant (W-1.2) shall be designed and constructed.	Final Map	Public Works Planning	
86.	Prior to recordation of the Final Map the 12" diameter T-Main on Laguna Ridge Rd. from the Interior Loop to Whitelock Parkway, [W-6.1(a)] shall be designed and constructed.	Final Map	Public Works Planning	
87.	Prior to recordation of the Final Map the 18" diameter T-Main on Laguna Ridge Rd. from the Interior Loop to Whitelock Parkway [W-6.1(b)] shall be designed and constructed.	Final Map	Public Works Planning	
88.	Prior to recordation of the Final Map the 20" diameter T-Main on Laguna Ridge Rd. from the Interior Loop to Whitelock Parkway [W-6.1(c)] shall be designed and constructed.	Final Map	Public Works Planning	
89.	Prior to recordation of the Final Map the 18" diameter T-Main on Street "H". from Whitelock Parkway to Laguna Ridge Rd [W-6.2] shall be designed and constructed.	Final Map	Public Works Planning	
90.	Prior to recordation of the Final Map the 72" Trunk Drain & Manholes, from Big Horn Blvd. to Street "G1", (D-1.3 and D-1.4) shall be designed and constructed.	Final Map	Public Works Planning	
91.	Prior to recordation of the Final Map the 48" Trunk Drain & Manholes, from the Street "G1" to Street "G2", (D-1.5) shall be designed and constructed.	Final Map	Public Works Planning	
92.	Prior to recordation of the Final Map the 36" Trunk Drain & Manholes, from the Laguna Springs Drive to Street "H", (D-5.2) shall be designed and constructed.	Final Map	Public Works Planning	
93.	Prior to recordation of the Final Map the 8" Reclaimed Water Main (RW-6.2) shall be designed and constructed.	Final Map	Public Works Planning	
94.	Prior to recordation of the Final Map the 8" Reclaimed Water Main (RW-6.3) shall be designed and constructed.	Final Map	Public Works Planning	
95.	Prior to recordation of the Final Map, the applicant shall design, dedicate and/or acquire property rights for, and	Final Map	Public Works Planning	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>construct Parks "I", "J", and "K" to the satisfaction of Public Works, or as specified in a Parks Development Agreement.</p>			
<p>96. Prior to recordation of the Final Map, the applicant shall design, dedicate and/or acquire property rights for, and construct Park "P" – Community Park – to the satisfaction of Public Works, or as specified in a Parks Development Agreement.</p>	Final Map	Public Works Planning	
<p>97. Prior to recordation of the Final Map, the applicant shall design, dedicate and/or acquire property rights for, and construct the Parkways/Paseos "PW17", "PW18", "PW19", and "PW20" to the satisfaction of Public Works.</p>	Final Map	Public Works Planning	
<p>98. Prior to recordation of the Final Map, the applicant shall design, dedicate and/or acquire property rights for, and construct the following Landscape Corridors (as identified in the Public Facilities Financing Plan for the LRSP):</p>	Final Map	Public Works Planning	
<ul style="list-style-type: none"> <li>• LS4.3(S)</li> <li>• LS4.4(S)</li> <li>• LS4.5(S)</li> <li>• LS5.1</li> <li>• LS5.2</li> <li>• LS6.1</li> <li>• LS1.2</li> <li>• LS1.3</li> <li>• LS1.4</li> <li>• LS1.5</li> <li>• LS3.5</li> <li>• LS3.6(W)</li> <li>• LS3.7(W)</li> <li>• LS3.8(W)</li> <li>• LS6.2</li> <li>• LS6.3</li> </ul>			



Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>99. The design, dedication, and construction shall be to the satisfaction of Public Works. The Applicant shall dedicate the 10-foot wide pedestrian easement and 6.5 feet adjacent thereto for a 16.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways, where 10-foot pedestrian easements are located.</p>	Final Map	SMUD	
<p>100. The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.</p>	Final Map	SMUD/Public Works	
<p>101. The Applicant shall dedicate a 15-foot public utility easement for underground facilities and appurtenances adjacent to West Stockton Blvd.</p>	Final Map	SMUD	
<p>102. Prior to construction, all well sites are subject to administrative design review by the City of Elk Grove.</p>	Prior to Approval of Final Map	SCWA, Public Works, Planning	
<p>103. Project proponents, future successors or interests shall reserve 2 100ft x 100ft water well sites to be located at a future date and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then alternative site on the Madeira East Tentative Subdivision Map shall be selected by SCWA and similarly evaluated. Prior to final map approval or signing of improvement plans whichever occurs first, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. Prior to final map recordation or signing of improvement plans whichever occurs first the property owner shall enter into a reservation agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of</p>	Prior to Approval of Final Map	SCWA	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>104. Elk Grove Code) and Government Code Title 7, Division 2, Article 4. SCWA will not sign improvement plans until the project proponents, future successors or interests have entered into a purchase agreement for said well sites.</p> <p>Project proponents, future successors or interests shall reserve a 6 acre treatment plant site located in the south west quadrant of the project site and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then alternative site on the Madeira East Tentative Subdivision Map shall be selected by SCWA and similarly evaluated. Prior to final map approval or signing of improvement plans whichever occurs first, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. Prior to final map recordation or signing of improvement plans whichever occurs first the property owner shall enter into a reservation agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4. SCWA will not sign improvement plans until the project proponents, future successors or interests have entered into a purchase agreement for said treatment plant site.</p>	Prior to Approval of Final Map	SCWA	
<p>105. 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</p>	Prior to Final Map	Finance	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>106. 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>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 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.elkarovecity.org/services/cfd/ad-information.htm">www.elkarovecity.org/services/cfd/ad-information.htm</a></p>	Prior to Final Map	Finance	
<p>107. 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.elkarovecity.org/services/finance-district/cfd-information.htm">www.elkarovecity.org/services/finance-district/cfd-information.htm</a></p>	Prior to Final Map	Finance	
<p>108. 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</p>	Prior to Final Map	Finance	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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.elkarovecity.org/services/finance-district/cfd-information.htm">www.elkarovecity.org/services/finance-district/cfd-information.htm</a>.</p> <p>109. 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> <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, in a form acceptable to the City, with the Laguna Ridge Owner's Group; or</p> <p>(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</p> <p>(c) By some combination of the methods outlined in (a) and (b) above, in a form acceptable to the City.</p>	Prior to Final Map	Finance	
<p>110. 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</p>	Prior to Final Map	Finance	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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</p> <p>(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</p> <p>(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;</p> <p>(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	CSD-1	
<p>111. 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.</p>	Prior to Final Map	Sacramento County Water Agency	
<p>112. 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.</p>	Prior to Final Map	Sacramento County Water Agency	
<p>113. 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</p>	Prior to Final Map	Sacramento County Water Agency	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>114. and the "Laguna Ridge Water Treatment Plant" site as identified in the most current approved Laguna Ridge Specific Plan Water Supply Master Plan.</p> <p>Park J (Local Park located shown as Lot A on tentative map), Park K (Local Park shown as Lot b on the tentative map), Park Q (Local Park south of Whitelock Parkway shown as Lot C on the tentative map) and Park P (35 acre Community Park south of Whitelock Parkway and east of Big Horn Boulevard) shall be dedicated to the City of Elk Grove prior to the Final Map.</p> <p>The Applicant shall design and bond for improvements of these parks in accordance with the facilities plan and park improvement standards for the City of Elk Grove. Construction of these parks shall occur at the Applicant's expense and in addition to required payment into the Laguna Ridge Park Fee Program. Construction of the parks shall be completed, accepted by the City, and open for use prior to the first building permit or at an alternative time established within a Development Agreement approved by the City Council.</p>	<p>Dedicate/Design/Bond – Prior to Final map</p> <p>Construction/Open for use – Prior to 1<sup>st</sup> Building Permit</p>	<p>Development Services</p>	
<p>115. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities. SMUD has existing 69kV overhead lines adjacent to W. Stockton Blvd. and will be installing underground 69kV adjacent to Whitelock Parkway and into Lot C.</p>	<p>Final Map</p>	<p>SMUD</p>	
<p><b>D. Prior to Building Permits</b></p>	<p>Prior to the issuance of each Building Permit</p>	<p>Public Works</p>	
<p>116. 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</p>			

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
117. payment of fees when so stated in a separate credit or reimbursement agreement.	Prior to issuance of 1 <sup>st</sup> Building Permit	Public Works	
118. The applicant shall install landscaping 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 Building Permits	Public Works	
119. The applicant shall complete construction of all Phase 4 required backbone infrastructure to the satisfaction of Public Works prior to the issuance of building permits, except for those where alternate timing is specifically set forth in these conditions.	Prior to Issuance of Building Permits	Public Works Planning	
120. All backbone infrastructure required for Phase I & II, per the LRSP Finance Plan, shall be completed to the satisfaction of Public Works prior to the issuance of building permits, except for those where alternate timing is specifically set forth in these conditions.	Prior to the Issuance of Building Permits	Planning	
121. All 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. 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	Prior to Issuance of Building Permits	Planning, Building	

Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
122. 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 Issuance of any Building Permit	Sacramento County Water Agency	
123. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Issuance of Building Permits	Finance	
123. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2006 Development Related Fee Booklet at:  www.elkgrovecity.org/services/fee-information/fee-information.htm. 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 2006 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.			
124. Construction of the parks shall be completed, accepted by the City, and open for use prior to the first building permit or at an alternative time established within a Development Agreement approved by the City Council.	Prior to Issuance of 1 <sup>st</sup> Building Permit or as Specified in DA	Public Works, Planning	
125. Homes located on Lots 153, 154, 772 and 773 shall be located near the front portion of the lot outside of the required front yard setback.	Prior to Issuance of Building Permit	Planning	



	Conditions of Approval / Mitigation Measures	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>New</b>	Single story homes shall be constructed on Lots 820, 821, 822, 823, 824, and 826. This provision shall be included within the Covenants, Conditions, and Restrictions for this property.	Prior to Issuance of Building Permits for Lots 820, 821, 822, 823, 824, and 826	Planning	
126.	<p><b>E. Prior to Final or Occupancy</b></p> <p>Upon completion of the installation of the landscaping for medians, parkways, landscape corridors, parks, and model home lots, 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.</p>	Prior to Final or Occupancy	Planning	
<b>New</b>	Development of Lots 298 and 299 shall provide for landscaping to screen the rear yards fences of lots to the south. This provision shall be included within the Covenants, Conditions, and Restrictions for this property	Prior to Occupancy of Lots 298 and 299	Planning	

**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. Any use of CSD-1 sewer easements, which is not compatible or interferes 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.
- b. 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)
- c. 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)
- d. 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)
- e. 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)
- f. Water supply will be provided by the Sacramento County Water Agency. (SCWA)
- g. Require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project. (SCWA)
- h. Provide public water service to each building to the satisfaction of SCWA. (SWA)
- i. Dead-end streets in excess of 150 feet require emergency vehicle turn-arounds. (EGCSD Fire Department)
- j. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (EGCSD Fire Department)
- k. 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)
- l. 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)
- m. 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)
- n. 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)
- o. 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)
- p. 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)
- q. 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)
- r. 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)
- s. 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)
- t. 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)
- u. 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)
- v. 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)
- w. To dedicate a 12.5-foot public utility easement at the back side of a landscape corridor will cause problems and will affect cost to the developers:
    - i. Delays in designing infrastructure;
    - ii. Acquiring rights-of-ways to cross the open space;
    - iii. Water meters, sewer cutouts, are normally located in the front of the PUE. Now they will be under the sidewalks.
  - x. 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)
  - y. 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)
  - w. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
  - x. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
  - y. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the applicant. 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. (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. 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. (Public Works)
  - bb. The applicant shall design and construct 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)
  - cc. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
  - dd. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
  - ee. The Final Map shall be completed, approved and recorded prior to 1<sup>st</sup> Building Permit. (Public Works)
  - ff. The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to 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. 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)

- gg. 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)
- hh. 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)
- ii. 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)
- jj. 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)
- kk. 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)
- ll. 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)
- mm. 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)

- nn. 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. (Public Works)
- oo. The Applicant shall not provide for a nuisance during the construction phase of the project. (Community Enhancement)
- pp. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Community Enhancement)
- qq. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the conditions for final map conditions. However, this mechanism does not meet the requirement to complete the construction of all improvements as they relate to issuance of building permits.
- rr. 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)
- ss. 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.
- tt. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- uu. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- vv. The applicant shall design and install street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works.
- ww. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the applicant. 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. (Public Works)
- xx. 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)
- yy. If the applicant is to record multiple final maps each phase shall be reviewed by Public Works to determine the improvements required for that phase. (Public Works)
- zz. The applicant shall design and construct 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)
- aaa. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- bbb. Improvement plans must be approved by Public Works prior to City Council approval of Final Map. (Public Works)

- ccc. The Final Map shall be completed, approved and recorded prior to 1<sup>st</sup> Building Permit. (Public Works)
- ddd. The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to 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. 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)
- eee. 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)
- fff. 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)
- ggg. 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)
- hhh. 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 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 Municipal Storm Sewer Discharges. (Public Works)
- iii. 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. (Public Works)

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-81**

**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, Scherman, Davis, Leary**

**NOES:            COUNCILMEMBERS:        Hume**

**ABSTAIN :        COUNCILMEMBERS:        None**

**ABSENT:         COUNCILMEMBERS:        None**

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

