

RESOLUTION NO. 2008-122

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A GENERAL PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP,
“LARGE LOT” TENTATIVE SUBDIVISION MAP, AND ABANDONMENT OF
DRAINAGE EASEMENTS FOR STERLING MEADOWS SUBDIVISION
EG-01-130, APN: 132-0152-001**

WHEREAS, Award Homes (the “Applicant”) filed an application with the City of Elk Grove (“City”) for a General Plan Amendment, “Large Lot” Tentative Subdivision Map, Tentative Subdivision Map, and Abandonment of Drainage Easements, all of which hereinafter is referenced as the “Project”; and

WHEREAS, the proposed Project is located on approximately 200 acres located on the north side of Kammerer Road, approximately one-half mile westerly of the Grant Line Road/SR 99 interchange on real property particularly described as APN: 132-0152-001 (the “Property”); and

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

WHEREAS, the Planning Commission considered the Project at a duly-noticed public hearing on May 1, 2008; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission forwarded the Project to the City Council with a recommendation for denial by a 3-0 (2 absent) vote; and

WHEREAS, the City has determined that the Sterling Meadows Subdivision Project was subject to the California Environmental Quality Act (CEQA) and prepared an Environmental Impact Report (“EIR”) to evaluate the potential environmental effects of the project; and

WHEREAS, the City Council has certified the EIR, finding that it has been prepared in accordance with the California Environmental Quality Act; and

WHEREAS, the City Council has approved a Mitigation Monitoring and Reporting Program which has been prepared in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation; and

WHEREAS, the City Council has approved a Statement of Overriding Considerations, determining that the project has social, economic and other factors which warrant project approval, even though the EIR has found that the project will have a significant impact on the environment; and

WHEREAS, pursuant to Government Code section 65358(b), the City may only amend its General Plan four (4) times annually and this general plan amendment would be the first approved by the City of Elk Grove in calendar year 2008.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves:

1. General Plan Amendment, as shown on Exhibits A-1 (text) and A-2 (map);
2. Large Lot Tentative Subdivision Map, in accordance with the conditions of approval attached as Exhibit B-1, including approval of the abandonment of the drainage easements shown on the map.
3. Tentative Subdivision Map, in accordance with the conditions of approval attached as Exhibit B-2, including approval of the abandonment of the drainage easements shown on the map.

General Plan Amendment

Finding: The General Plan Amendment is internally consistent with the general plan as whole and that the Amendment provides substantial public benefit.

Evidence: The amendment is consistent with goals and policies of the Elk Grove General Plan as demonstrated through: (a) roadway improvements are consistent with the Circulation Element, (b) park and trail improvements are consistent with the Parks, Trails and Open Space Element, (c) project includes an affordable housing site, (d) project will comply with the policies and standards of the Noise Element.

The amendment to delete the commercial and office uses improves the feasibility of the project as a whole. The project provides substantial public benefit through: (a) provision of easements that allow mall to construct a storm water detention basin and a sewer lift station; this facilities economic development providing revenue and employment to the city as a whole; the mall's representatives have testified that absent these easements construction of the mall could be substantially delayed, (b) construction of roadways enhancing vehicular and pedestrian access to the mall, (c) inclusion of a site to accommodate affordable housing, and (d) provision of a fire station site that will enhance public safety in the southeasterly portion of Elk Grove.

Tentative Subdivision Map

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

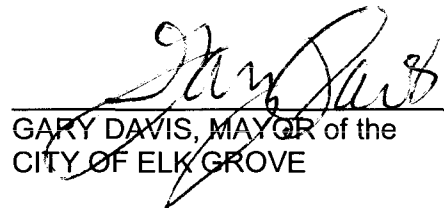
Evidence:

- (a) The proposed residential densities shown on the tentative maps are consistent with the general plan land use designations, as amended. The amount of park

land shown is consistent with the policies of the Park, Trails, and Open Space Element. The design and location of public improvements, including roadways, are consistent with the Circulation Element.

- (b) Based on the analysis in the EIR and staff report, the site is physically suitable for residential development. Access to the site will be provided or is available. In addition, necessary services and facilities will be provided through compliance with conditions of approval or are available.
- (c) The site is appropriate for the proposed density of development of 5 to 20 units per acre. The site is adjacent to major retail center. Public services and facilities to serve the project will be provided through compliance with conditions of approval or are available.
- (d) An EIR has been prepared in accordance with the California Environmental Quality Act and certified by the City Council. The EIR determines that the project will have a significant impact on the environment. The mitigation measures, as contained in the Mitigation Monitoring and Reporting Program will not reduce all impacts to a level of insignificance. The City Council has adopted a Statement of Overriding Considerations, which finds that social, economic and other factors make infeasible the mitigation measures or project alternatives identified in the EIR. In accordance with California Government Code Section 66474.01., the City may approve the tentative subdivision maps with significant, unavoidable environmental impacts.
- (e) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including Fire, Water Resources, Public Works, Planning, Police, Sanitation, Parks, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval and ensure protection of public health, welfare, and safety.
- (f) No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of May 2008.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN BLACKSTON, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A-1

General Plan Amendment: Sterling Meadows

Land Use Element of the City of Elk Grove General Plan shall be amended as follows:

1. Amend Land Use Policy LU-33 as follows:

"LU-33 The following general criteria shall apply to the South Pointe Policy area as shown in Figures LU-1 and LU-6:

- "Land uses in this area shall consist of a mix of ~~commercial, office~~, low and medium density residential and multi-family residential along with supporting land uses such as parks and school.
- At least 5.5 percent (5.5%) of the total land area shall be designated high density residential
- Development of this area shall take place through a comprehensive planning process."

2. Amend Text on p, 122 as follows:

"South Pointe

Planning for this area in the south central portion of Elk Grove was begun prior to the City's incorporation. The overall concept for this area is the development of a primarily residential area with public park ~~office and retail~~ uses as well. Specific policies dealing with this project are included in this Element. This General Plan designates the South Pointe Area as a Policy Area."

Exhibit B-1

Sterling Meadows: "Large Lot" Tentative Subdivision Map, dated March 24, 2008

City Council Hearing: May 28, 2008

| # | Conditions of Approval | Timing/ Implementation | Enforcement/ Monitoring |
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| Planning Department | | | |
| 1. | This approval is for the Large Lot Tentative Subdivision Map prepared by MacKay & Soms, dated March 24, 2008. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On-going | Planning |
| 2. | Any reference to "Approved Tentative Subdivision Map" shall, as used in these conditions of approval, shall mean the Sterling Meadows Tentative Subdivision Map prepared by MacKay & Soms, dated March 24, 2008, as approved by the City of Elk Grove City Council on May 28, 2008. | On-going | Planning |
| 3. | The Tentative Subdivision Map is valid for 36 months from the date of approval unless a greater length of time is granted through a Development Agreement. | 3 years | Planning |
| 4. | 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. | On-going | Planning |

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| 5. | All development-related fees and charges shall be paid to City and Special Districts in the time and manner specified in the respective ordinances, resolutions, and or policies of the jurisdictions. | On-going | Planning |
| 6. | This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. | On-going | All City departments |
| 7. | The Applicant shall not provide for a nuisance during the construction phase or intended use of the project. | On-going | Community Enhancement |
| 8. | The Applicant shall comply with all mitigation measures contained in the Mitigation Recording and Reporting Program (MMRP), which has been approved in conjunction with the certification of the EIR (SCH # 1999122067) | On-going | Planning |
| 9. | City shall not approve any grading permit, final map, parcel map or subdivision improvement plans until the Applicant has recorded the MMRP and has paid the fee in effect at the time for the administration of the MMRP. | Prior to grading permit, final map or improvement plans | Planning |
| 10. | City shall not approve any grading permit, final map or subdivision improvement plans pursuant to this application until the Applicant has obtained 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. | Prior to grading permit, final map or improvement plans | Planning |
| 11. | A fence and wall plan for the Approved Tentative Subdivision Map shall be submitted with the initial subdivision improvement plans or initial final map for the Large Lot Map for City review and approval, to determine the exact height, location and materials for all required fences and walls. All masonry walls shall include decorative elements, as required by the City's Design Guidelines. All masonry walls shall be a minimum of 6 feet tall. A greater height may be required in certain locations, as specified in the mitigation measures of the EIR. | Improvement Plans or Final Map | Planning |
| 12. | A decorative wrought iron fence shall be installed around Lot "C" | Improvement | Planning |

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| | (detention basin), if City determines that fencing is needed for public safety purposes. | Plans | |
| 13. | A trail and sidewalk plan for Approved Tentative Subdivision Map shall be submitted with the initial subdivision improvement plans for the Large Lot Map for City review and approval. The plan will determine the materials, width, and location of trails and sidewalks which are 6 feet or wider in width. | Improvement Plans | Planning |
| 14. | Pedestrian paths 6-feet in width shall be designed and installed within all 25-foot and 15-foot wide landscape lots which abut public streets, except as noted in Condition #16 below. | Improvement Plans | Planning |
| 15. | 10-foot wide pedestrian and bicycle trails, which conform to the standards set by City's "Trails Master Plan", shall be designed and installed in the following locations: <ul style="list-style-type: none"> • Kammerer Road frontage, from east to west property line • North side of Bilby Road, from Lotz Parkway to the east property line • West side of Lot "C", along Lotz Parkway and connecting with trail on Bilby Road and Lot "I" | Improvement Plans | Planning |
| 16. | An eight (8) foot wide pedestrian path shall be designed and installed within the 25-foot wide landscape corridor along the east side of Lotz Parkway | Improvement Plans | Planning |
| 17. | A plan for neighborhood identification features for the Approved Tentative Subdivision Map shall be submitted with the initial set of subdivision improvement plans for the Large Lot Map for City's review and approval. These features shall be designed and installed at the following intersections: <ul style="list-style-type: none"> • "A" Drive and Lotz Parkway • Bilby Road and Lotz Parkway • Lotz Parkway and Kameron Road Features may include a combination of public art, water features, trellis, | Improvement Plans | Planning |

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| | seating, theme walls and monument signage. | | |
| 18. | The detention basin (Lot "C") shall be landscaped in a manner consistent with its intended purpose of storm water detention. Such landscaping shall include the planting of native oak trees around its perimeter. | Improvement Plans | Planning |
| 19. | The term "applicant" as used in these conditions refers to the current owner of the subdivision property as well as any and all successors in interest. | On-going | Planning |
| Sacramento Area Sewer District | | | |
| 20. | Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction. | Improvement Plans | Sacramento Area Sewer District |
| 21. | Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line. | Improvement Plans & Building Permit | Sacramento Area Sewer District |
| 22. | In order to obtain sewer service, construction of District sewer infrastructure will be required. | On-going | Sacramento Area Sewer District |
| 23. | Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The sewer line shall be located in a dedicated sewer easement or in the public right-of-way. | Final Map and Improvement Plans | Sacramento Area Sewer District |
| 24. | The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the | Final Map or Improvement | Sacramento |

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| | District, which ever comes first. The sewer study shall demonstrate the quantity of discharge 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 Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with District Design Standards. | Plans | Area Sewer District |
| 25. | The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met. | Improvement Plans | Sacramento Area Sewer District |
| 26. | The subject project owner(s) and successors in interest thereof, 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, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street | On-going | Sacramento Area Sewer District |

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| | appurtenances. | | |
| 27. | All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line | Building Permit | Sacramento Area Sewer District |
| 28. | The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance. | Prior to acceptance of improvements | Sacramento Sewer Agency |
| Public Works | | | |
| 29. | During construction of Sterling Meadows, vehicular access to the Sewer Lift Station and Detention Basin (Parcel 9) shall be maintained at all times and shall be to the satisfaction of Public Works. | On-Going | Public Works |
| 30. | The Applicant shall design and improve the project's drainage system in accordance with the drainage study of the approved Promenade Major Roads project and to the satisfaction of Public Works. | Improvement Plans | Public Works |
| 31. | The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers during the first plan review as assigned by Public Works shall be added to plans. | Improvement Plans | Public Works |
| 32. | All structural street sections shall be designed to City of Elk Grove Improvement Standards. | Improvement Plans | Public Works |

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| 33. | The centerline for both Bilby Road and A Drive shall conform with the approved Final Map to the east. | Improvement Plans | Public Works |
| 34. | All sidewalks adjacent to park sites shall be 8 feet wide and attached to the street. | Improvement Plans | Public Works |
| 35. | Vertical curbs are required on all streets to the satisfaction of Public Works, except where residential access fronts a street. | Improvement Plans | Public Works |
| 36. | The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i> . The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City. | Prior to Improvement Plan Approval and Prior to issuance of Grading Permits | Public Works |
| 37. | The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove. | Prior to Final Map | Public Works |
| 38. | The Applicant shall quitclaim the S.M.U.D. Power Line Easement as recorded in Book 2214 Page 201 and the 10-foot S.M.U.D. easement per Book 900329 Page 966 prior to the recordation of Final Map. If these easements cannot be quitclaimed the site will require a redesign. | Prior to Final Map | Public Works |

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| 39. | The Applicant shall abandon the 30-foot drainage easement per Parcel Map 146 Page 22 and the 30-foot drainage easement per Parcel Map 6 Page 22. | Final Map | Public Works |
| 40. | The Applicant shall dedicate a 12.5-foot public utility easement for underground and appurtenances adjacent to all public streets to the satisfaction of Public Works. An alternative 10-foot public utility easement is acceptable by Public Works if a letter of approval is submitted from appropriate agencies. | Final Map | Public Works |
| 41. | The Applicant shall install stop signs to the satisfaction of Public Works. Stop sign locations shall be determined during Improvement Plan review and shall be to the satisfaction of Public Works. | Final Map | Public Works |
| 42. | The Applicant shall install appropriate off-site road transitions, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review. | Final Map | Public Works |
| 43. | If the Applicant proposes to record multiple final maps, proposed map phases shall be submitted to Public Works for review. On- and off-site improvements, and dedication of property rights will be required with each proposed map phase as necessary to serve the parcel(s) created to the satisfaction of Public Works, including, but not limited to, grading, drainage, sewer, looped water system, etc. The resulting street system shall have two points of vehicular access. | Final Map | Public Works |
| 44. | The Applicant shall dedicate, design and improve the following expanded intersections; in accordance with the City of Elk Grove | Final Map | Public Works |

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| | <p>Improvement Standards and to the satisfaction of Public Works.</p> <ul style="list-style-type: none"> • Kammerer Road and Lotz Parkway • Lotz Parkway and Bilby Road • Lotz Parkway and B Drive • Lotz Parkway and A Drive | | |
| 45. | <p>The Applicant shall dedicate, design and improve the following improvements on Kammerer Road along the project frontage:</p> <ul style="list-style-type: none"> • northerly half section of Kammerer Road, 65 feet from approved centerline, and • south of approved centerline <ul style="list-style-type: none"> ○ 6-foot of the median, ○ 12-foot eastbound travel lane, ○ 3-foot paved shoulder, ○ 2-foot unpaved shoulder and ○ appropriate drainage. <p>Improvements shall be based on 65-foot right-of-way street section and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> | Final Map | Public Works |
| 46. | <p>The Applicant shall dedicate, design and improve the easterly half section of Lotz Parkway, 36 feet from the approved centerline. The Applicant shall dedicate a minimum of 40 feet of right-of-way for Lotz Parkway. Up to 4 feet can come out of the 25-foot landscape corridor. Improvements shall be based on 72-foot right-of-way street section shown on the Approved Tentative Subdivision Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. An in-lieu fee may be acceptable for the portion of Lotz Parkway north of A Drive to the satisfaction of Public</p> | Final Map | Public Works |

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| | Works. | | |
| 47. | The Applicant shall dedicate, design and improve Bilby Road, in full width from Lotz Parkway to the easterly property boundary. Improvements shall be based on 72-foot right-of-way street section shown on the Approved Tentative Subdivision Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Final Map | Public Works |
| 48. | The Applicant shall dedicate, design and improve A Drive, in full width from Lotz Parkway to the easterly property boundary. The sidewalk adjacent to the park shall be 8 feet wide and attached. Improvements shall be based on 50-foot right-of-way street section shown on the Approved Tentative Subdivision Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Final Map | Public Works |
| 49. | All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works. | Final Map | Public Works |
| 50. | The Applicant shall provide bulb-outs at each intersection adjacent to all schools and parks. The bulb-outs shall be designed and constructed to the satisfaction of Public Works. | Final Map | Public Works |
| 51. | It is the Applicant's responsibility to obtain all necessary agency permits and environmental clearance, perform all mitigations, and pay all applicable fees associated with developing the park sites prior to dedicating the park sites to the City of Elk Grove and CCSD. | Final Map | Public Works |

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| 52. | <p>The Applicant shall design and install traffic signals at the following locations in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Lotz Parkway/Kammerer Road • Lotz Parkway/B Drive • Lotz Parkway/Bilby Road • Lotz Parkway/A Drive • Bilby Road/D Drive | Final Map | Public Works |
| 53. | <p>The Applicant shall dedicate, design and improve the landscape corridor on Bilby Road, from D Drive to the easterly property boundary, as shown on the approved Tentative Map to the satisfaction of Public Works. This corridor shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use.</p> | Final Map | Public Works |
| 54. | <p>The Applicant shall design and construct landscaping between the back of curb and front of sidewalk on Parcel 8 (Lot 985), adjacent to Bilby Road and Lotz Parkway, as shown on the approved Tentative Map and to the satisfaction of Public Works. This corridor shall be dedicated to the City of Elk Grove as a pedestrian easement. The water service(s) for this corridor shall be provided independently of the surrounding landscape corridors.</p> | Final Map | Public Works |
| 55. | <p>The Applicant shall dedicate, design and improve a 25-foot landscape corridor on Lotz Parkway. This corridor shall be dedicated, in fee title, except for the section along Parcel 8 (Lot 985), to the City of Elk Grove for the purposes of landscaping and pedestrian use.</p> | Final Map | Public Works |
| 56. | <p>The Applicant shall dedicate, design and improve a 50-foot landscape</p> | Final Map | Public Works |

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| | corridor on Kammerer Road. This corridor shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use. | | |
| 57. | Per the Development Agreement for the Project, the Applicant shall execute a binding real property purchase and sale agreement with Cosumnes CSD for acquisition of the reservation area identifies as Lot D and Lots 187-192 on the Approved Tentative Subdivision Map. | Final Map | Public Works |
| 58. | The Applicant shall dedicate Parcel 9 (Detention Basin) to the City of Elk Grove in fee title to the satisfaction of Public Works. | Final Map | Public Works |
| 59. | The Applicant shall dedicate, design and improve a 20-foot drainage maintenance service road around the detention basin in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The maintenance service road shall be outside Lot T (PARKWAY) as shown on the Approved Tentative Subdivision Map unless otherwise approved in the Paseo/Parkway Master Plan. | Final Map | Public Works |
| 60. | The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) on Lotz Parkway along Parcel 6 frontage, except the proposed 68-foot Fire Department driveway easement, to the satisfaction of the City of Elk Grove | Final Map | Public Works |
| 61. | Plans for all improvements required of a given map phase shall be approved by the City prior to recordation of that map phase. | Final Map | Public Works |
| 62. | The Applicant shall submit, in addition to the complete set of record | Prior to | Public Works |

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| | drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD. | Acceptance of Public Improvements | |
| 63. | The Applicant shall submit to Public Works three copies of an electronic file on CD containing the originally approved design and any approved revisions. The file shall be in AutoCAD format, latest or second-to-latest published software version. | Prior to Acceptance of Public Improvements | Public Works |
| 64. | Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD. | Prior to Acceptance of Public Improvements | Public Works |
| Landscape | | | |
| 65. | All landscaping required by this map shall be designed and installed in conformance to City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Cosumnes CSD / City Landscape Design and Improvement Plan Guidelines for Corridors, Medians and Parks. Plans shall be submitted to the Cosumnes CSD, City Planning Department and the City Public Works Department for review and approval as part of the subdivision improvement plans. | Improvement Plans | Public Works and Planning |

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| 66. | Upon completion of the installation of the landscaping, the landscape architect for each 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. | Acceptance of Improvements | |
| Transit | | | |
| 67. | Street improvement plans shall include a bus stop, including a bus shelter pad, at the following locations: <ul style="list-style-type: none"> • Northbound Lotz Parkway @ "A" Drive, farside • Northbound Lotz Parkway @ Bilby Road, farside • Northbound Lotz Parkway @ "C" Drive, farside • Eastbound Bilby Road @ Lotz Parkway, farside Each bus stop shall be constructed in accordance with the standards established by Sacramento County, Roadway Guidelines Handbook, page 4-22. Additional bus stops and pads may be required as routes are established for the project area. | Improvement Plans | Transit & Public Works |
| Community Enhancement | | | |
| 68. | All required masonry wall shall be constructed with a non-sacrificial graffiti-resistant paint or clear graffiti-resistant coating. | Improvement Plans | Community Enhancement |
| 69. | All walking paths and all walking entrances into parks shall provide way-finding lighting and security lighting (CPTED designs). | Improvement Plans | Community Enhancement |
| 70. | Park/open space lighting shall be designed and installed such that it will not be obscured by tree canopy. | Improvement Plans | Community Enhancement |
| 71. | Drainage from improved lots shall be designed and installed such that there is no surface flow over a public sidewalk or walkway which would cause a slip hazard and nuisance. | Improvement Plans | Community Enhancement |
| Sacramento County Water Agency | | | |
| 72. | Water supply will be provided by the Sacramento County Water | Final Map | Sacramento County Water |

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| | Agency | | Agency |
| 73. | Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by the Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. | Final Map | Sacramento County Water Agency |
| 74. | 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 and/or grading plans | Sacramento County Water Agency |
| 75. | Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 771 & 770, as shown on the Approved Tentative Subdivision Map , 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 an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with | Final Map | Sacramento County Water Agency |

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| | Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4 | | |
| 76. | <p>Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 920 & 919 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 an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.</p> | Final Map | Sacramento County Water Agency |
| CCSD-Parks | | | |
| 77. | <p>Prior to or concurrently with the first final map, applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not approve any final map until and unless each of the following has been accomplished:</p> <p>a. Dedicate a minimum of 18.51 net acres of park land, shown as Lots "12" and "5" on the large lot tentative subdivision map,</p> | Final Map | CCSD-Parks |

which will satisfy the subdivision's Quimby Act land dedication requirements. Lots "A" and "B" shall be dedicated to City and CCSD, as joint owners. Develop Master Plans for each park site in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement.

- b. Develop Master Plans for each landscape parkways/paseos, as shown on the Approved Tentative Subdivision Map, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement.
- c. Provide Design Development Plans for each park site, based upon the approved Master Plans, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD or as otherwise specified in a Development Agreement.
- d. Developer shall petition for the formation of a Community Facilities District (CFD), or similar funding mechanism satisfactory to City and CSD, to provide adequate funding for maintaining the parks, parkways and landscape corridors or as otherwise specified in a Development Agreement. Funding mechanism shall be in place prior to recordation.
- e. If the parkways/paseos abuts residential lot side or rear yards, applicant/developer will be required to install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD along the park area where it abuts these lots. The wall is to be installed when construction of the park site begins, or when construction on the adjoining lots commences, whichever comes first. The wall is on the homeowner's property. Accordingly, general maintenance, repair or replacement of the wall is the

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| | <p>responsibility of the homeowner, not the CCSD or the City. The CCSD and the City will be responsible solely for graffiti removal on the exterior portion of the wall, which faces the parkway/paseo.</p> <p>f. Land dedicated to the CCSD and City shall be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the specifications of the appropriate agency with concurrence of the City and the CCSD and in accordance with all applicable laws and regulations prior to the acceptance of any grant deed.</p> <p>g. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, or alternatively an ACOE letter stating no permit was required.</p> <p>h. Provide the CCSD with a copy of all environmental documents processed for the park site per CEQA including initial studies, negative declarations, etc. All mitigation requirements of such studies shall be complete prior to acceptance of the park.</p> | | |
| 78. | Applicant shall pay Park and Recreation processing fees as required by CCSD to CCSD. These fees include pre and post entitlement review and inspection in accordance with CCSD Ordinance 8. | Ongoing | CCSD-Parks |
| CCSD-Fire | | | |
| 79. | All street names and addresses shall be approved by the Cosumnes CSD Fire Department, prior to building permit issuance. | Building permit | CCSD-Fire |
| 80. | All cluster homes (Lots 240 thru Lot 576) shall be provided with automatic fire sprinkler system throughout in accordance with NFPA 13D of if these homes are town homes or condo's shall be provided with automatic fire sprinkler system in accordance with NFPA 13. | Building permit | CCSD-Fire |

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| 81. | All private access drive lots serving more than one residential lot in cluster homes shall have red curbing or metal signage that states NO PARKING FIRE LANE. | Building permit | CCSD-Fire |
| 82. | All cluster homes (Lots 240 thru Lot 576) that share a common driveway shall have the main street as their address. | Building permit | CCSD-Fire |
| 83. | No alleys or stub streets shall have street names. | Building permit | CCSD-Fire |
| 84. | All cluster home lots (Lots 240 thru Lot 576) shall be provided with an illuminated address directory board near the shared driveways. | Building permit | CCSD-Fire |
| Finance | | | |
| 85. | City shall not approve any final map until and unless City has approved annexation of property into City's Police Services Mello-Roos Community Facilities District ("CFD") 2003-2. Applicant shall pay all costs associated with the annexation of property in this CFD. | Prior to final map | Finance & Planning |
| 86. | City shall not approve any final map until and unless City has approved annexation of property into City's Street Maintenance Assessment District No.1. Applicant shall pay all costs associated with the annexation of property in this CFD. | Prior to final map | Finance & Planning |
| 87. | City shall not approve any final map until and unless City has established a Landscape and Lighting District for the property. The assessment shall be established at an amount sufficient to fund one hundred percent (100%) of the cost of maintenance of all public lighting, public landscaping, parks and drainage detention facilities located within the boundaries of the tentative subdivision map. The scope of the required maintenance includes but is not limited to: landscaping within parks, parkway corridors, detention basins, roadway medians and street frontage landscaping, street and parking lighting, recreation play structures, site improvements such as trails and parking lots, and facilities within public parks and parkways. Applicant shall be responsible for the costs associated with the establishment of this Landscape and Lighting District. | Prior to final map | Finance & Planning |
| 88. | As required by the Development Agreement, applicant shall consent to | Prior to final | Finance & |

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| | annexation of the Property to City's Laguna Ridge Community Facilities District (CFD) 2005-1 Infrastructure Component. The purpose of this District is to finance off-site, public improvements that benefit Project residents, as determined by City in its sole discretion. Developer shall be responsible for all costs associated with the annexation of property to CFD 2005-1. City shall not approve any final map until and unless City has approved annexation of property into City's CFD 2005-1. | map | Planning |
| SMUD | | | |
| 89. | Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way. | Final Map | SMUD |
| 90. | Dedicate the 9.00 foot pedestrian easements and 6.00 foot adjacent thereto as a 15-foot utility easement for underground facilities and appurtenances. | Final Map | SMUD |
| 91. | Dedicate all the Landscape Corridors as a public utility easement for underground facilities and appurtenances. | Final Map | SMUD |

General Information and Compliance Items:

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

- a. If 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)
- b. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)

- c. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- d. 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)
- e. 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)
- f. 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. (Public Works)
- g. 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 condition. (Public Works)
- h. 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)
- i. The applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- k. 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 pursuant to the Floodplain Management Plan. (Public Works)

- l. 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)
- m. 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)
- n. 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)
- o. 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)

Sacramento County Water Agency

- p. The following requirements are project conditions not subject to tentative map approval:
- q.
- r. 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.
- s.
- t. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator

CCSD-Fire

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (Fire)
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (Fire)
- c. 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 submits 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. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below:
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted (Fire)
- d. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (Fire)
- e. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points. (Fire)
- f. 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. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (Fire)

- g. 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. (Fire)
- h. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD 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. (Fire)
- i. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (Fire)
- j. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction. (Fire)
- k. 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 Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (Fire)

Exhibit B-2

Sterling Meadows: Tentative Subdivision Map, dated March 24, 2008

City Council Hearing Date: May 28, 2008

| # | Conditions of Approval | Timing/ Implementation | Enforcement/ Monitoring |
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| Planning Department | | | |
| 1. | <p>The plans approved by this action consist of the following:</p> <ul style="list-style-type: none"> • Large Lot Tentative Subdivision Map • Tentative Subdivision Map • Preliminary Grading Plan • Preliminary Utility Plan • Kyler Road transition detail <p>All plans were prepared by MacKay & Somps, dated March 24, 2008. 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 |
| 2. | The Tentative Subdivision Map is valid for 36 months from the date of approval unless a greater length of time is granted through a Development Agreement. | 3 years | Planning |
| 3. | 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 | On-going | Planning |

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| | or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action. | | |
| 4. | All development-related fees and charges shall be paid to City and Special Districts in the time and manner specified in the respective ordinances, resolutions, and or policies of the jurisdictions. | On-going | Planning |
| 5. | This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. | On-going | All City departments |
| 6. | The Applicant shall not provide for a nuisance during the construction phase or intended use of the project. | On-going | Community Enhancement |
| 7. | The Applicant shall comply with all mitigation measures contained in the Mitigation Recording and Reporting Program (MMRP), which has been approved in conjunction with the certification of the EIR (SCH # 1999122067) | On-going | Planning |
| 8. | City shall not approve any grading permit, final map, parcel map or subdivision improvement plans until the Applicant has recorded the MMRP and has paid the fee in effect at the time for the administration of the MMRP. | Prior to grading permit, final map or improvement plans | Planning |
| 9. | City shall not approve any grading permit, final map or subdivision improvement plans pursuant to this application until the Applicant has obtained 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. | Prior to grading permit, final map or improvement plans | Planning |
| 10. | A fence and wall plan for the entire subdivision shall be submitted with the initial subdivision improvement plans for City review and approval, to determine the exact height, location and materials for all required fences and walls. All masonry walls shall include decorative elements, as required by the City's Design Guidelines. | Improvement Plans | Planning |

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| | All masonry walls shall be a minimum of 6 feet tall. A greater height may be required in certain locations, as specified in the mitigation measures of the EIR. | | |
| 11. | <p>The location of required masonry walls shall include but are not limited to the following locations:</p> <ul style="list-style-type: none"> • the south and east property lines of Lot "D" (fire station site) • all property lines of Lot "E" (sewer lift station), except where vehicular access is needed • all property lines for any Sacramento County Water Agency well sites, except where vehicular access is needed • the entire east property line of the subdivision, from Kameron Road to the north property line • rear and side property lines of all residential lots abutting Lotz Parkway • rear and side property lines of all residential lots abutting "A" Drive • rear and side property lines of all residential lots abutting Bilby Road • rear and side property lines of all residential lots abutting the 50-foot wide parkway corridor; this does not apply to Lots 'K' and 'L' when homes front onto the parkway corridor • Within Landscape Lots "M" and "N", except the fire station frontage on Lotz Parkway. • South property line of Lot 985 (multi-family residential) | Improvement Plans | Planning |
| 12. | A decorative wrought iron fence shall be installed around Lot "C" (detention basin), if City determines that fencing is needed for public safety purposes. | Improvement Plans | Planning |
| 13. | A trail and sidewalk plan for the entire subdivision shall be submitted with the initial subdivision improvement plans for City review and approval. The plan will determine the materials, width, | Improvement Plans | Planning |

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| | and location of trails and sidewalks which are 6 feet or wider in width. | | |
| 14. | Pedestrian paths 6-feet in width shall be designed and installed within all 25-foot and 15-foot wide landscape lots which abut public streets, except as noted in Condition #16 below. | Improvement Plans | Planning |
| 15. | <p>10-foot wide pedestrian and bicycle trails, which conforms to the standards set by City's "Trails Master Plan", shall be designed and installed in the following locations:</p> <ul style="list-style-type: none"> • Kammerer Road frontage, from east to west property line • A continuous trail, within the north-side parkway corridor, consisting of Lots "L", "K", "J", "I", "H", "G", "F" and through Lot "A" and Lot "B" (park sites) • North side of Bilby Road, from Lotz Parkway to the east property line | Improvement Plans | Planning |
| 16. | An eight (8) foot pedestrian path shall be designed and installed within the 25-foot wide landscape corridor along the east side of Lotz Parkway. | Improvement Plans | Planning |
| 17. | <p>A plan for neighborhood identification features shall be submitted with the initial set of subdivision improvement plans for City's review and approval. These features shall be designed and installed at the following intersections:</p> <ul style="list-style-type: none"> • "A" Drive and Lotz Parkway • Bilby Road and Lotz Parkway • Lotz Parkway and Kammerer Road <p>Features may include a combination of public art, water features, trellis, seating, theme walls and monument signage.</p> | Improvement Plans | Planning |
| 18. | Each landscape lot that includes a path, trail or sidewalk shall be encumbered with a public access easement for pedestrian and/or bicycle use. Such easements shall be included with each final map. | Final Map | Planning |

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| 19. | The applicant shall establish a homeowners association prior to the recordation of the initial final map. The association shall be responsible for the maintenance and use of common areas, including but not limited to alley lots , private drive lots (C-9 thru C-51) in the cluster home area, private landscape lots (C-1 thru C-8). City shall review and approve the articles of incorporation, bylaws and any other documents related to the homeowners association prior to its establishment. | Final Map | Planning |
| 20. | The applicant shall prepare and record CC&Rs prior to or concurrently with the recordation of the initial final map. City shall review and approve the CC&Rs prior to their recordation. However, City shall not enforce nor be a party to said CC&Rs. | Final Map | Planning |
| 21. | The width of all landscape lots abutting "A" Drive shall increase from 15 to 25 feet, except Lot "T" and that portion of Lot 'O' abutting "A" Drive. In order to accommodate this revision, the widths of residential lots north of "A" Drive shall be reduced in width. In no case shall the reduction in width result in lots which do not conform to the applicable zone district requirements for lot area and lot width. | Final Map | Planning |
| 22. | The detention basin (Lot "C") shall be landscaped in a manner consistent with its intended purpose of storm water detention. Such landscaping shall include the planting of native oak trees around its perimeter. | Improvement Plans | Planning |
| 23. | The term "applicant" as used in these conditions refers to the current owner of the subdivision property as well as any and all successors in interest. | On-going | Planning |
| Sacramento Area Sewer District | | | |
| 24. | Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction. | Improvement Plans | Sacramento Area Sewer District |

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| 25. | Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line. | Improvement Plans & Building Permit | Sacramento Area Sewer District |
| 26. | In order to obtain sewer service, construction of District sewer infrastructure will be required. | On-going | Sacramento Area Sewer District |
| 27. | Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The sewer line shall be located in a dedicated sewer easement or in the public right-of-way. | Final Map and Improvement Plans | Sacramento Area Sewer District |
| 28. | The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, which ever comes first. The sewer study shall demonstrate the quantity of discharge 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 Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with District Design Standards. | Final Map or Improvement Plans | Sacramento Area Sewer District |
| 29. | The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) | Improvement | Sacramento Area Sewer |

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| | <p>from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.</p> | Plans | District |
| 30. | <p>The subject project owner(s) and successors in interest thereof, 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, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.</p> | On-going | Sacramento Area Sewer District |
| 31. | <p>All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line</p> | Building Permit | Sacramento Area Sewer District |
| 32. | <p>The trunk and collector sewer system for the project will not be</p> | Prior to | Sacramento |

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| | accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance. | acceptance of improvements | Sewer Agency |
| Public Works | | | |
| 33. | During construction of Sterling Meadows, vehicular access to the Sewer Lift Station (Lot E) and Detention Basin (Lot C) shall be maintained at all times and shall be to the satisfaction of Public Works. | On-Going | Public Works |
| 34. | Access for all 40' x 80' lot driveways shall be taken from the alley, to the satisfaction of Public Works. | On-Going | Public Works |
| 35. | Access for all cluster homes shall be taken from the shared driveway, to the satisfaction of Public Works. | On-Going | Public Works |
| 36. | The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i> . The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the | Prior to Improvement Plan Approval and Prior to issuance of Grading Permits | Public Works |

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| | City. | | |
| 37. | The Applicant shall provide a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works. | Prior to Approval of Improvement Plans and Prior to issuance of Grading Permits | Public Works |
| 38. | The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers during the first plan review as assigned by Public Works shall be added to plans. | Improvement Plans | Public Works |
| 39. | All structural street sections shall be designed to City of Elk Grove Improvement Standards. | Improvement Plans | Public Works |
| 40. | The Applicant shall design this project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage, and the installation of "No Parking" signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite, out of | Improvement Plans | Public Works |

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| | view of the general public. | | |
| 41. | Deviations not identified on the map may not be approved by Public Works, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result. | Improvement Plans | Public Works |
| 42. | The westerly intersection of Q Way and B Drive shall be limited to right turn movements only. | Improvement Plans | Public Works |
| 43. | The Applicant shall demonstrate the ability of an emergency vehicle, inside radius of 25' and outside radius of 50', to adequately circulate the site and allow for the proposed parking spots. This shall not apply to alley intersections where fire access is provided via public streets. | Improvement Plans | Public Works |
| 44. | The Applicant shall install striping Detail 23 for the non-standard elbows on H and I Way to the satisfaction of Public Works. Additionally, parking restrictions may be required for those elbows. | Improvement Plans | Public Works |
| 45. | The Applicant shall install stop signs to the satisfaction of Public Works. Stop sign locations shall be determined during Improvement Plan review and shall be to the satisfaction of Public Works. | Improvement Plans | Public Works |
| 46. | The Applicant shall install appropriate off-site road transitions, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review. | Improvement Plans | Public Works |
| 47. | The Applicant shall design and construct the following traffic calming devices in accordance with City's Standards and to the satisfaction of Public Works: | Improvement Plans | Public Works |

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| | <ul style="list-style-type: none"> • Speed lumps <ul style="list-style-type: none"> ○ N Way north of P Way ○ N Way just north of C Drive ○ U Way north of R Way • Traffic Circle <ul style="list-style-type: none"> ○ E Drive / G Way ○ J Way / G Way ○ N Way /W Way ○ C Drive/W Way <p>The locations of the traffic calming devices shall not block any driveway and must be approved by Public Works prior to installation. Alternative traffic calming devices may be evaluated at Improvement Plan review to the satisfaction of Public Works.</p> | | |
| 48. | All sidewalks adjacent to park sites shall be 8 feet wide and attached to the street. | Improvement Plans | Public Works |
| 49. | Vertical curbs are required on all streets to the satisfaction of Public Works, except where residential access fronts a street. | Improvement Plans | Public Works |
| 50. | The Applicant shall design and improve the project's drainage system in accordance with the drainage study of the approved Promenade Major Roads project and to the satisfaction of Public Works. | Improvement Plans | Public Works |
| 51. | The centerline for both Bilby Road and A Drive shall conform with the approved Final Map to the east. | Improvement Plans | Public Works |
| 52. | Full access on A Drive at E Way and J Way will be evaluated during Improvement Plan review to the satisfaction of Public Works. | Improvement Plans | Public Works |

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| 53. | The Applicant shall abandon the 30-foot drainage easement per Parcel Map 146 Page 22 and the 30-foot drainage easement per Parcel Map 6 Page 22. | Final Map | Public Works |
| 54. | The Applicant shall quitclaim the S.M.U.D. Power Line Easement as recorded in Book 2214 Page 201 and the 10-foot S.M.U.D. easement per Book 900329 Page 966 prior to the recordation of Final Map. If these easements cannot be quitclaimed the site will require a redesign. | Prior to Final Map | Public Works |
| 55. | The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove. | Prior to Final Map | Public Works |
| 56. | At all uncontrolled trail crossings of streets, the Applicant shall design and install a treatment to highlight the crossing. The treatment may include colored slurry seal, additional lighting, and appropriate signing and markings to the satisfaction of Public Works. | Final Map | Public Works |
| 57. | All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works. | Final Map | Public Works |
| 58. | The Applicant shall dedicate all Parkway Lots (Lot F, G, H, J, I, K and L), in fee title, to the City of Elk Grove and CCSD, as joint owners. | Final Map | Public Works |
| 59. | If the Applicant proposes to record multiple final maps, proposed map phases shall be submitted to Public Works for review. On- and off-site improvements, and dedication of property rights will be required with each proposed map phase as necessary to serve the parcel(s) created to the satisfaction of Public Works, including, but not limited to, grading, drainage, sewer, looped water system, etc. | Final Map | Public Works |

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| | The resulting street system shall have two points of vehicular access. | | |
| 60. | <p>The Applicant shall provide bulb-outs at each intersection adjacent to all schools and parks. The bulb-outs shall be designed and constructed to the satisfaction of Public Works.</p> <ul style="list-style-type: none"> ○ A Drive and E Way – all locations ○ A Drive and J Way – all locations ○ A Drive at Lot H – both locations ○ B Drive and Q Way – all locations ○ D Drive and K Way – all locations ○ D Drive and P Way – all locations ○ E Way and K Way – all locations ○ F Way at Lot G – both locations ○ J Way and K Way – all locations ○ J Way and F Way – all locations ○ Q Way and R Way – all locations ○ Q Way and P Way – all locations ○ P Way and T way – all locations ○ R Way and T Way – all locations ○ R Way and W Way – all locations | Final Map | Public Works |
| 61. | <p>The Applicant shall design and construct crosswalk at the following locations in accordance to the City's Standard Drawing T-8 and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> ○ F Way at Lot E parkway ○ G Way at Lot G parkway ○ A Drive at Lot H parkway | 1. Final Map | Public Works |
| 62. | The Applicant shall dedicate, design and improve all internal streets, in full width, as shown on the tentative subdivision map, | Final Map | Public Works |

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| | including design modifications, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | | |
| 63. | The Applicant shall dedicate a 12.5-foot public utility easement for underground and appurtenances adjacent to all public streets to the satisfaction of Public Works. An alternative 10-foot public utility easement is acceptable by Public Works if a letter of approval is submitted from appropriate agencies. | Final Map | Public Works |
| 64. | The Applicant shall dedicate a minimum of 40 feet of right-of-way for all streets. Additional right-of-way may be dedicated from behind the back of curb or back of sidewalk to the satisfaction of Public Works. | Final Map | Public Works |
| 65. | The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) on Lotz Parkway along Lot D frontage, except the proposed 68-foot Fire Department driveway easement, to the satisfaction the City of Elk Grove. | Final Map | Public Works |
| 66. | 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 |
| 67. | Plans for all improvements required of a given map phase shall be approved by the City prior to recordation of that map phase. | Final Map | Public Works |
| 68. | The Applicant shall dedicate, design and improve the following expanded intersections; in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Final Map | Public Works |

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| | <ul style="list-style-type: none"> • Kammerer Road and Lotz Parkway • Lotz Parkway and Bilby Road • Lotz Parkway and B Drive • Lotz Parkway and A Drive | | |
| 69. | <p>The Applicant shall dedicate, design and improve the following improvements on Kammerer Road along the project frontage:</p> <ul style="list-style-type: none"> • northerly half section of Kammerer Road, 65 feet from approved centerline, and • south of approved centerline <ul style="list-style-type: none"> ○ 6-foot of the median, ○ 12-foot eastbound travel lane, ○ 3-foot paved shoulder, ○ 2-foot unpaved shoulder and ○ appropriate drainage. <p>Improvements shall be based on 65-foot right-of-way street section and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> | Final Map | Public Works |
| 70. | <p>The Applicant shall dedicate, design and improve the easterly half section of Lotz Parkway, 36 feet from the approved centerline. The Applicant shall dedicate a minimum of 40 feet of right-of-way for Lotz Parkway. Up to 4 feet can come out of the 25-foot landscape corridor. Improvements shall be based on 72-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. An in-lieu fee may be acceptable for the portion of Lotz Parkway north of A Drive to the satisfaction of Public Works.</p> | Final Map | Public Works |

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| 71. | The Applicant shall dedicate, design and improve Bilby Road, in full width from Lotz Parkway to the easterly property boundary. Improvements shall be based on 72-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Final Map | Public Works |
| 72. | The Applicant shall dedicate, design and improve A Drive, in full width from Lotz Parkway to the easterly property boundary. The sidewalk adjacent to the park shall be 8 feet wide and attached. Improvements shall be based on 50-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Final Map | Public Works |
| 73. | It is the Applicant's responsibility to obtain all necessary agency permits and environmental clearance, perform all mitigations, and pay all applicable fees associated with developing the park sites prior to dedicating the park sites to the City of Elk Grove and CCSD. | Final Map | Public Works |
| 74. | <p>The Applicant shall design and install traffic signals at the following locations in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Lotz Parkway/Kammerer Road • Lotz Parkway/B Drive • Lotz Parkway/Bilby Road • Lotz Parkway/A Drive | Final Map | Public Works |

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| | <ul style="list-style-type: none"> • Bilby Road/D Drive | | |
| 75. | The Applicant shall dedicate, design and improve the landscape corridor on Bilby Road, from D Drive to the easterly property boundary, as shown on the approved Tentative Map to the satisfaction of Public Works. This corridor shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use. | Final Map | Public Works |
| 76. | The Applicant shall dedicate, design and improve a 25-foot landscape corridor on Lotz Parkway. This corridor shall be dedicated, in fee title, except for the section along Parcel 8 (Lot 985), to the City of Elk Grove for the purposes of landscaping and pedestrian use. | Final Map | Public Works |
| 77. | The Applicant shall dedicate, design and improve a 50-foot landscape corridor on Kammerer Road. This corridor shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use. | Final Map | Public Works |
| 78. | Per the Development Agreement for the Project, the Applicant shall execute a binding real property purchase and sale agreement with Cosumnes CSD for acquisition of the reservation area identifies as Lot D and Lots 187-192 on the Tentative Subdivision Map. | Final Map | Public Works |
| 79. | The Applicant shall dedicate Parcel 9 (Detention Basin) to the City of Elk Grove in fee title to the satisfaction of Public Works. | Final Map | Public Works |
| 80. | The Applicant shall dedicate, design and improve a 20-foot | Final Map | Public Works |

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| | drainage maintenance service road around the detention basin, unless otherwise approved in the Paseo/Parkway Master Plan in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The maintenance service road shall be outside Lot T (PARKWAY) as shown on the approved Tentative Map unless otherwise approved in the Paseo/Parkway Master Plan. | | |
| 81. | The Applicant shall design and construct landscaping between the back of curb and front of sidewalk on Parcel 8 (Lot 985), adjacent to Bilby Road and Lotz Parkway, as shown on the approved Tentative Map and to the satisfaction of Public Works. This corridor shall be dedicated to the City of Elk Grove as a pedestrian easement. The water service(s) for this corridor shall be provided independently of the surrounding landscape corridors. | Final Map | Public Works |
| 82. | Plans for all improvements required of a given map phase shall be approved by the City prior to recordation of that map phase. | Final Map | Public Works |
| 83. | The Applicant shall submit a Flood Elevation Certification for each structure. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works. | Prior to Building Permit | Public Works |
| 84. | The Applicant shall submit, in addition to the complete set of record drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD. | Prior to Acceptance of Public Improvements | Public Works |

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| 85. | The Applicant shall submit to Public Works three copies of an electronic file on CD containing the originally approved design and any approved revisions. The file shall be in AutoCAD format, latest or second-to-latest published software version. | Prior to Acceptance of Public Improvements | Public Works |
| 86. | Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD. | Prior to Acceptance of Public Improvements | Public Works |
| Landscape | | | |
| 87. | <p>The applicant shall submit landscape plans for the Lots listed below which incorporates the City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Cosumnes CSD / City Landscape Design and Improvement Plan Guidelines for Corridors, Medians and Parks. Plans shall be submitted to the Cosumnes CSD, City Planning Department and the City Public Works Department for review and approval for the following lots and medians:</p> <ul style="list-style-type: none"> • Park Sites, Lots 'A' and 'B' • Parkways Lots 'F' to 'L' • Detention Basin, Lot 'C' (If irrigation is installed) • Lift Station, Lot 'E's frontage along Lotz Parkway and | Improvement Plans | Public Works and Planning |

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| | <p>'A' Drive</p> <ul style="list-style-type: none"> • Landscape Corridors, Lots 'M' to 'Z' and Lots 'AA' to 'FF' • Medians for 'A' Drive, 'C' Drive, Lotz Parkway, Bilby Road Extension and Kammerer Road | | |
| 88. | <p>The applicant shall submit landscape plans for the Lots listed below which incorporates the City's Zoning Code, Design Guidelines and Water Conserving Landscape Requirements. Plans shall be submitted to the, City Planning Department and the City Public Works Department for review and approval for the following lots prior to issuance of building permits:</p> <ul style="list-style-type: none"> • Fire Station (Lot 'D') • Private landscape corridors (Lots 'C-3', 'C-4', 'C-7' to 'C-10') • Common areas within R-15, RD-20 and RD-30 Development, Lots 240 to 576. • All Model Homes | Building Permit | Public Works and Planning |
| 89. | <p>Upon completion of the installation of the landscaping, the landscape architect for each 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> | Acceptance of Improvements | |
| Transit | | | |
| 90. | <p>Street improvement plans shall include a bus stop, including a bus shelter pad, at the following locations:</p> <ul style="list-style-type: none"> • Northbound Lotz Parkway @ "A" Drive, farside | Improvement Plans | Transit & Public Works |

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| | <ul style="list-style-type: none"> • Northbound Lotz Parkway @ Bilby Road, farside • Northbound Lotz Parkway @ "C" Drive, farside • Eastbound Bilby Road @ Lotz Parkway, farside <p>Each bus stop shall be constructed in accordance with the standards established by Sacramento County, Roadway Guidelines Handbook, page 4-22. Additional bus stops and pads may be required as routes are established for the project area.</p> | | |
| Community Enhancement | | | |
| 91. | All required masonry wall shall be constructed with a non-sacrificial graffiti-resistant paint or clear graffiti-resistant coating. | Improvement Plans | Community Enhancement |
| 92. | All walking paths and all walking entrances into parks shall provide way-finding lighting and security lighting (CPTED designs). | Improvement Plans | Community Enhancement |
| 93. | Park/open space lighting shall be designed and installed such that it will not be obscured by tree canopy. | Improvement Plans | Community Enhancement |
| 94. | Drainage from improved lots shall be designed and installed such that there is no surface flow over a public sidewalk or walkway which would cause a slip hazard and nuisance. | Improvement Plans | Community Enhancement |
| Sacramento County Water Agency | | | |
| 95. | Water supply will be provided by the Sacramento County Water Agency | Final Map | Sacramento County Water Agency |
| 96. | Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by the Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. | Final Map or Improvement Plans | Sacramento County Water Agency |
| 97. | Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all | Improvement and/or grading | Sacramento County Water |

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| | 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. | plans | Agency |
| 98. | The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been secured. | Improvement Plans | Sacramento County Water Agency |
| 99. | 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 | Building Permits | Sacramento County Water Agency |
| 100. | Require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service | Improvement Plans & Building Permits | Sacramento County Water Agency |
| 101. | Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 771 & 770 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 an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project | Final Map | Sacramento County Water Agency |

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| | proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4 | | |
| 102. | Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 920 & 919 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 an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4. | Final Map | Sacramento County Water Agency |
| CCSD-Parks | | | |
| 103. | Prior to or concurrently with the first final map, applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not approve any final map until and | Final Map | CCSD-Parks |

unless each of the following has been accomplished:

- a. Dedicate a minimum of 18.51 acres of park land, shown as Lots "A" and "B" on the tentative subdivision map, which will satisfy the subdivision's Quimby Act land dedication requirements. The dedication of 4.84 acres land in parkway lots shall not be eligible for Quimby Act credits. Lots "A" and "B" and the parkway lots shall be dedicated to City and CCSD, as joint owners. Develop Master Plans for each park site in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement.
- b. Develop Master Plans for each landscape parkways/paseos in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement.
- c. Provide Design Development Plans for each park site, based upon the approved Master Plans, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD or as otherwise specified in a Development Agreement.
- d. Developer shall petition for the formation of a Community Facilities District (CFD), or similar funding mechanism satisfactory to City and CSD, to provide adequate funding for maintaining the parks, parkways and landscape corridors or as otherwise specified in a Development Agreement. Funding mechanism shall be in place prior to recordation.
- e. If the parkways/paseos abuts residential lot side or rear yards,

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| | <p>applicant/developer will be required to install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD along the park area where it abuts these lots. The wall is to be installed when construction of the park site begins, or when construction on the adjoining lots commences, whichever comes first. The wall is on the homeowner's property. Accordingly, general maintenance, repair or replacement of the wall is the responsibility of the homeowner, not the CCSD or the City. The CCSD and the City will be responsible solely for graffiti removal on the exterior portion of the wall, which faces the parkway/paseo.</p> <p>f. Land dedicated to the CCSD and City shall be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the specifications of the appropriate agency with concurrence of the City and the CCSD and in accordance with all applicable laws and regulations prior to the acceptance of any grant deed.</p> <p>g. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, or alternatively an ACOE letter stating no permit was required.</p> <p>h. Provide the CCSD with a copy of all environmental documents processed for the park site per CEQA including initial studies, negative declarations, etc. All mitigation requirements of such studies shall be complete prior to acceptance of the park.</p> | | |
| 104. | Applicant shall pay Park and Recreation processing fees as | Ongoing | CCSD-Parks |

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| | required by the CCSD to the CCSD. These fees include pre and post entitlement review and inspection in accordance with CCSD Ordinance 8. | | |
| 105. | <p>Prior to or concurrently with the first final map creating residential lots (Lots 1-984 as shown on the tentative subdivision map), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not approve a final map creating residential lots until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Develop Construction Plans and Specifications and Estimates for both parks, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD. b. Develop Construction Plans and Specifications and Estimates, enter into an improvement agreement and post securities for parkways/paseos within the proposed subdivision, adjacent to any street being constructed by this subdivision and/or needed to connect subdivision to the 13.7 acre park (Lot A), in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD. The remaining parkways/paseos shall be designed and constructed with the subsequent subdivisions subject to the same criteria above. | Final Map | CCSD-Parks |
| 106. | <p>Prior to the issuance of the first residential building permit, applicant shall perform each of the following actions listed below to satisfaction of City:</p> <ul style="list-style-type: none"> a. Enter into Improvement Agreement with the City for the 13.7 acre park site (Lot A) and post the required securities. b. Commence construction on the 13.7 acre park site (Lot A) in | Building Permit Phases | CCSD-Parks Building Inspection |

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| | <p>accordance with the approved Construction Plans and Specifications and subject to review and inspection or as otherwise specified in a Development Agreement. Construction shall include full width frontage improvements along all sides fronted with streets. Improved access from the developing lots shall also be provided.</p> | | |
| 107. | <p>Prior to the issuance of the 401st residential building permit), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not issue building permits for more than 400 residences until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Complete construction on 13.7 acre park site (Lot A) and request start of 180 day maintenance period. Compliance with this condition shall be based upon written request by the applicant/developer and written authorization by the City in concurrence with the CCSD to start the maintenance period. | Building Permit Phases | CCSD-Parks Building Inspection |
| 108. | <p>Prior to the issuance of the 601st residential building permit), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not issue building permits for more than 600 residences until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Enter into Improvement Agreement with the City for the 4.9 acre park site Lot B and post the required securities. b. Commence construction on the 4.9 acre park site Lot B in accordance with the approved Construction Plans and Specifications and subject to review and inspection or as | Building Permit Phases | CCSD-Parks Building Inspection |

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| | <p>otherwise specified in a Development Agreement. Construction shall include full width frontage improvements along all sides fronted with streets. Improved access from the developing lots shall also be provided.</p> | | |
| 109. | <p>Prior to the issuance of the 701st residential building permit), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not issue building permits for more than 700 residences until and unless each of the following has been accomplished:</p> <p>a. Complete construction on the 4.9 acre park site Lot B and request start of 180 day maintenance period. Compliance with this condition shall be based upon written request by the applicant/developer and written authorization by the City in concurrence with the CCSD to start the maintenance period.</p> | Building Permit Phases | CCSD-Parks Building Inspection |
| 110. | <p>For the proposed park improvements, Applicant/Developer shall complete minimum 180 day maintenance period and all deficiencies in maintenance and establishment have been corrected. Maintenance period shall be extended beyond the 180 days should corrections not be made. Additionally, the following items must be achieved prior to release of the Applicant/developer's obligation to retain maintenance of all improvements:</p> <p>a. Submittal of acceptable as-builts for the park in full sized and half sized sheets. Electronic copies shall also be required in a form acceptable to the City and CCSD.</p> | Acceptance of Subdivision Improvements by City | CCSD-Parks & Public Works |

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| | <ul style="list-style-type: none"> b. Submittal of full bound set of approved submittals and manufacturer recommended maintenance procedures. c. All equipment required to be turned over in accordance with the plans and specifications. d. Submittal of the grant deed to the City and CCSD in fee as "Tenants in Common" and documents satisfactory to the City and CCSD showing the land is free and clear. e. Maintenance obligation of the applicant/developer has been met with funds from funding mechanism having been received and in possession of the City. f. City, with concurrence of the CCSD, has provided written acceptance of the park improvements with the date of acceptance and maintenance turn over specified. | | |
| 111. | <p>For the proposed parkway/paseos and landscape corridor improvements, Applicant/Developer shall complete minimum 180 day maintenance period and all deficiencies in maintenance and establishment have been corrected. Maintenance period shall be extended beyond the 180 days should corrections not be made. Additionally, the following items must be achieved prior to release of the Applicant/developer's obligation to retain maintenance of all improvements:</p> <ul style="list-style-type: none"> g. Submittal of acceptable as-builts for the improvements in full sized and half sized sheets. Electronic copies shall also be required in a form acceptable to the City and CCSD. h. Submittal of full bound set of approved submittals and manufacturer recommended maintenance | Acceptance of Subdivision Improvements by City | CCSD-Parks & Public Works |

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| | <p>procedures.</p> <ul style="list-style-type: none"> i. All equipment required to be turned over in accordance with the plans and specifications. j. Submittal of the grant deed to the City and CCSD in fee as "Tenants in Common" and documents satisfactory to the City and CCSD showing the land is free and clear. k. Maintenance obligation of the applicant/developer has been met with funds from funding mechanism having been received and in possession of the City. l. City, with concurrence of the CCSD, has provided written acceptance of the parkways/paseos and landscape corridor improvements with the date of acceptance and maintenance turn over specified. m. Adjacent and underlying civil improvements shall be accepted by City prior to or concurrently with acceptance of parkways/paseos and/or landscape corridors. | | |
| CCSD-Fire | | | |
| 112. | All street names and addresses shall be approved by the Cosumnes CSD Fire Department, prior to building permit issuance. | Building permit | CCSD-Fire |
| 113. | Change "H" Way "H" Circle | On-going | CCSD-Fire |
| 114. | Change "I" Way to "I" Circle | On-going | CCSD-Fire |
| 115. | "A" Drive shall be renamed to Kyler Road. Kyler is a continuation from Promenade Parkway as shown on street intersection detail. | On-going | CCSD-Fire |
| 116. | All cluster homes located on Lots 240 thru Lot 576 shall be provided with automatic fire sprinkler system throughout in accordance with NFPA 13D of if these homes are town homes or condo's shall be provided with automatic fire sprinkler system in accordance with NFPA 13. | Building permit | CCSD-Fire |

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| 117. | Bilby Road Extension shall be shown as Bilby Road only. | On-going | CCSD-Fire |
| 118. | Provide new street name or letter or change "E" Way to "AA" Way which is located between "K" Way and "A" Drive (Kyler). | On-going | CCSD-Fire |
| 119. | Provide new street name or letter or change "K" Way to "BB" Way beginning "K" Way and returning to "D" Drive. | On-going | CCSD-Fire |
| 120. | Provide new street name or letter or change "J" Way to "DD" Way which is located between "A" Drive (Kyler) and "BB" Way. | On-going | CCSD-Fire |
| 121. | Provide new street name or letter or change "F" Way to "Z" Way which is located between "A" Drive (Kyler) and "DD" Way. | On-going | CCSD-Fire |
| 122. | Provide new street name or letter or change "M" Way to "Y" Way which is located between "BB" Way and Bilby Road. | On-going | CCSD-Fire |
| 123. | All cluster homes lot C-09 thru lot C-51 shall have red curbing or metal signage that states NO PARKING FIRE LANE on common access driveway. | On-going | CCSD-Fire |
| 124. | All cluster home lot C-09 thru lot C-51 that shares a common driveway shall have the main street as their addressing. | On-going | CCSD-Fire |
| 125. | No alleys or stub streets shall have street names. | On-going | CCSD-Fire |
| 126. | All cluster home lot C-09 thru lot C-51 shall be provided with an illuminated address directory board located near the shared driveways. | Prior to fire department final | CCSD-Fire |
| 127. | Provide new street name or letter or change "N" Way to "CC" Way beginning at "P" Way intersection and continuing to the intersection of Lotz Parkway and "C" Drive. | On-going | CCSD-Fire |
| Finance Department | | | |
| 128. | City shall not approve any final map until and unless City has approved annexation of property into City's Street Maintenance Assessment District No.1. Applicant shall pay all costs associated with the annexation of property in this CFD. | Prior to final map | Finance & Planning |
| 129. | City shall not approve any final map until and unless City has approved annexation of property into City's Police Services Mello-Roos Community Facilities District ("CFD") 2003-2. Applicant shall | Prior to final map | Finance & Planning |

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| | pay all costs associated with the annexation of property in this CFD. | | |
| 130. | City shall not approve any final map until and unless City has established a Landscape and Lighting District for the property. The assessment shall be established at an amount sufficient to fund one hundred percent (100%) of the cost of maintenance of all public lighting, landscaping, parks and drainage detention facilities located within the boundaries of the tentative subdivision map. The scope of the required maintenance includes but is not limited to: landscaping within parks, parkway corridors, detention basins, roadway medians and street frontage landscaping, street and parking lighting, recreation play structures, site improvements such as trails and parking lots, and facilities within public parks and parkways. Applicant shall be responsible for the costs associated with the establishment of this Landscape and Lighting District. | Prior to final map | Finance & Planning |
| 131. | As required by the Development Agreement, applicant shall consent to annexation of the Property to City's Laguna Ridge Community Facilities District (CFD) 2005-1 Infrastructure Component. The purpose of this District is to finance off-site, public improvements that benefit Project residents, as determined by City in its sole discretion. Developer shall be responsible for all costs associated with the annexation of property to CFD 2005-1. City shall not approve any final map until and unless City has approved annexation of property into City's CFD 2005-1. | Prior to final map | Finance & Planning |
| SMUD | | | |
| 132. | Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way. | Final Map | SMUD |
| 133. | Dedicate the 9.00-foot pedestrian easements and 6.00 feet adjacent thereto as a 15-foot utility easement for underground facilities and appurtenances. | Final Map | SMUD |

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| 134. | Dedicate all the Landscape Corridors and Common Areas as a public utility easement for underground facilities and appurtenances. | Final Map | SMUD |
| 135. | Dedicate any private alley and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances. | Final Map | SMUD |
| 136. | Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way within the Courtyard areas. | Final Map | SMUD |
| 137. | Dedicate any private driveway and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances. | Final Map | SMUD |
| 138. | The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities and Substation site. | On-going | SMUD |

General Information and Compliance Items:

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

- a. If 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)
- b. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)

- d. 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)
- e. 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)
- f. 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. (Public Works)
- g. 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 condition. (Public Works)
- h. 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)
- i. The applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- k. 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 pursuant to the Floodplain Management Plan. (Public Works)

- l. 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)
- m. 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)
- n. 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)
- o. 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)

The following requirements are project conditions not subject to tentative map approval:

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 the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator

CCSD-Fire

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (Fire)
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2007 Sacramento County Fire Code. (Fire)
- c. 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.
- d. 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 sold roof canopies) exceeds 5,999 square feet and/or the total liveable area (not including garages and attached sold roof canopies) exceeds 4,999 square feet.
- e. 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 educational materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved information 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, 2002 edition.

- f. 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 submits 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 AUTOCAD drawing file) any AutoCAD DWG version is accepted

- g. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
- h. 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 Cosumnes CSD Fire Department should be consulted on this matter.
- i. 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.
- j. 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.
- k. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD 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.

- l. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
- m. 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 Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
- n. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - a. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - b. 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.
 - c. Any bridges over creeks and wetland areas shall be capable of supporting 65,000 GVW.
 - d. Provide at least 10 feet of greenbelt or defensible space between non-combustible fences and the creek/wetlands area.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-122**

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


I, Susan J. Blackston, 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 May 28, 2008 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


**Susan J. Blackston, City Clerk
City of Elk Grove, California**