



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A public hearing to consider the General Plan Amendments, Specific Plan Amendments, Rezones, and Tentative Subdivision Maps for the Laguna Ridge Phase 3 Subdivision Projects

MEETING DATE: November 9, 2011

PREPARED BY: Gerald Park, Senior Planner

DEPARTMENT HEAD: Taro Echiburú, Planning Director

PROJECT INFORMATION:

Location: The project sites are located in the Laguna Ridge Phase 3 development area which is bound by Whitelock Parkway to the north, Bilby Road to the south, Big Horn Boulevard to the east, and Bruceville Road to the west.

Planner: Gerald Park, Senior Planner

Property Owners :	<u>Project</u>	<u>Property Owner</u>
	McGeary Ranch & Arbor Ranch	SB/RBLI Land Company c/o Alan Hayden
	Zraggen Ranch	Pulte Home Corporation c/o Greg Van Dam
	Tuscan Ridge	WSI Poppy Ridge, LLC c/o Clifton Taylor

Applicants:	<u>Project</u>	<u>Applicant</u>
	McGeary Ranch & Arbor Ranch	Wilson Meany Sullivan c/o Alan Hayden
	Zraggen Ranch	Pulte Home Corporation c/o Greg Van Dam
	Tuscan Ridge	Urban Properties of California, Inc. c/o Clifton Taylor

RECOMMENDED ACTION:

By a vote of 5-0 at its October 6, 2011 meeting, the Planning Commission recommends the following actions:

1. Adopt a resolution of the City Council of the City of Elk Grove finding the Laguna Ridge Phase 3 Subdivision Projects exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section 15182 (Attachment 1); and
2. Adopt a resolution of the City Council of the City of Elk Grove approving the General Plan Amendments for the Laguna Ridge Phase 3 Subdivision Projects (Attachment 2); and
3. Adopt a Resolution of the City Council of the City of Elk Grove approving the Specific Plan Amendments for the Laguna Ridge Specific Plan for the Laguna Ridge Phase 3 Projects (Attachment 3); and
4. Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map for the Laguna Ridge Phase 3 Subdivision Projects (Attachment 4); and
5. Adopt resolutions of the City Council of the City of Elk Grove approving the Tentative Subdivision Maps for the Laguna Ridge Phase 3 Tentative Subdivision Projects consisting of McGeary Ranch, Arbor

Ranch, Zraggen Ranch, and Tuscan Ridge, subject to each project's findings and conditions of approval contained in each project's respective resolution (Attachments 5-8).

PROJECT DESCRIPTION:

The Laguna Ridge Phase 3 Subdivision Projects consists of four separate projects identified as McGeary Ranch (EG-10-059), Arbor Ranch (EG-10-060), Zraggen Ranch (EG-11-005), and Tuscan Ridge (EG-10-015). All four projects were previously approved by the Planning Commission and City Council in 2006 and 2007 (see Background section). Since the original approvals, the McGeary Ranch, Arbor Ranch, and Tuscan Ridge projects have received new project ownerships. Only the Zraggen Ranch project owner remains the same.

As the housing market conditions have drastically shifted since the original approvals, the project applicants are proposing new tentative subdivision maps to redesign the subdivision layouts and to reconfigure the lot sizes in a way that results in having the single-family residential developments conform to current housing market demands. The approval of new tentative subdivision maps would result in rescinding of the previous tentative subdivision map approvals.

Below are the proposed entitlements for each of the Laguna Ridge Phase 3 Subdivision projects.

<u>Project</u>	<u>Proposed Entitlement(s)</u>
McGeary Ranch (EG-10-059)	<i>Tentative Subdivision Map</i> to establish 227 single-family residential lots, 2 park lots, 1 parkway lot, and 2 landscape lots.
Arbor Ranch (EG-10-060)	<i>General Plan Amendment</i> to redistribute the General Plan land use designation acreages consisting of Low Density Residential, Medium Density Residential, Public Parks and Public School; <i>Specific Plan Amendment</i> to change the land use designation of RD-10 Single Family-Residential (10 du/ac)) to RD-8 Single Family (8.0 du/ac) and redistribute the Specific Plan land use designation

<u>Project</u>	<u>Proposed Entitlement(s)</u>
Zraggen Ranch (EG-11-005)	<p>acreages consisting of Single-Family Residential 5 du/ac (RD-5), Single-Family Residential 7 du/ac (RD-7), RD-8, Single-Family Residential 10 du/ac (RD-10), Local Park (LP), Elementary School (ES), and Parkway (PKY) within the Laguna Ridge Specific Plan;</p> <p>Rezone to change the zone district of RD-10 to RD-8 and redistribute the zone district acreages consisting of RD-5, RD-7, RD-8, RD-10, LP, ES, and PKY; and,</p> <p>Tentative Subdivision Map to subdivide two parcels totaling 162.1 acres into 810 single-family residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots.</p>
Tuscan Ridge (EG-11-015)	<p>General Plan Amendment to change the land use designations of High Density Residential and Medium Density Residential to Low-Density Residential and to redistribute the General Plan land use designation acreages consisting of Low Density Residential and Public Parks;</p> <p>Specific Plan Amendment to change the land use designations of RD-15 Medium Density Residential (15.1 du/ac) and RD-8 to RD-7 and redistribute the Specific Plan land use designation acreages consisting of RD-5, RD-7, and Community Park (CP) within the Laguna Ridge Specific Plan;</p> <p>Rezone to change the zone districts of RD-15 and RD-8 to RD-7 and redistribute the zone district acreages consisting of RD-5, RD-7, and CP; and,</p> <p>Tentative Subdivision Map to subdivide three parcels totaling 52.9 acres into 231 single-family residential lots, 1 park lot, 5 landscape lots and 1 drainage lot.</p>

The purpose of reviewing and processing all four Laguna Ridge Phase 3 subdivision projects concurrently is that the original tentative subdivision maps were approved in a manner that redesigning the subdivision layout for any one project would indirectly cause a design inconsistency for another Phase 3 subdivision project. Table 1 provides an overview of the linkages that prohibits each project from being processed independently.

Table 1 – Linkages Between Laguna Phase 3 Subdivision Projects

Subdivision Project	Linkage to Other Projects
McGeary Ranch	<ul style="list-style-type: none"> • Existing condition requiring Boundary Line adjustment with the Tuscan Ridge. • Proposed relocation of shared park site with Zraggen Ranch would make Zraggen Ranch inconsistent with original project approval. • Redesign of Poppy Ridge Road needs to be consistent with Zraggen Ranch and Tuscan Ridge.
Arbor Ranch	<ul style="list-style-type: none"> • Proposed transfer of 27 residential units to McGeary Ranch. • Proposed internal roads shared between Arbor Ranch and Tuscan Ridge needs to be consistently aligned.
Zraggen Ranch	<ul style="list-style-type: none"> • Proposed relocation of shared park site with McGeary Ranch requires redesign of the subdivision layout. • Redesign of Poppy Ridge Road needs to be consistent with McGeary Ranch and Tuscan Ridge.
Tuscan Ridge	<ul style="list-style-type: none"> • Existing condition requiring boundary line adjustment with the McGeary Ranch project. • Proposed internal roads shared between Tuscan Ridge and Arbor Ranch needs to be consistently aligned. • Redesign of Poppy Ridge Road needs to be consistent with McGeary Ranch and Zraggen Ranch.

The proposed Laguna Ridge Phase 3 Subdivision projects have been redesigned to be more independent projects that may pursue construction without significant coordination with other projects. Overall, the proposed tentative subdivision maps will result in less dense developments by redistributing the land use densities and eliminating the original approved 226 “cluster homes” lots in Arbor Ranch and 190 “townhome” lots in Zraggen Ranch. An exception to the density reduction is the McGeary Ranch subdivision, which will gain 27 additional lots by the transfer of units from the proposed Arbor Ranch project. The transfer of units is possible, because the Laguna Ridge Specific Plan allows for the rearrangement of land uses in order to create a more varied use of densities or lot sizes, provided that the overall maximum number of units are maintained. The McGeary Ranch and Arbor Ranch projects are proposed concurrently by the same applicant, thus allowing for the rearrangement of land uses between the two projects.

BACKGROUND:

The Laguna Ridge Specific Plan (LRSP), approved by the City Council in June 2004 encompasses approximately 1,900 acres and is located in the southwestern portion of the City of Elk Grove. The LRSP lies west of Highway 99, south of Elk Grove Boulevard, east of Bruceville Road, and the East Franklin Specific Plan area, and north of Bilby Road. Planned land uses within the LRSP include single and multifamily residential, commercial, office, City civic center, paseos, pedestrian corridors, and parks.

As mentioned, the Laguna Ridge Phase 3 Subdivision project sites are located in the LRSP Phase 3 development area (see Figure 1). Table 2 on the next page provides the original approval date and the project approval associated with each project. Currently, all four original approved tentative subdivision maps remains “active” as three State extensions took effect prior to the expiration date for each map. The legislative extensions took effect on July 15, 2008 (12 month extension), July 15, 2009 (24 month extension), and July 13, 2011 (24 month extension). As a result, the original McGeary Ranch, Arbor Ranch, and Tuscan Ridge projects expire in 2014, and the Zraggen Ranch project expires in 2015. Approvals of the new tentative subdivision maps would rescind the original maps and a condition has been placed on the maps requiring such. Thus, the new

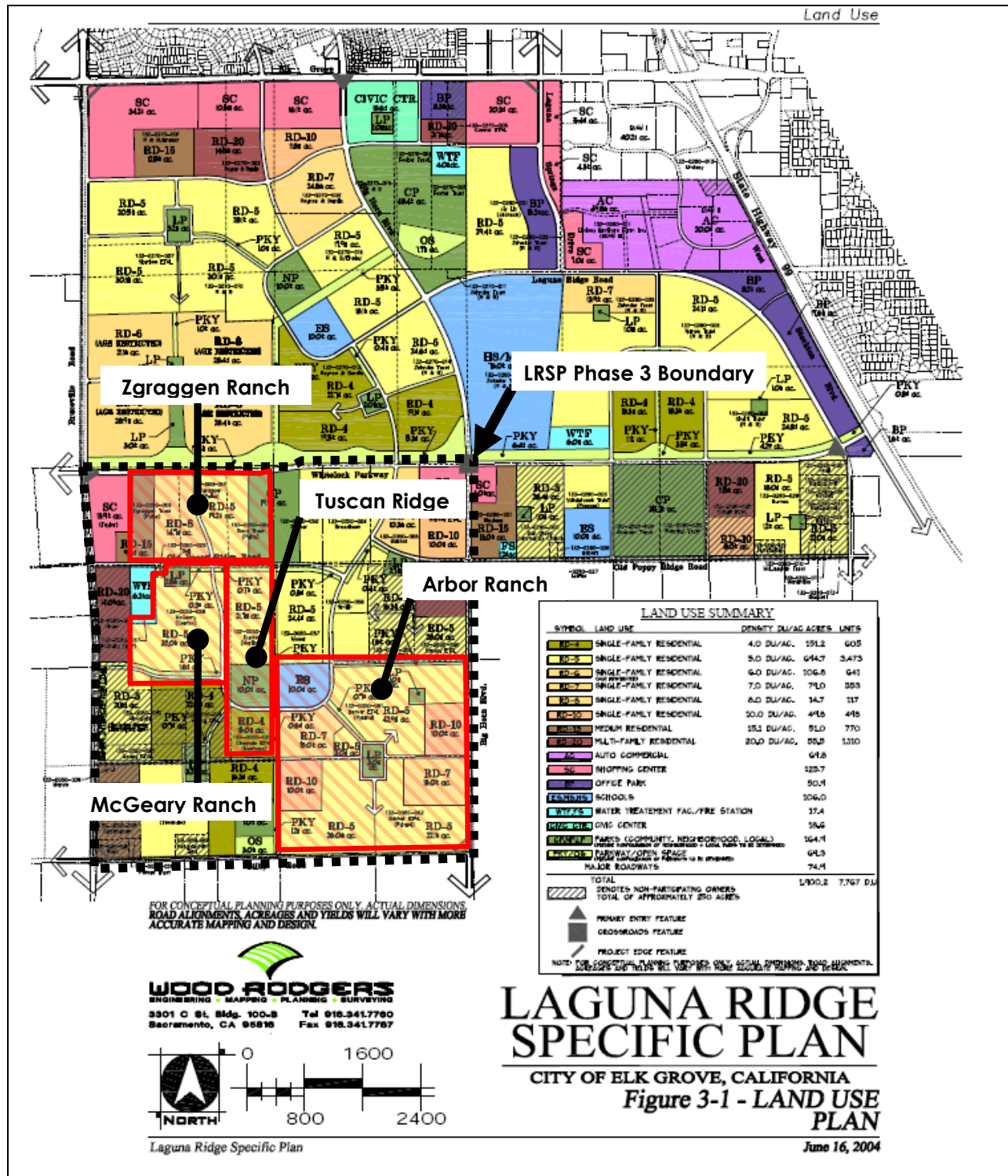
tentative maps expire three years from the date of approval unless legislative extensions are provided in the future that would extend the new expiration dates.

Table 2 – LRSP Phase 3 Projects Previous Approvals

Project	Original Approval	Project Approved
McGeary Ranch (EG-03-482)	November 2, 2006 (Planning Commission)	199 single-family residential lots, 2 park sites, and a paseo.
Arbor Ranch (EG-03-483)	November 2, 2006 (Planning Commission)	862 single family residential lots, an elementary school site, two (2) park sites, and thirteen (13) landscape lots.
Zraggen Ranch (EG-03-480)	April 11, 2007 (City Council on Planning Commission denial Appeal)	400 single-family residential lots consisting of 190 townhomes, 124 RD-8 lots, 86 RD-5 lots, 2 park lots, 3 landscape lots, 6 alley lots, and 5 common lots.
Tuscan Ridge (EG-03-485)	January 19, 2006 (Planning Commission)	225 single-family residential lots, neighborhood park, paseos, pathways, landscape lots.

A comparison between the original approved tentative maps and proposed tentative maps is provided at the end of the Tentative Subdivision Maps analysis.

Figure 1 – Overall LRSP Land Plan and Project Locations



ANALYSIS:

The proposed projects have been reviewed in accordance with the City’s General Plan, the Laguna Ridge Specific Plan development standards, Title 23 of the Elk Grove Municipal Code (Zoning Code), the City’s Design Guidelines, and the Laguna Ridge Specific Plan Supplemental Design Guidelines. The LRSP single-family residential development standards for the proposed residential projects are provided in Table 3, which lists the standards by the residential zones.

All four Laguna Ridge Phase 3 Subdivision projects are requesting the approval of new Tentative Subdivision Maps. In addition, the Arbor Ranch and Zraggen Ranch projects are requesting the approval of a General Plan Amendment, Specific Plan Amendment, and Rezone. Due to the joint nature of these maps, all approvals are being considered together as a package.

Table 3 – LRSP Single-Family Residential Development Standards

	RD-4	RD-5	RD-6	RD-7	RD-8
Lot Dimension					
Min. lot area (interior)	8,500 sq. ft.	5,200 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	Determined as part of the Design Review process
Min. lot area (corner)	8,500 sq. ft.	6,200 sq. ft.	4,750 sq. ft.	4,500 sq. ft.	
Min. lot width (interior)	65 feet	52 feet	47½ feet	40 feet	
Min. lot width (corner)	75 feet	62 feet	65 feet	50 feet	
Min lot depth	100 feet	85 feet	65 feet	65 feet	
Density					
Primary Density	4.0 du/ac	5.0 du/ac	6.0 du/ac	7.0 du/ac	8.0 du/ac
Allowable Density Range	3.0 to 5.0 du/ac	4.0 to 6.0 du/ac	5.0 to 7.0 du/ac	6.0 to 8.0 du/ac	6.0 to 10.0 du/ac

General Plan Amendment

The proposed General Plan Amendments are required in order to allow the projects to proceed with a detached single-family residential design as shown on the proposed tentative subdivision maps (see Figures 7 & 8). The original approvals for Arbor Ranch and Zraggen Ranch included 226 “cluster homes” lots and 190 “townhome” lots, respectively. The applicants of both projects have stated that the attached single-family cluster home and townhome residential products are not in market demand. The proposed tentative maps require changes to the General Plan Land Use Map and to the Housing Element as described below.

Arbor Ranch Land Use Plan Amendment

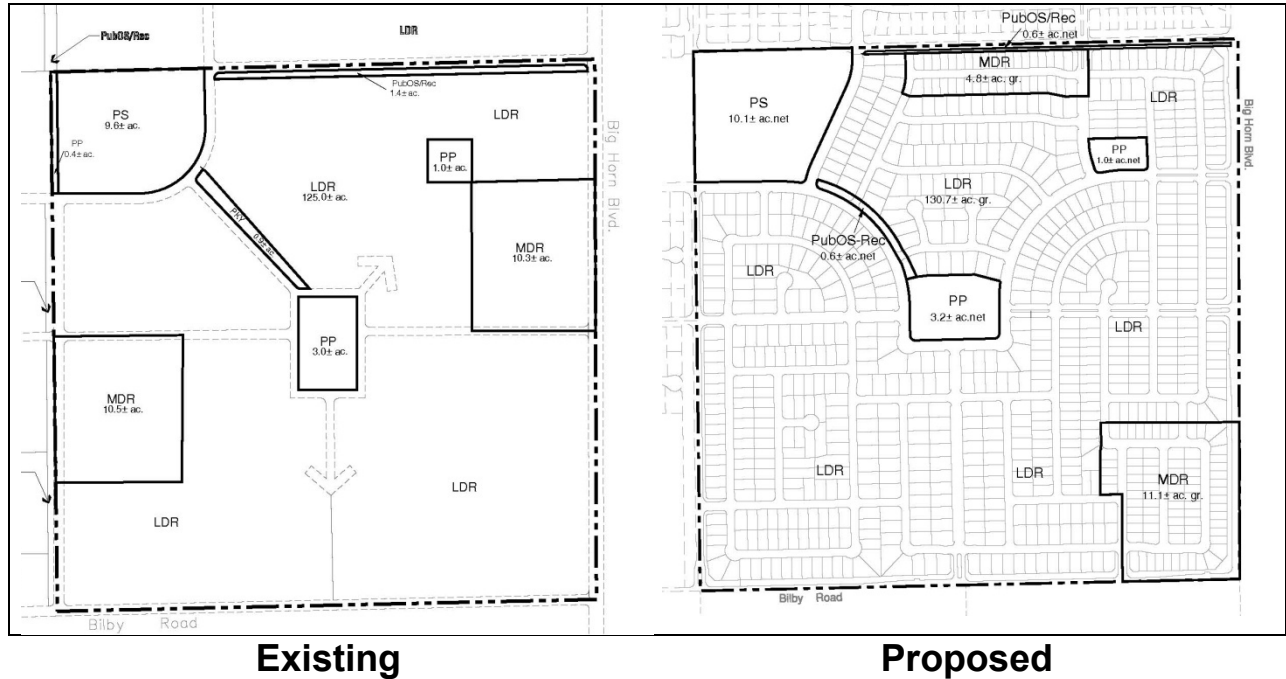
The existing Arbor Ranch General Plan land use designations consist of Low Density Residential, Medium Density, Public Parks, Public Schools, and Public Open Space / Recreational. The General Plan Amendment would adjust the acreages of the existing land use designations in order to accommodate the proposed tentative subdivision map layout (see Figure 7). As shown in Table 4, the largest acreage adjustments would occur by the addition of 5.7 acres to Low Density Residential, the loss of 4.9 acres from Medium Density Residential, and the loss of 1.1 acres of Public Open Space / Recreation.

Table 4 - Arbor Ranch General Plan Amendment Acreage Comparison

Zoning Designation	Existing	Proposed	Proposed Acreage Difference
Low Density Residential	125 ac.	130.7 ac.	+5.7 ac.
Medium Density Residential	20.8 ac.	15.9 ac.	-4.9 ac.
Public Parks	4.4 ac.	4.2 ac.	-0.2 ac.
Public Schools	9.6 ac.	10.1 ac.	+0.5 ac.
Public Open Space/Recreation	2.3 ac.	1.2 ac.	-1.1 ac.
Total	162.1 ac.	162.1 ac.	

Figure 2 below illustrates the existing and proposed delineation of the General Plan land use designations for Arbor Ranch.

Figure 2 – Arbor Ranch General Plan Amendment



Zraggen Ranch Land Use Plan Amendment

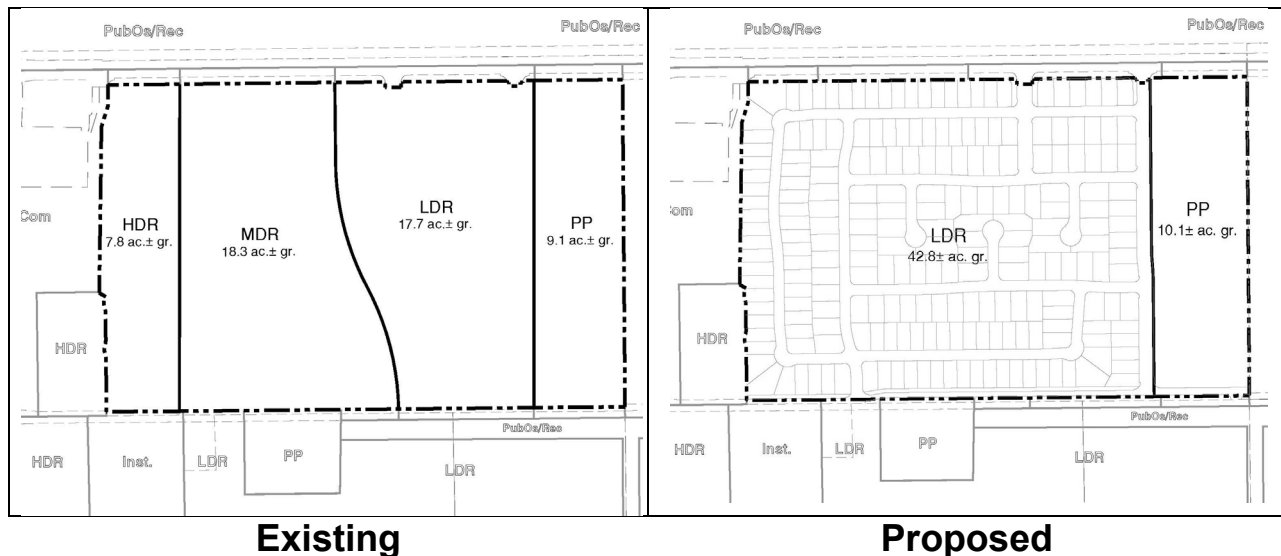
The existing Zraggen Ranch General Plan land use designations consist of Low Density Residential, Medium Density Residential, High Density Residential, and Public Parks. The proposed General Plan Amendment would eliminate the Medium Density Residential and High Density Residential land use designations, and redistribute the acreages to Low Density Residential and Public Parks. As shown in Table 5, the redistribution would add 25.1 acres to Low Density Residential and 1 acre to Public Parks as a result of eliminating the Medium Density Residential and High Density Residential designations.

**Table 5 - Zraggen Ranch General Plan Amendment
 Acreage Comparison**

Zoning Designation	Existing	Proposed	Proposed Acreage Difference
Low Density Residential	17.7 ac.	42.8 ac.	+25.1 ac.
Medium Density Residential	18.3 ac.	0 ac.	-18.3 ac.
High Density Residential	7.8 ac.	0 ac.	-7.8 ac.
Public Parks	9.1 ac.	10.1 ac.	+1 ac.
Total	52.9 ac.	52.9 ac.	

Figure 3 below illustrates the existing and proposed General Plan land use designations for Zraggen Ranch.

Figure 3 – Zraggen Ranch General Plan Amendment



Housing Element Amendment

Table 1-30 of the General Plan establishes an inventory list of vacant lands that can potentially accommodate the City's Regional Housing Needs Allocation (RHNA). The table identifies the RD-7 and RD-10 zoning

districts within Arbor Ranch, and the RD-8 zoning district within Zgraggen Ranch, as potential sites that can contribute in meeting the City’s RHNA requirement. Since the RD-7, RD-8, and RD-10 zoning districts will be affected by the General Plan land use map amendment, Specific Plan Amendment, and Rezone as requested by both projects, Table 1-30 of the General Plan will require a revision to reflect the rezone of both projects. Thus, Table 1-30 would ultimately be revised to illustrate 60.3 acres of RD-7 and 15.2 acres of RD-8 for Arbor Ranch, and 20.4 acres of RD-7 for Zgraggen Ranch. Table 6 below provides an illustration of how the Arbor Ranch and Zgraggen Ranch projects are currently listed in Table 1-30. Further analysis regarding RHNA impacts by the proposed Specific Plan Amendments and Rezones are discussed in the next section.

Table 6 – General Plan Table 1-30 Designations for Arbor Ranch and Zgraggen

	APN	Parcel Size	Zoning	General Plan	Constraints	Unit Capacity
RD-10 Site (Arbor)	Laguna Ridge	9.33	RD-10	MDR	None	75
	Laguna Ridge	9.42	RD-10	MDR	None	75
RD-8 Sites (Zgraggen)	Laguna Ridge	17.58	RD-8	LDR	None	98
RD-7 Sites (Arbor)	Laguna Ridge	13.01	RD-7	LDR	None	72
	Laguna Ridge	11.45	RD-7	LDR	None	64

Laguna Ridge Specific Plan Amendment and Rezone

The proposed Specific Plan Amendments and Rezones for the Arbor Ranch and Zgraggen Ranch projects are also necessary in order to accommodate the proposed layout of the projects’ tentative subdivision maps.

Arbor Ranch

The current LRSP land use designation and zoning for the Arbor Ranch project site includes RD-5, RD-7, RD-10, Elementary School (ES), Local

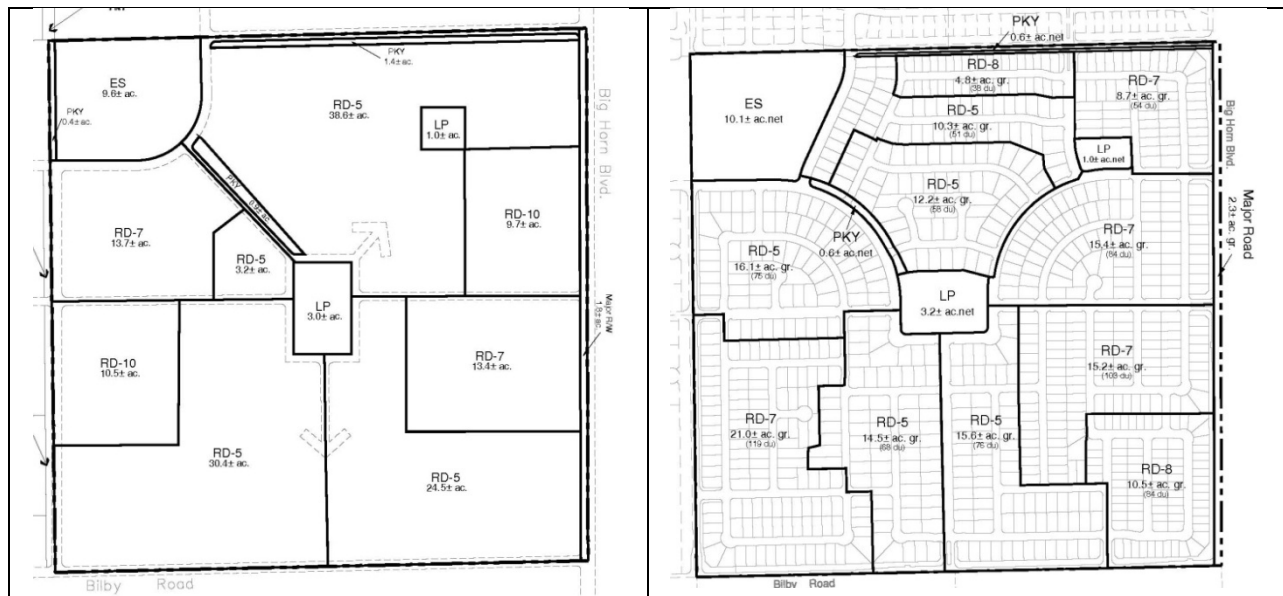
Park (LP), and Parkway (PKY). The proposed Specific Plan Amendment and Rezone would eliminate the RD-10, add a new land use designation of RD-8, and redistribute the land use acreages for the project. A comparison between the existing and proposed land use acreages and boundaries are shown in Table 7 and Figure 4, respectively.

Table 7 - Arbor Ranch Existing and Proposed Land Use Acreage

Zoning Designation	Existing	Proposed	Proposed Acreage Difference
RD-5	96.7 ac.	68.7 ac.	-28 ac.
RD-7	27.1 ac.	60.3 ac.	+33.2 ac.
RD-8	0 ac.	15.3 ac.	+15.3 ac.
RD-10	20.2 ac.	0 ac.	-20.2 ac.
ES	9.6 ac.	10.1 ac.	+0.5 ac.
LP	4 ac.	4.2 ac.	+0.2 ac.
PKY	2.7 ac.	1.2 ac.	-1.5 ac.
<i>Major R/W*</i>	<i>1.8 ac.</i>	<i>2.3 ac.</i>	<i>+0.5 ac.</i>
Total	162.1 ac.	162.1 ac.	

*For Reference Only - Not a LRSP land use designation or zone district

Figure 4 – Arbor Ranch Specific Plan Amendment/Rezone



Existing Zoning

Proposed Zoning

In reviewing the proposed land use changes, staff's conclusion is that the overall land use impacts are minimal as the new Arbor Ranch tentative map proposes a reduction of single-family residential units in comparison to the original approved project (see Table 9). As the 20.2-acre RD-10 zone district is eliminated, the addition of the 15.3-acre RD-8 zone and the increase of 33.2 acres to the RD-7 zone helps offset the loss of the RD-10 zone by maintaining the goal of providing innovative design for single-family residential. Other proposed changes as shown in Table 7 includes a 28 acre reduction of the RD-5 zone and small acreage adjustments to ES, LP, and PKY zones.

Staff has also reviewed the potential impact of the proposed zone change on the City's RHNA. The project site was included in the RHNA inventory in the City's 2009 General Plan Housing Element update that was certified by the California Department of Housing and Community Development (HCD). The General Plan identifies the existing RD-10 and RD-7 zone districts as potential sites to meet the City's RHNA requirements. As units built under RD-7, RD-8, and RD-10 would be considered "moderate" in terms of RHNA, the result in losing the potential units built under RD-10 would be offset by the gain of potential units that can be built under the proposed RD-8 zone and by the acreage increase in the RD-7 zone.

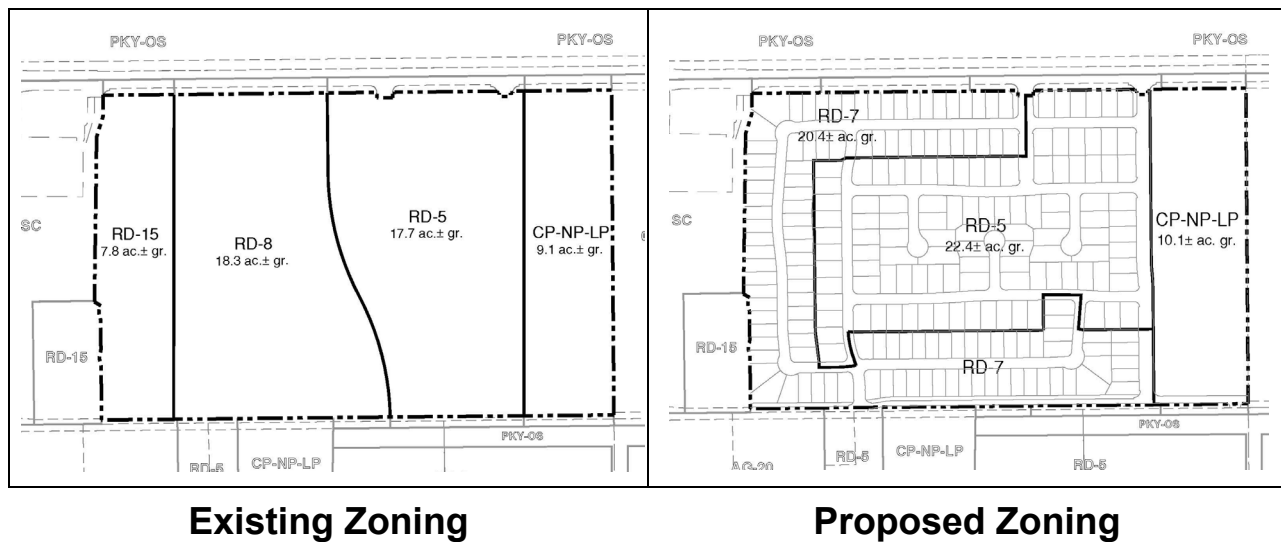
Zraggen Ranch

The current LRSP land use designation and zoning for the Zraggen Ranch project site includes RD-5, RD-8, RD-15, and CP. The proposed Specific Plan Amendment and Rezone would eliminate the RD-8 and RD-15 zone districts and add a new zone district of RD-7. A comparison between the existing and proposed land use acreages and boundaries are shown in Table 8 and Figure 5, respectively.

Table 8 - Zraggen Ranch Existing and Proposed Land Use Acreage

Zoning Designation	Existing	Proposed	Proposed Acreage Difference
RD-5	17.7 ac.	22.4 ac.	+4.7 ac.
RD-7	0 ac.	20.4 ac.	+20.4 ac.
RD-8	18.3 ac.	0 ac.	-18.3 ac.
RD-15	7.8 ac.	0 ac.	-7.8 ac.
CP	9.1 ac.	10.1 ac.	+1 ac.
Total	52.9 ac.	52.9 ac.	

Figure 5 – Zraggen Specific Plan Amendment/Rezone



In reviewing the potential impact to the City’s General Plan RHNA inventory, the elimination of the RD-15 zoning would have no impacts as the RD-15 site was not included in the RHNA inventory. However, the General Plan does identify the RD-8 zone district as a RHNA site. Upon further analysis, staff concludes that the new zone district consisting of 20.4 acres of RD-7 would offset the “moderate” RHNA classified units that can be built under the existing RD-8 zone district.

Tentative Subdivision Maps

The Laguna Ridge Phase 3 Subdivision projects will provide single-family residential developments ranging from RD-4 through RD-8. As shown in

Table 3, a density range is provided for each residential zone to allow the flexibility to mix lot sizes. For example, a residential zone of RD-5 is permitted to have a density range of 4.0 to 6.0 dwellings per acre (du/ac). If the 6 du/ac density is selected, the proposed lots are subject to the RD-6 development standards. However, the maximum number of units allowed for the overall project is calculated by multiplying the gross acres by the primary density of the residential zone. Thus, the maximum number of units for the RD-5 zone would be calculated by multiplying the RD-5 density of 5.0 du/ac by the RD-5 zone gross acreage.

The analysis for each of the Laguna Ridge Phase 3 tentative subdivision maps are provided separately below.

McGeary Ranch

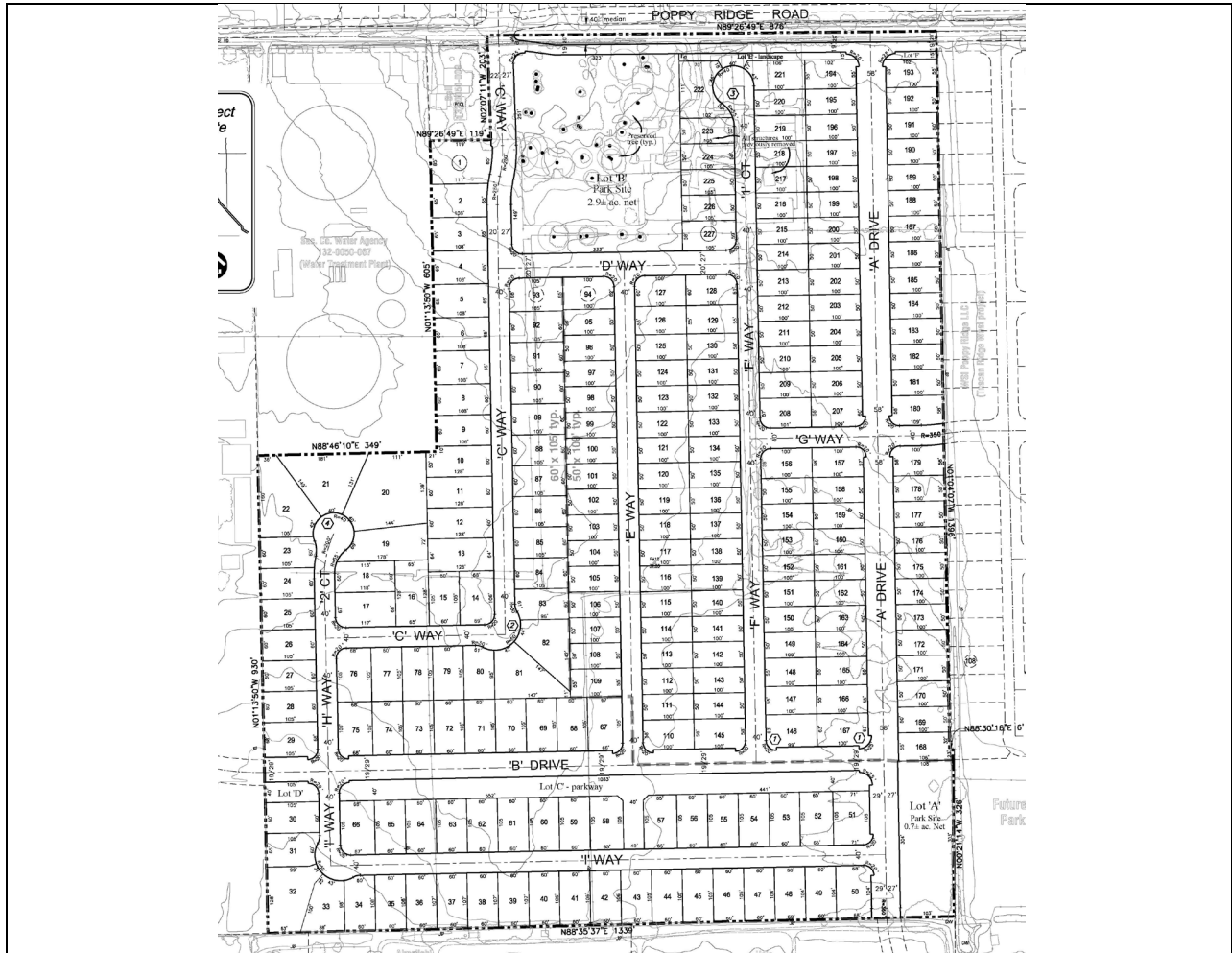
The proposed McGeary Ranch Tentative Subdivision Map would subdivide a 46.4-acre parcel to create 227 residential lots, 2 park lots, 1 parkway lot, and 2 landscape lots for a total of 232 lots (see Figure 6). The residential component of the project site consists of 4.7 acres of RD-4 and 36.1 acres of RD-5, which allows a maximum total of 200 residential units. Since the McGeary Ranch project owner is also the same owner for the proposed Arbor Ranch project and both projects are processed concurrently, the LRSP allows for the rearrangement of land uses between the two projects in order to create a more varied use of densities or lot sizes, provided that the overall maximum number of units are maintained (page 3-15 of LRSP). As a result, the rearrangement of land uses between the two projects allows for the additional 27 residential units to be transferred to the McGeary Ranch project site.

The project zoning of RD-4 and RD-5 allows for a density range of 3-5 du/ac and 4-6 du/ac, respectively. As proposed, the project will provide 93 RD-5 sized lots and 134 RD-6 sized lots, which are consistent within the established density ranges (see Table 3). Access to the project site is provided by two entrances off of Poppy Ridge Road and one entrance off of Bruceville Road by the future extension of 'B' Drive.

A 2.9-acre park site (Lot B) is located at the northwest corner of the project site, and a 0.7-acre park portion is located at the southeast corner, which is part of a larger 9.2-acre park site shared with the Tuscan Ridge project. A

40-foot wide parkway is provided along the south side of 'B' Drive that would provide a linkage to the park site and school site to the east. A 40-foot wide parkway is also provided within the median of Poppy Ridge Road that will provide a linkage to the community park located to the east of the Zraggen Ranch project.

Figure 6 – McGeary Ranch Tentative Subdivision Map

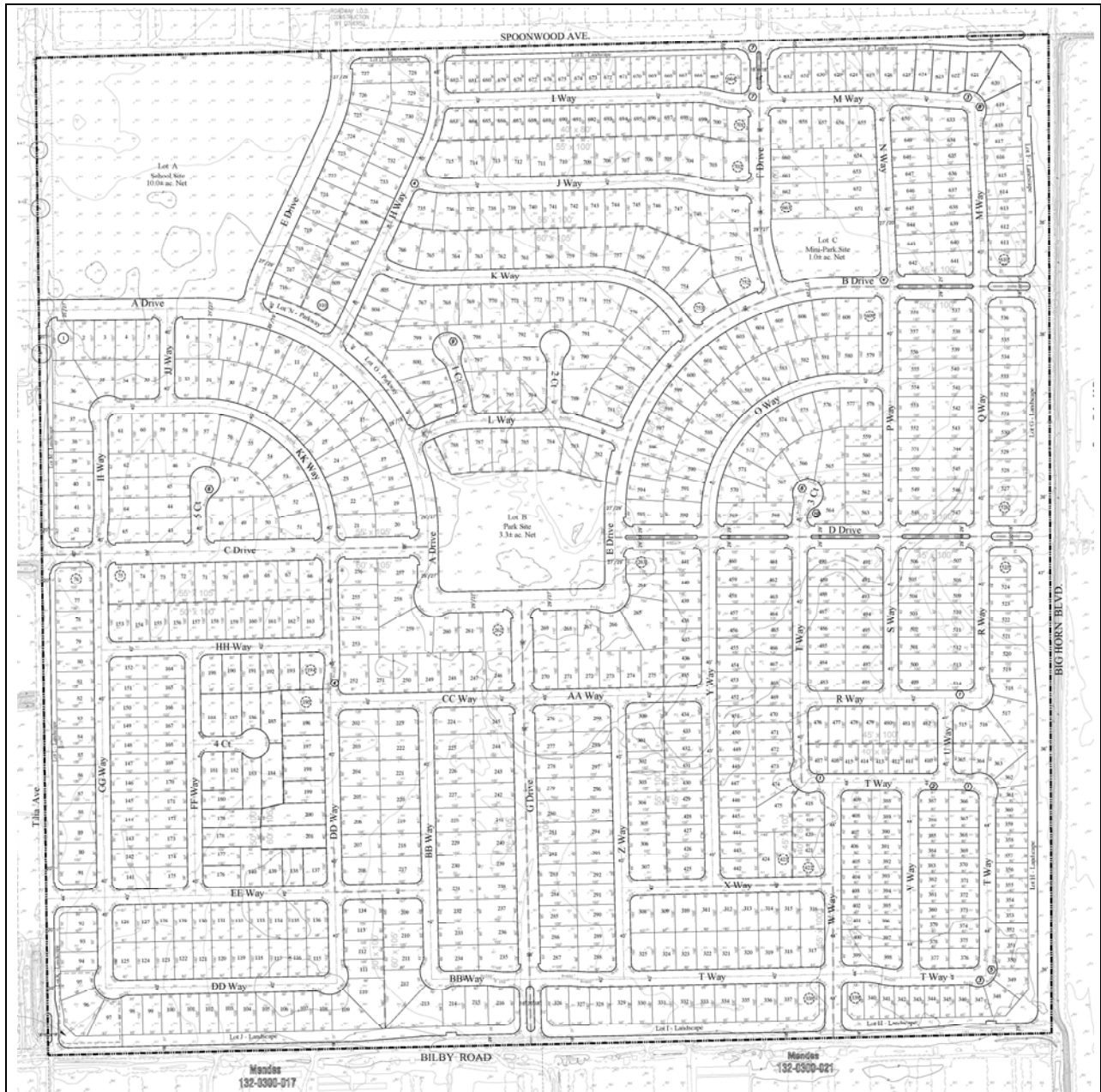


The Tentative Subdivision Map as designed and conditioned is consistent with the standards of the LRSP and other relevant City and outside agency standards. Therefore, staff recommends approval of the proposed McGeary Ranch tentative subdivision map.

Arbor Ranch

The proposed Arbor Ranch Tentative Subdivision Map would subdivide two parcels totaling 162.1 acres into 810 residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots for a total of 825 lots (see Figure 7).

Figure 7 – Arbor Ranch Tentative Subdivision Map



The development standards for RD-5 and RD-7 are provided in Table 3. The LRSP calls for the RD-8 development standards to be determined through the subdivision process. The LRSP further states that the minimum lot size for RD-8 lots shall be 3,000 sq. ft. and references that a typical lot could measure 45' X 75'. The Arbor Ranch project is proposing 330 RD-5 sized lots, and 358 RD-7 sized lots. In addition, a total of 122 RD-8 lots are proposed at 3,200 sq. ft. in size and typical lot dimensions of 40' X 80'.

As shown in Table 9 below, the project is underutilizing the maximum number of units allowed for RD-5 and RD-6 by 13 lots and 64 lots, respectively. As mentioned in the McGeary Ranch Tentative Subdivision analysis, the LRSP would allow the rearrangement of land uses between the two projects as the project owner is the same and both projects are processed concurrently. As the density ranges for both the RD-5 and RD-7 allows for the establishment of RD-6 lots (see Table 3), the rearrangement of land uses between the projects allows for the transfer of 27 excess single-family residential units from Arbor Ranch to McGeary.

Table 9- Arbor Ranch Residential Lot Calculation

Zoning Designation	Proposed Acreage	Maximum Lots Allowed	Proposed Lots	Excess Available Lots
RD-5	68.7	343	330	13
RD-7	60.3	422	358	64
RD-8	15.3	122	122	0
Total	144.3	887	820	77

Access to the project site is provided by eight access points, two entrances off of Spoonwood Avenue, two entrances off of Big Horn Boulevard, two entrances off of Bilby Road, and two entrances off of Tilia Avenue.

A 3.3-acre park site (Lot B) is proposed at the center of the subdivision project, and a 1-acre mini-park site (Lot C) is proposed near the northeast corner of project site consistent with the LRSP land use map. A 40-foot wide parkway is provided along the north side of 'A' Drive that would provide a linkage between the school site and Lot B park site, which is

consistent with the LRSP land use plan. Landscape lots are provided along the perimeter of the project site that varies in width between 14'-31'.

The Tentative Subdivision Map as designed with the General Plan Amendment, Specific Plan Amendment and Rezone, and as conditioned, is consistent with the standards of the LRSP and other relevant City and outside agency standards. Therefore, staff recommends approval of the proposed Arbor Ranch tentative subdivision map.

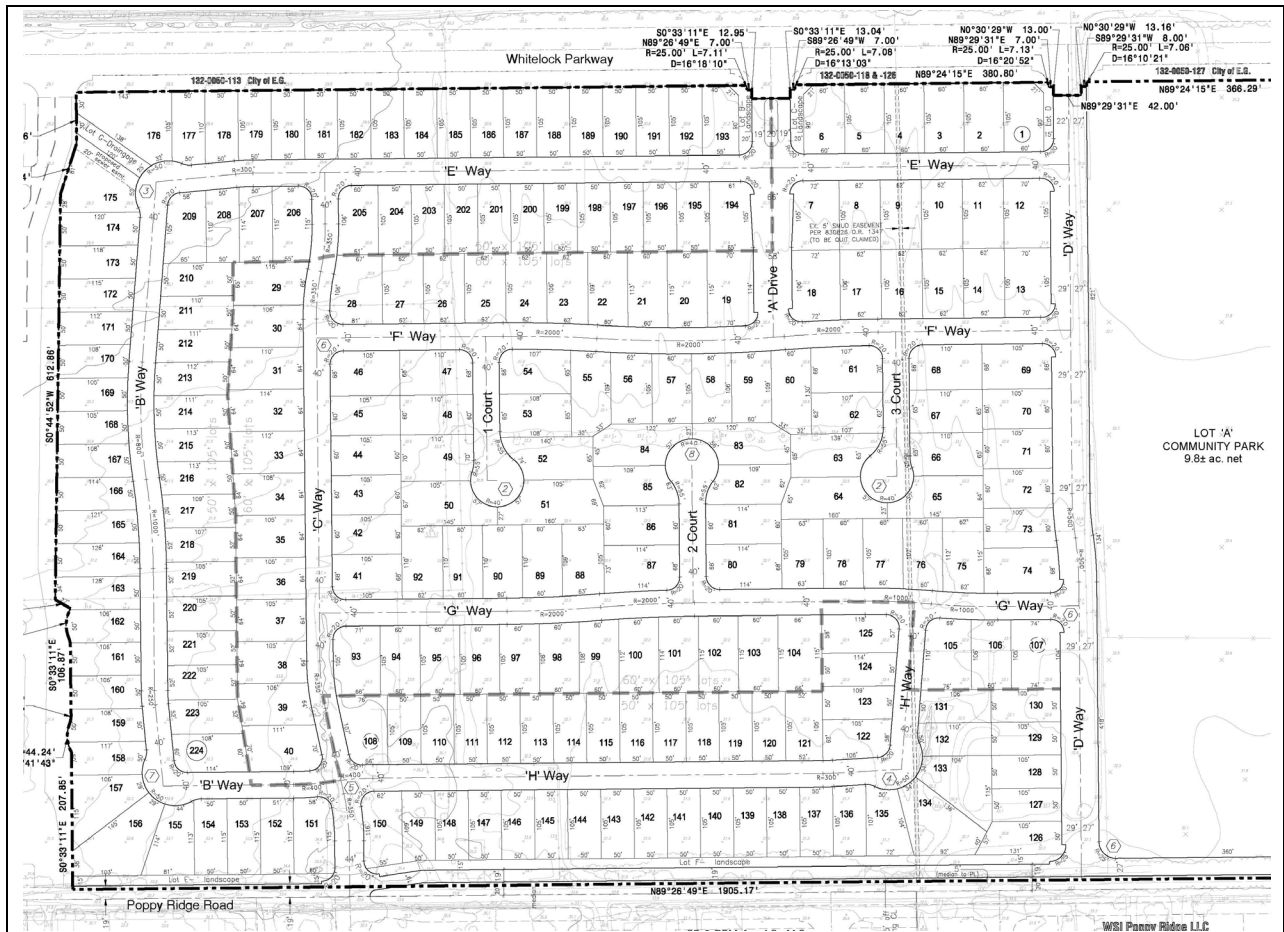
Zraggen Ranch

The proposed Tentative Subdivision Map would subdivide three parcels totaling 52.9 acres into 224 residential lots, 1 park lot, 5 landscape lots, and 1 drainage lot for a total of 231 lots (see Figure 8). As proposed, the Specific Plan Amendment and Rezone would result in 22.4 acres of RD-5 and 20.4 acres of RD-7. The project would provide 93 RD-5 sized lots and 134 RD-6 sized lots, which are consistent with the proposed rezone and within the established density ranges of RD-5 and RD-6 (see Table 3).

Access to the project site is provided by two entrances off of Whitelock Parkway and two entrances off of Poppy Ridge Road. The Lot A community park will be served by the 'D' Way subdivision entrances on both roads.

A drainage lot is proposed at the northwest corner of the project site to serve as an overland release. No access through the drainage lot will be permitted. The 9.8-acre Lot A community park located on the east side of the project site is a portion of a larger 19.8-acre community park with the other half located on the Madeira South project site located to the east. The project will also participate in providing a 40-foot wide parkway within the median of Poppy Ridge Road that will provide a linkage to the community park.

Figure 8 – Zraggen Tentative Subdivision Map



The Tentative Subdivision Map as designed with the General Plan Amendment, Specific Plan Amendment and Rezone, and as conditioned, is consistent with the standards of the LRSP and other relevant City and outside agency standards. Therefore, staff recommends approval of the proposed Arbor Ranch tentative subdivision map.

Tuscan Ridge

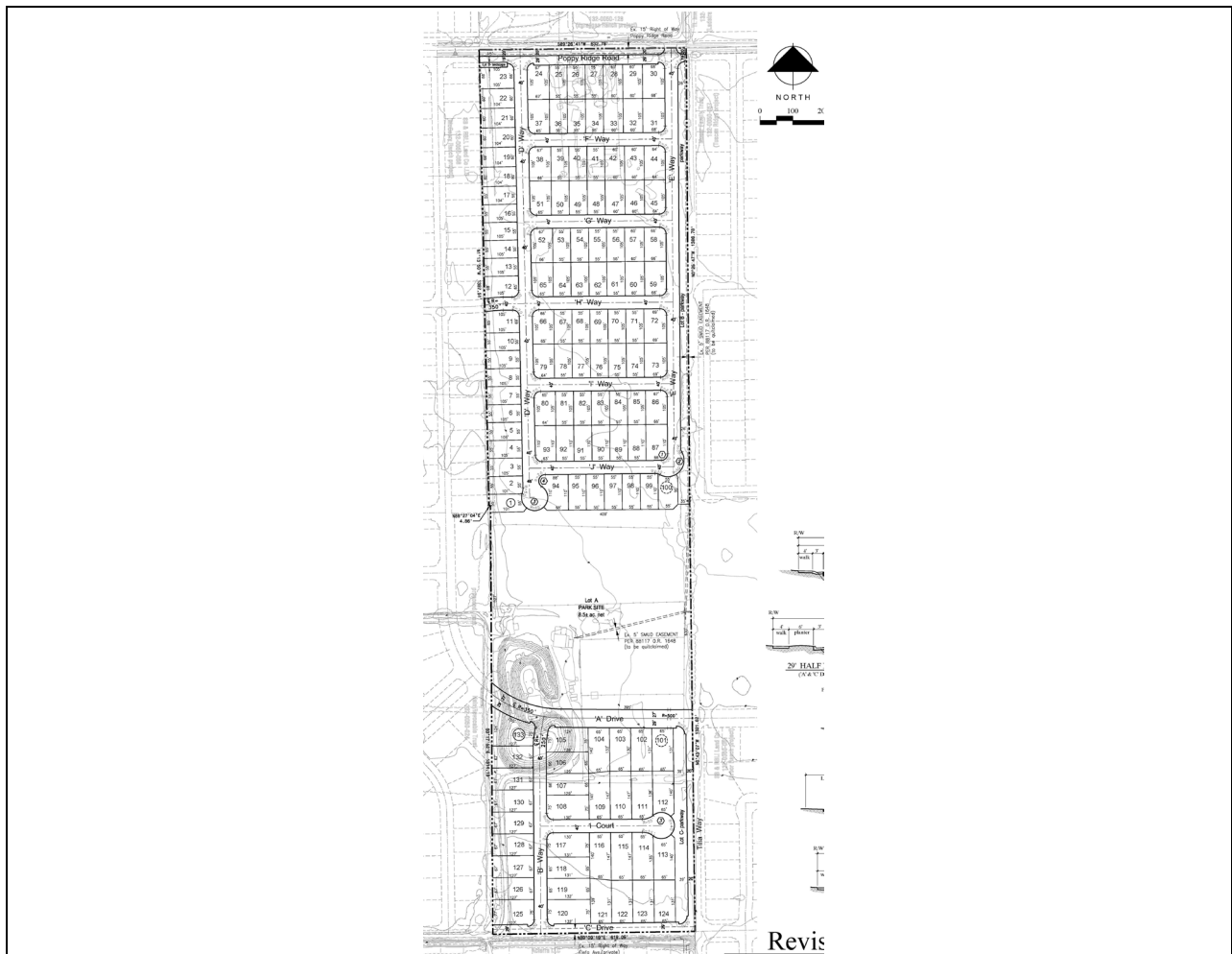
The proposed Tentative Subdivision Map would subdivide two parcels totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots for a total of 136 lots (see Figure 9). The project will provide 33 RD-4 sized lots and 100 RD-5 sized lots.

Access to the project site is provided separately for the RD-4 and RD-5 development portions. The RD-5 lots on the north half of the project site

would be served by two entrances off of Poppy Ridge Road and one internal residential street extension ('H' Way) from McGeary Ranch. The RD-4 lots would be served by two access points off Tilia Way.

Near the center of the proposed subdivision, a 9.2-acre park site is proposed, which 8.5 acres are located on the project site and the remaining 0.7 acres are located on the adjacent McGeary Ranch project site. A 39-foot wide parkway is provided along the east side of the RD-4 and RD-5 developments that provides linkages between parks located in the neighboring subdivisions and to the Whitelock Grand Parkway. A 40-foot wide parkway is also provided within the median of Poppy Ridge Road that will also provide connectivity to the various parkway linkages.

Figure 9 – Tuscan Ridge Tentative Subdivision Map



The Tentative Subdivision Map as designed and conditioned is consistent with the standards of the LRSP and other relevant City and outside agency standards. Therefore, staff recommends approval of the proposed Tuscan Ridge tentative subdivision map.

Comparison of Original Approval and Proposed Maps

Table 9 below provides a comparison between the original approved tentative maps and the proposed new tentative maps for the Laguna Ridge Phase 3 Subdivision projects. The biggest difference is the reduction of total residential units proposed with the new tentative maps. As shown at the bottom of the Table 9, the total number of units has been reduced from 1,686 units to 1,401 units for a difference of 285 units. Another comparative difference is the total number of parks, which the new tentative maps increase the number of parks from three to four by adding a 1-acre mini park in the Arbor Ranch subdivision. Thus, a total 26.2 acres would be provided in comparison of approximately 25.4 acres approved with the original approvals. The number of paseos and a school site remain the same.

Table 9 – Tentative Maps Approved and Proposed Comparison

Project	Original Approval*	Proposed Project*
McGeary Ranch	199 residential lots 2 park sites (both partial) 1 paseo	227 residential lots 2 park sites (1 partial) 1 paseo
Arbor Ranch	862 residential lots 2 park sites (1 partial) 1 paseo 1 school site	810 residential lots 2 park sites 1 paseo 1 school site
Zraggen Ranch	400 residential lots 2 park sites (2 partial)	231 residential lots 1 park site (partial)
Tuscan Ridge	225 residential lots 1 park site (partial) 1 paseo	133 residential lots 1 park site 1 paseo
LRSP Phase 3 Subdivision Projects Comprehensive	1,686 residential lots 3 whole parks & 1 partial 3 paseos 1 school site	1,401 residential lots 4 whole parks & 1 partial 3 paseos 1 school site

* The landscape lots were excluded as the subdivision project designs and labeling of landscape lots creates a false comparison.

Letters from Commenting Agencies

All projects were circulated to the following agencies and departments. Conditions from the agencies and departments have been incorporated, as appropriate, into each project conditions of approval.

McGeary Ranch

- Building Department- *no comment*
- Code Enforcement- *no response*
- Public Works - *conditions provided*
- Police Department - *conditions provided*
- Finance Department – *conditions provided*
- Landscaping – *conditions provided*
- Elk Grove Unified School District – *conditions provided*
- Cosumnes CSD Parks – *conditions provided*
- Cosumnes CSD Fire – *conditions provided*
- Sacramento County Water Agency – *conditions provided*
- SASD – *conditions provided*
- SMAQMD – *conditions provided*
- SMUD – *conditions provided*
- PG&E – *no response*
- Caltrans – *no response*

Arbor Ranch

- Building Department- *no comment*
- Code Enforcement- *no response*
- Public Works - *conditions provided*
- Police Department - *conditions provided*
- Finance Department – *conditions provided*
- Landscaping – *conditions provided*
- Elk Grove Unified School District – *conditions provided*
- Cosumnes CSD Parks – *conditions provided*
- Cosumnes CSD Fire – *conditions provided*
- Sacramento County Water Agency – *conditions provided*
- SASD – *conditions provided*

- SMAQMD – *conditions provided*
- SMUD – *conditions provided*
- PG&E – *no response*
- Caltrans – *no response*

Zraggen Ranch

- Building Department- *no comment*
- Code Enforcement- *no response*
- Public Works - *conditions provided*
- Police Department - *no comment*
- Finance Department – *conditions provided*
- Landscaping – *conditions provided*
- Elk Grove Unified School District – *conditions provided*
- Cosumnes CSD Parks – *conditions provided*
- Cosumnes CSD Fire – *conditions provided*
- Sacramento County Water Agency – *attached comments*
- SASD – *conditions provided*
- SMAQMD – *no response*
- SMUD – *conditions provided*
- PG&E – *no response*
- Caltrans – *no response*

Tuscan Ridge

- Building Department- *no comment*
- Code Enforcement- *no response*
- Public Works - *conditions provided*
- Police Department - *no response*
- Finance Department – *conditions provided*
- Landscaping – *conditions provided*
- Elk Grove Unified School District – *conditions provided*
- Cosumnes CSD Parks – *conditions provided*
- Cosumnes CSD Fire – *conditions provided*
- Sacramento County Water Agency – *conditions provided*
- SASD – *conditions provided*
- SMAQMD – *no response*

- SMUD – *conditions provided*
- PG&E – *no response*
- Caltrans – *no response*

PLANNING COMMISSION:

On October 6, 2011, the Planning Commission held a public hearing on the Laguna Ridge Phase 3 Subdivision Projects. Staff presented the details of the projects to the Commission. A “green sheet” was also presented to the Commission that proposed revisions to Condition #70 for the Zraggen Ranch project that further clarified the parameters for rough grading the community park located on the Zraggen Ranch project site.

The Planning Commission received no public comments. The Planning Commission’s deliberations were brief, which focused on the General Plan policies for connectivity, circulation and street patterns. No issues were raised with the projects and the Planning Commission recommended City Council approval of the project with a 5-0 vote with the revisions to Condition #70 for the Zraggen Ranch project, as presented.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed subdivision is a project under CEQA.

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Laguna Ridge Phase 3 Subdivision Projects were included in the analysis under the EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption for projects such as this proposal. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan)

exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified. As identified in this staff report, the density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the LRSP. The change of residential land use densities associated with the General Plan Amendments, Specific Plan Amendments and Rezones do not add a net increase of residential units as previously approved. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. The LRSP EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties.

A condition of approval for the proposed project is the recordation of the LRSP EIR MMRP on the property.

Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.

FISCAL IMPACT:

The development of infrastructure will be financed through a combination of development impact fee programs and developer funding. The General Fund will not be used to pay for any of the infrastructure costs of this project.

ATTACHMENTS:

1. Resolution for CEQA exemption
2. Resolution for approval of General Plan Amendments
3. Resolution for approval of Specific Plan Amendments
4. Ordinance for approval of Rezones
5. Resolution for approval of McGeary Ranch Tentative Subdivision Map
6. Resolution for approval of Arbor Ranch Tentative Subdivision Map
7. Resolution for approval of Zgraggen Ranch Tentative Subdivision Map
8. Resolution for approval of Tuscan Ridge Tentative Subdivision Map
9. October 6, 2011 Planning Commission Staff Report - *previously posted on the City website at:*

<http://www.egplanning.org/commissions-committees/planning/agendas/2011/10-06-11-agenda-item-4.2.pdf>

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING THE LAGUNA RIDGE PHASE 3 SUBDIVISION PROJECTS
CONSISTING OF MCGEARY RANCH (EG-10-059), ARBOR RANCH (EG-10-060),
ZGRAGGEN RANCH (EG-11-005), AND TUSCAN RIDGE (EG-11-015)
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
ASSESSOR PARCEL NUMBERS: 132-0050-068 (MCGEARY RANCH); 132-0050-061
& -062 (ARBOR RANCH); 132-0050-119, -128, & -131 (ZGRAGGEN RANCH);
132-0050-011 & -025 (TUSCAN RIDGE)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a Tentative Subdivision Map for the McGeary Ranch Project, Project No. EG-010-059; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on March 16, 2011 requesting a Tentative Subdivision Map for Tuscan Ridge Project, Project No. EG-011-015; and

WHEREAS, all four projects are processed concurrently as part of a coordinated review and approval, and collectively referred as the Laguna Ridge Phase 3 Subdivision Projects (the Projects); and

WHEREAS, the proposed Projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-068 (McGeary Ranch); 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch); 132-0050-011 & -025 (Tuscan Ridge); and

WHEREAS, the proposed Projects are subject under the California Environmental Quality Act (CEQA); and

WHEREAS, Section 15182 (Residential Projects Pursuant to a Specific Plan) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides an exemption to CEQA that applies to residential projects pursuant to a Specific Plan for which an Environmental Impact Report (EIR) has been prepared after January 1, 1980 and the residential project undertaken is consistent and conforms to the Specific Plan; and

WHEREAS, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area; and

WHEREAS, the Laguna Ridge Phase 3 Subdivision Projects are being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program; and

WHEREAS, the EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure; and

WHEREAS, the Laguna Ridge Phase 3 Subdivision Projects involves a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Maps for the development of single-family residential projects with parks, open spaces, and a school site; and

WHEREAS, the proposed Laguna Ridge Phase 3 Subdivision Projects as designed are consistent with the General Plan, Land Use Policy Map and Elk Grove Municipal Code Title 23 requirements; and

WHEREAS, all required services and access to the proposed parcels in compliance with the City's standards are available; and

WHEREAS, no adverse environmental effects were identified during staff review of the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds the Laguna Ridge Phase 3 Subdivision Projects exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of the State CEQA Guidelines based upon the following findings:

Finding: The proposed project is consistent with the previously approved Laguna Ridge Specific Plan project (EG-00-062) for which an Environmental Impact Report has been previously certified. Pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (California Environmental Quality Act (CEQA) Guidelines), no further environmental review is required.

Evidence: The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The

Laguna Ridge Phase 3 Subdivision Projects were included in the analysis under the EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption for projects such as this proposal. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan) exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified. As identified in this staff report, the density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the LRSP. The change of residential land use densities associated with the General Plan Amendments, Specific Plan Amendments and Rezones do not add a net increase of residential units as previously approved. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. The LRSP EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties.

A condition of approval for the proposed project is the recordation of the LRSP EIR MMRP on the property.

Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING GENERAL PLAN AMENDMENTS FOR THE LAGUNA RIDGE PHASE 3
SUBDIVISION PROJECTS SPECIFICALLY AFFECTING ASSESSOR PARCEL
NUMBERS 132-0050-061 & -062 (ARBOR RANCH); 132-0050-119, -128, & -131
(ZGRAGGEN RANCH)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch); and

WHEREAS, the Arbor Ranch Project consists of amending the General Plan land use designation for the project site by redistributing the acreages of the current land use designations consisting of Low Density Residential; Medium Density Residential, Public Parks, and Public Schools; and

WHEREAS, the Zgraggen Ranch Project consists of amending the General Plan land use designation for the project site by replacing High Density Residential and Medium Density Residential to Low Density Residential; and

WHEREAS, the General Plan Amendments are consistent with the goals and policies of the Elk Grove General Plan; and

WHEREAS, the proposed residential density changes will remain consistent with surrounding residential densities; and

WHEREAS, the proposed residential density changes, in conjunction with the projects' requested Specific Plan Amendment and Rezone entitlements, will allow for single family residential developments that would meet the current housing market demands; and

WHEREAS, all necessary public facilities and services will be provided to the

project sites, or conditioned as part of the Tentative Subdivision Maps' conditions of approval, in accordance with all local, county, and State development requirements; and

WHEREAS, the Arbor Ranch and Zraggen Ranch projects are exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects, which includes the Arbor Ranch and Zraggen Ranch projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the General Plan Amendments as illustrated in the attached Exhibit A, incorporated herein by this reference; and

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the amendment to Table 1-30 (Vacant / Underutilized Site Characteristics) of the Housing Element as provided in the attached Exhibit B, incorporated herein by this reference, based upon the following finding:

Finding: The General Plan Amendments are consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for the Laguna Ridge Phase 3 Subdivision Projects consist of redistributing the acreages of the current land use designations of Low Density Residential; Medium Density, Residential, Pubic Parks, and Public Schools for Arbor Ranch and amending the General Plan land use designation for the Zraggen Ranch project site by replacing High Density Residential and Medium Density Residential to Low Density Residential. The amendments will allow the Arbor Ranch and Zraggen projects to provide lot sizes that would result in single-family residential units that would meet the current housing market demands. The resulting residential densities will remain consistent with the surrounding residential densities. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

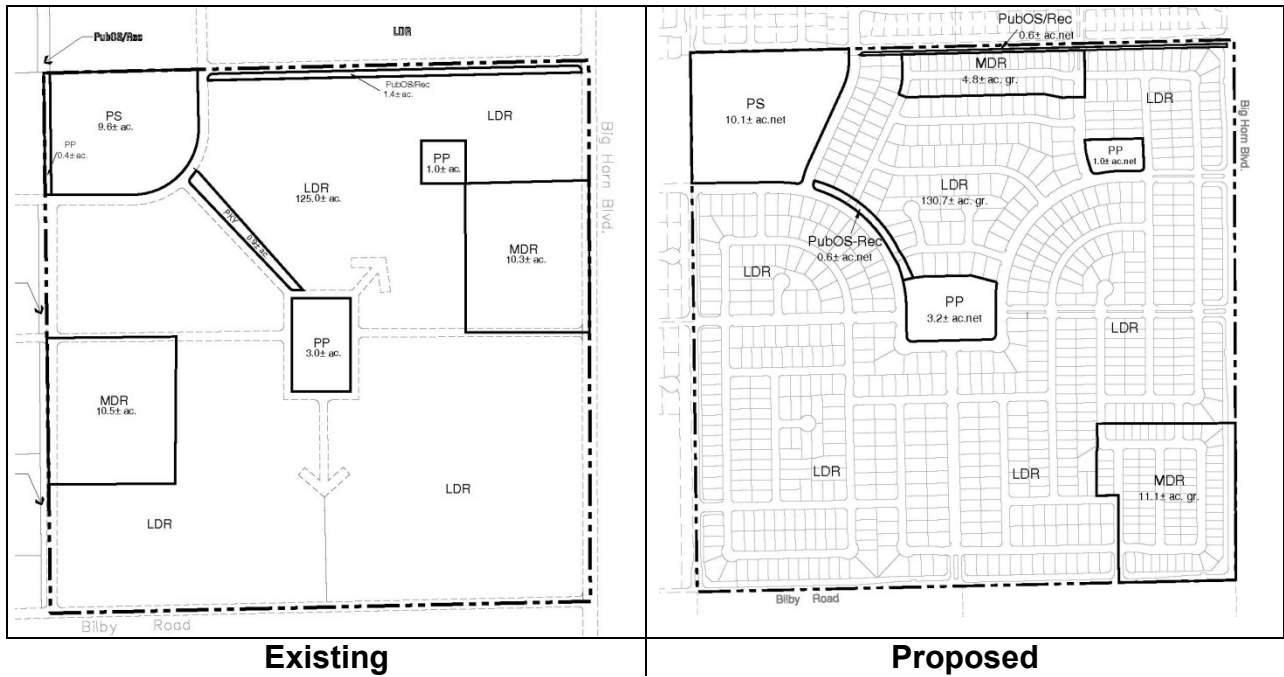
APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Exhibit A

Arbor Ranch General Plan Amendment



Zraggen Ranch General Plan Amendment

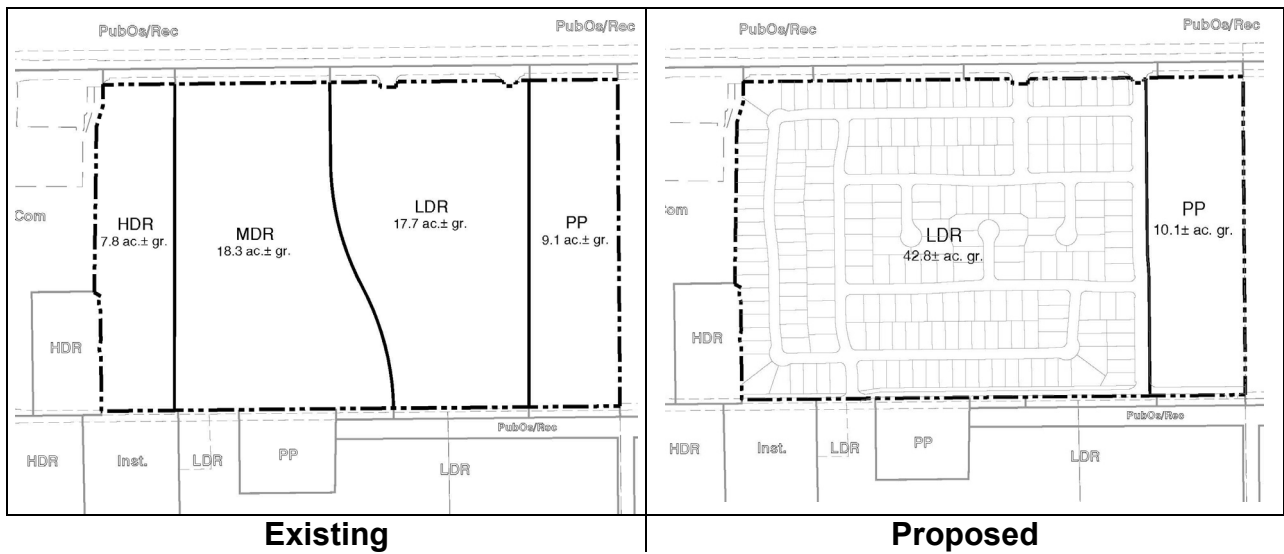


Exhibit B

Table 1-30 (portion to be amended)

APN	Parcel Size	Zoning	General Plan	Constraints²	Unit Capacity
Laguna Ridge (<u>Arbor Ranch</u>)	9.33 <u>15.3</u>	RD-10 <u>RD-8</u>	MDR	None	75 <u>122</u>
Laguna Ridge (<u>Arbor Ranch</u>)	9.42 <u>35.84</u>	RD-10 <u>RD-7</u>	MDR <u>LDR</u>	None	75 <u>187</u>
Laguna Ridge (<u>Zraggan</u>)	17.58 <u>20.4</u>	RD-8 <u>RD-7</u>	LDR	None	98 <u>117</u>
Laguna Ridge (<u>Arbor Ranch</u>)	13.01 <u>15.03</u>	RD-7	LDR	None	72 <u>91</u>
Laguna Ridge (<u>Arbor Ranch</u>)	11.45 <u>11.58</u>	RD-7	LDR	None	64 <u>80</u>
Subtotal (MDR)	155.25 <u>192.61</u>				946 <u>1,159</u>
Total	1,333.72 <u>1,371.08</u>				10,551 <u>10,764</u>

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SPECIFIC PLAN AMENDMENTS FOR THE THE LAGUNA RIDGE
PHASE 3 SUBDIVISION PROJECTS SPECIFICALLY AFFECTING ASSESSOR
PARCEL NUMBERS 132-0050-061 & -062 (ARBOR RANCH);
AND 132-0050-119, -128, & -131 (ZGRAGGEN RANCH)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-061 & -062 (Arbor Ranch); and 132-0050-119, -128, & -131 (Zgraggen Ranch); and

WHEREAS, the Arbor Ranch Project consists of amending the Specific Plan land use designations for the project site by eliminating RD-10 and adding RD-8, and redistributing the land use acreages for the project site; and

WHEREAS, the Zgraggen Ranch Project consists of amending the Specific Plan land use designations by eliminating the RD-8 and RD-15 and adding RD-7, and redistributing the land use acreages for the project site; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects, which includes the Arbor Ranch and Zgraggen Ranch projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Amendments to the Laguna Ridge Specific Plan as illustrated in the attached Exhibit A, based on the following findings:

Specific Plan Amendment - Laguna Ridge Specific Plan (LRSP) Section 9 Implementation & Administration

Finding 1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for housing has diminished due to the current economic environment. The proposed Specific Plan Amendment for the Arbor Ranch Project consists of eliminating RD-10 and adding RD-8, and redistributing the land use acreages for the project site. The Specific Plan Amendment for the Zraggen Ranch Project consists of eliminating the RD-8 and RD-15 and adding RD-7, and redistributing the land use acreages for the project site. The amendments will allow for single-family residential developments that would conform to the current housing market demands.

Finding 2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed Specific Plan Amendments will reduce the density requirements of the project sites, which will allow for housing products that will meet the current market demands and provide future infrastructure in the Laguna Ridge Specific Plan that will benefit future and existing developments.

Finding 3: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the land use designations as for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion to land use.

Finding 4: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed change to the land use designations on both the Arbor Ranch and Zraggen Ranch project sites will not adversely affect adjacent properties. No new land use types are proposed for the sites. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding 5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The finding above does not apply to the Laguna Ridge Phase 3 projects.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

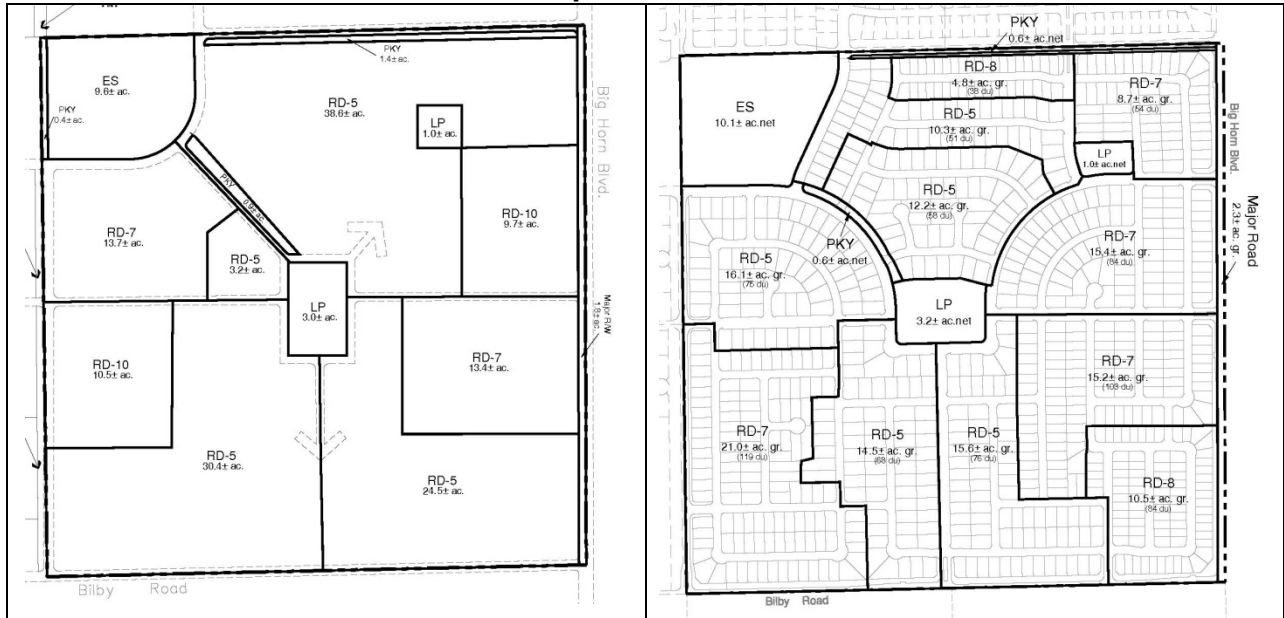
APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Exhibit A

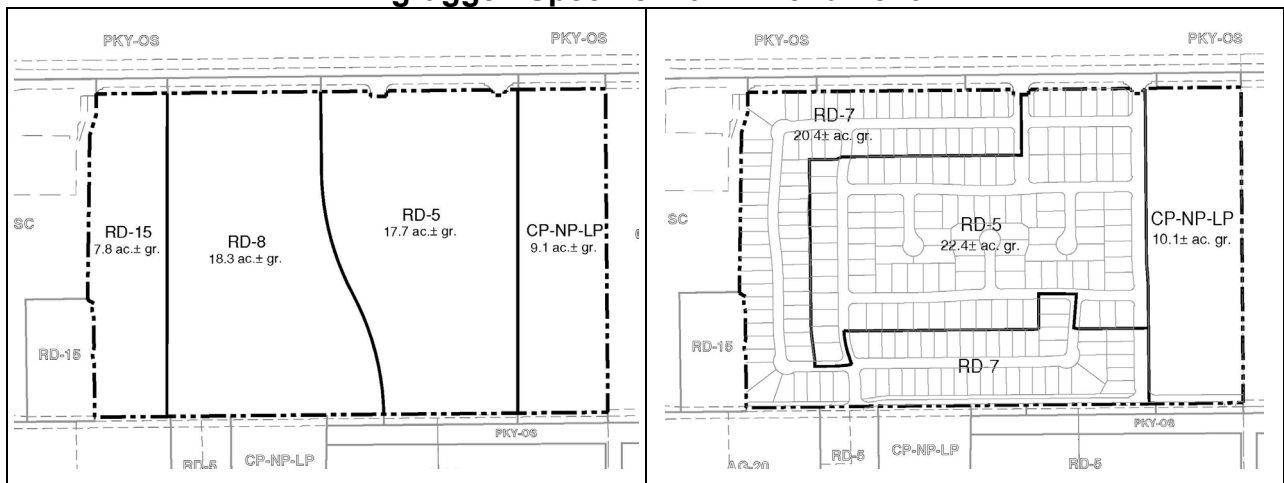
Arbor Ranch Specific Plan Amendment



Existing

Proposed

Zraggen Specific Plan Amendment



Existing

Proposed

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE CITY OF ELK GROVE ZONING MAP FROM RD-15 TO RD-7 AND
RD-8 TO RD-7 AND REDISTRIBUTING THE BOUNDARIES OF THE ZONING
DISTRICTS FOR THE THE LAGUNA RIDGE PHASE 3 SUBDIVISION PROJECTS
SPECIFICALLY AFFECTING ASSESSOR PARCEL NUMBERS
132-0050-061 & -062 (ARBOR RANCH); 132-0050-119, -128, & -131
(ZGRAGGEN RANCH)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch); and

WHEREAS, the Arbor Ranch Project consists of amending the City of Elk Grove Zoning Map by eliminating RD-10 and adding RD-8, and redistributing the zoning acreages for the project site; and

WHEREAS, the Zgraggen Ranch Project consists of amending the City of Elk Grove Zoning Map by eliminating the RD-8 and RD-15 and adding RD-7, and redistributing the zoning acreages for the project site; and

WHEREAS, the Arbor Ranch and Zgraggen Ranch projects are exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects, which includes the Arbor Ranch and Zgraggen Ranch projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority.

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map as shown on the attached Exhibit A, incorporated herein by this reference.

Section 2: Enactment of New Zoning.

The City Council hereby amends the City of Elk Grove Zoning Map for 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch), as shown on attached Exhibit A, incorporated herein by this reference.

Section 3: No Mandatory Duty of Care.

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4: Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 5: Savings Clause.

The provisions of this Ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take affect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such Ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 6: Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of

the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

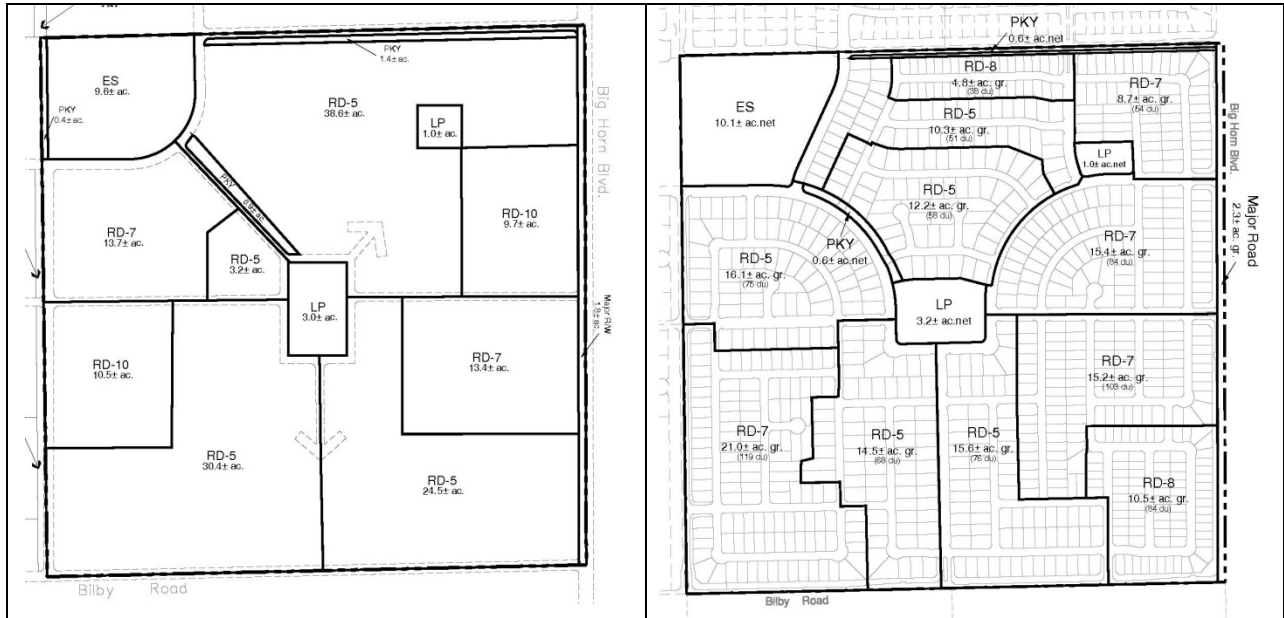
APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

EXHIBIT A

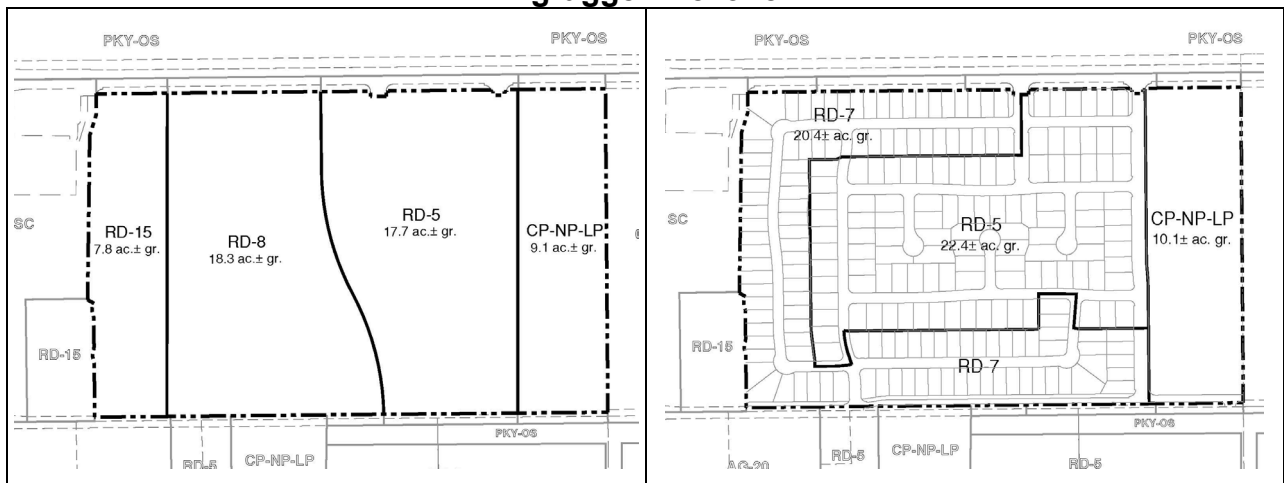
Arbor Ranch Rezone



Existing

Proposed

Zraggen Rezone



Existing

Proposed

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR
MCGEARY RANCH (EG-10-059)
ASSESSOR PARCEL NUMBER: 132-0050-068**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a Tentative Subdivision Map for the McGeary Ranch Project located in the Laguna Ridge Specific Plan (LRSP), Project No. EG-010-059; and

WHEREAS, the McGeary Ranch project (the “Project”) is being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number 132-0050-068; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the site is physically suitable for residential development, and the LRSP land use map has anticipated the site for single-family residential development; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential development Standards of RD-4 and RD-5, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map for McGeary Ranch (EG-10-059) subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

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 the proposed tentative map apply to this project.

Evidence:

- (a) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the Laguna Ridge Phase 3 Subdivision Projects are consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the proposed subdivision designs, lot sizes, lot configurations, and proposed infrastructure improvements for the Laguna Ridge Phase 3 Subdivision Projects are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Laguna Ridge Phase 3 Subdivision project sites for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential developments proposed.
- (d) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, all residential lots proposed by the Laguna Ridge Phase 3 Subdivision Projects are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.
- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to

reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.

- (f) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

McGeary Ranch
Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going				
1.	<p>The development approved by this action is for a <i>Tentative Subdivision Map</i> to subdivide one parcel totaling 46.4 acres into 227 residential lots, 2 park lots, 1 parkway lot, and 2 landscape lots; and <i>Design Review</i> for subdivision layout as described in the Planning Commission report and associated Exhibits and Attachments dated October 6, 2011 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Tentative Subdivision Map - Received August 4, 2011 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-03-482 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.</p>	On-Going	Public Works	
3.	<p>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</p>	On-Going	Planning	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	any such action.			
4.	This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
5.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of City Council approval	Planning	
6.	The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
7.	Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
8.	If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
10. Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
11. The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Code Enforcement/Planning	
B. Prior to Improvement Plans or Grading			
12. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-068. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to the Planning Department dated October 6, 2005.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14.	Tree mitigation for trees that were originally approved for removal on November 2, 2006 (EG-03-482) shall be subject to mitigation requirements as specified in the MMRP established for the Laguna Ridge Specific Plan. The removal of any tree(s) not part of the original approval shall be subject to Chapter 19.12 (Tree Preservation and Protection) of the Municipal Code.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	
15.	<p>The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Mitigation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <p>A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb plus one foot shall constitute the critical root zone of all trees to be retained and all portions of off-site tree driplines that extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p>	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/ Landscaping/ Public Works	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>B. Chain link or City approved barrier shall be installed one foot outside the critical root zone of the on-site tree(s) to be retained and all portions of off-site tree(s) critical root zone that extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around a tree's critical root zone may be moved to allow building construction when such encroachment has been previously authorized. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Orange plastic netting is not a permitted barrier type.</p> <p>C. All driveways which pass through the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation or scarification for driveway construction shall be allowed within the critical root zone except as approved by the City Arborist.</p> <p>D. Any pruning of retained trees shall be supervised by a certified arborist and shall be completed to the most current ISA standards ("Tree Pruning Guidelines") and American National Standards Institute (ANSI) A300 standards. Branch and limb pruning shall be limited to that which has been deemed necessary in order to correct a safety hazard, structural defect, crown cleaning, or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure while still maintaining the</p>			

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>tree.</p> <p>E. All trees on site shall be pruned, as per arborist City recommendations, prior to starting any site improvements. Any pruning of a tree shall be supervised by a certified arborist.</p> <p>F. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site.</p> <p>G. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto the site. No tree toxic materials shall be dumped on the project site (e.g., gasoline, herbicide, salt).</p> <p>H. No grading (grade cut or fills) shall be allowed within the critical root zone of the on-site trees to be retained and all portions of off-site trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the City Arborist, the impact of permitted grading in the critical root zone is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>I. No trenching shall be allowed within the critical root zone of the on-site trees to be retained and all portions</p>			

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>of the off-site tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>J. Landscaping beneath the on-site trees to be retained and all portions of off -site tree driplines which extend on the site shall be consistent with ISA recommended provisions for plantings under trees. The only plant species which shall be planted within the driplines of trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. Non-plant materials such as river gravel, woodchips, etc, may be used in limited cases upon approval by the City Arborist.</p> <p>K. No in-the-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site. An "above ground drip irrigation system" with drip lines and emitters placed on natural grade will be permitted under tree driplines. No trenching for irrigation lines will be permitted under critical root zones.</p> <p>L. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected tree(s).</p> <p>M. During construction, the frequency and amount of</p>			

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>water for protected trees shall not differ from that received prior to construction, unless otherwise authorized by the City Arborist.</p> <p>N. Paving within the critical root zone of trees should be stringently minimized and only allowed under approval by the City Arborist. When pavement is absolutely necessary in the determination of the Public Works Director, porous material shall be used, or alternative design solutions may be utilized as approved by the City Arborist.</p>			
<p>16. The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Forty foot wide street median for Poppy Ridge Road, Streetscape frontage (Lots 'E' and 'F') along Poppy Ridge Road, Lot 'C' & 'D' Parkways, and any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Planning Department, Public Works Department and CCSD Parks and Recreation for review and approval.</p>	Landscape Plans	Planning/Public Works/ CCSD Parks and Recreation	
<p>17. All public landscape areas shall be designed as per the Laguna Ridge Specific Plan Supplemental Design Guidelines.</p>	Improvement Plans	Planning/CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18. Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with the latest version of the City of Elk Grove Storm Drainage Master Plan (SDMP), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Improvement Plans	Public Works	
19. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
20. The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP). The facilities shall include, but not limited to	Improvement Plans	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the meandering low flow channel, flood control channel and adjacent detention basins as identified in the SDMP.			
21. The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: <ol style="list-style-type: none"> 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove. 2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities. 	Improvement Plans	Public Works	
22. Install a cross walk on A Drive to connect the Lot C parkway to the Lot A park site.	Improvement Plans	Public Works	
23. Install a cross walk on I Way to connect the Lot D parkway to the Lot C parkway.	Improvement Plans	Public Works	
24. All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Public Works	
25. Annexation of the subject property into both the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) service areas shall be required prior to recordation of the Final Map or to submission of improvement plans, whichever occurs first.	Prior to Improvement Plans or Final Map, whichever comes first	SASD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Island annexations shall not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcel.			
26. After annexation, connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Improvement Plans	SASD	
27. Each parcel with a sewage source shall have a separate connection to SASD 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 SASD public sewer line.	Improvement Plans	SASD	
28. SASD shall require an approved Subdivision Level (Level 3) sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. An amendment to the Master Plan Sewer Study approved for the Laguna Ridge Specific Plan may also be required along with this Level 3 Sewer Study if the trunk sewer proposed in the Master Sewer Study changes significantly. 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 SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and	Prior to Improvement Plans or Final Map, whichever comes first	SASD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
in compliance with the SASD Design Standards.			
29. In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure shall be required to serve this project. Off-site sewer lines shall be required as determined by the sewer study.	Improvement Plans	SASD	
30. SASD 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 SASD on a case by case basis. During the submission of the improvement plans, the Applicant shall demonstrate that this condition is met.	Improvement Plans	SASD	
31. All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Public Works/CCSD Fire Department	
32. Water supply shall be provided by the Sacramento County Water Agency (SCWA).	Improvement Plans	SCWA	
33. 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 Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	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, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
35.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
C. Prior to Final Map				
36.	The Applicant shall design and construct the intersection of Poppy Ridge Road and A Drive to accommodate right-in/right-out vehicular movements only.	Final Map	Public Works	
37.	The Applicant shall provide striping for traffic calming purposes on 'A' Drive and 'B' Drive in accordance with the City's standard and to the satisfaction of Public Works.	Final Map	Public Works	
38.	The Applicant shall design and construct traffic calming devices such as speed table, hump, or lumps on 'I' Way and 'E' Way. The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation. Additional location(s) may be required and determined at Improvement Plan.	Final Map	Public Works	

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<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	The Applicant shall install a three-way stop at the intersection of Poppy Ridge Road and 'C' Way in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
40.	The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	
41.	All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access, an alternative solution will be evaluated during review and acceptance of the Improvement Plans.	Final Map	Public Works	
42.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width as shown on the approved tentative map from 'C' Way to the easterly property line, including transitions. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
43.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width from 'C' Way to the westerly property line of the Sacramento Water Agency Water Treatment Plant property,	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>APN 132-0050-067-0000, including transitions. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> <p>A. If any section of the ultimate north half of Poppy Ridge Road has not been constructed by adjacent development from the easterly property line of the project to the westerly property line of the Sacramento Water Agency Water Treatment Plant property (APN 132-0050-067-000), the Applicant shall resurface and restripe the existing road to accommodate westbound traffic to the satisfaction of Public Works.</p> <p>B. If any section of the ultimate north half of Poppy Ridge Road has been constructed by adjacent development from the proposed Oasis Park to the proposed Poppy (West Zraggen) Park (Lot B), the Applicant shall acquire, dedicate, design and improve a 40-foot landscaped median island, including a multi-purpose trail, to the satisfaction of Public Works and the Cosumnes Community Facilities District.</p>			
<p>44. Prior to the 100th parcel being final mapped, the Applicant shall acquire, dedicate, design and improve a secondary vehicular access as approved by Public Works to serve the south half of the project. The street shall be based on 38' primary residential street measured from the back of curb to back of curb. The 4' sidewalk shall be separated from the</p>	<p align="center">Final Map</p>	<p align="center">Public Works</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
45. If the extension of 'B' Drive to Bruceville Road is chosen as the secondary vehicular access (see COA #45), the Applicant shall acquire, dedicate, design and improve an expanded intersection at Bruceville Road / Machado Ranch Drive and modify the traffic signal at this intersection to accommodate the fourth leg. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
46. The Applicant shall dedicate, design and improve internal streets as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
47. Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Public Works	
48. The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.			
49. To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	
50. Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Public Works	
51. The Applicant shall submit and obtain City acceptance 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. Streetlight identification numbers, as assigned by Public Works during improvement plan review, shall be added to plans.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary.	Final Map	Public Works	
53.	For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
54.	The Applicant shall dedicate to the City of Elk Grove a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets.	Final Map	Public Works	
55.	The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of Public Works.	Final Map	Public Works	
56.	All eligible parkways and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of final map or as otherwise specified in the park fee program approved by the City Council.	Final Map	Public Works	
57.	The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks in accordance with City standards and/or to the satisfaction of Public Works. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase to the satisfaction of Public Works.	Final Map	Public Works	
59.	All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
60.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
61.	Developing this property shall require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Prior to Approval of Final Map or Issuance of Building Permits, whichever occurs first	SASD	SASD
62.	Pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD Parks and Recreation	
63.	Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the CCSD specifications and in	Final Map	CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.			
64.	Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, if necessary.	Final Map	CCSD Parks and Recreation	
65.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CCSD a written petition in an acceptable form approved by the CCSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Final Map	CCSD Parks and Recreation	
66.	Applicant shall submit improvement plans to the CCSD for review and approval, showing all street improvements, utility stubs for the park sites (including water, drainage, electrical, phone and sewer) and rough grading.	Final Map	CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
67. Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.	Final Map	Finance	
68. Prior to either final map or issuance of a building permit (whichever occurs first), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
69. Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
D. Prior to Building Permits				
70.	Rough grade the park site pursuant to plans reviewed by the CCSD and accepted by the City of Elk Grove.	Prior to Issuance of 1 st Building Permit	Public Works/CCSD Parks and Recreation	
71.	Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD. Because the Lot A park site is a portion of a larger park, the Applicant should coordinate with the Tuscan Ridge applicant to determine who will provide the utility stubs.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
72.	If the park site or parkway abuts residential lots, or private facility lots, 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 fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
73.	Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
74.	All building, apartment, and suite numbers, addressing, and street names shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department/CCSD Fire Department	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
75. The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit as necessary to serve this project.	Prior to Issuance of 1 st Building Permit	SASD	
76. 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 Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to the Issuance of Building Permits	SCWA	
77. All single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.	Prior to the Issuance of Building Permits	Planning	
78. The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they	Prior to Issuance of Building Permits	Planning, Building	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	have been completely issued.			
79.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay the residential development fees applicable at the time of building permit issuance.	Prior to Issuance of any Building Permits	Elk Grove Unified School District	
E. Prior to Final or Occupancy				
80.	Upon completion of the installation of the landscaping for medians, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning	
81.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the accepted 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.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
82.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

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 public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.
- e. Each lot shall have only 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.
- f. 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)
- g. 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 required and said 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)
- h. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)

Exhibit A: Conditions of Approval

- i. 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)
- 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 the 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 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) shall 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 applicable information 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

Exhibit A: Conditions of Approval

Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

- p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- q. Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Chapter when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 sq. ft. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type. (Landscape and Planning)
- r. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of SASD Ordinances may jeopardize all sewer reimbursement. (SASD)
- s.
- t. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first. (SASD)
- u. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- v. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSD Fire)
- w. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSD Fire)
- x. 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

Exhibit A: Conditions of Approval

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.

(CCSD Fire)

y. 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 AUOCAD drawing file) any AutoCAD DWG version is accepted

(CCSD Fire)

z. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (CCSD Fire)

aa. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (CCSD Fire)

bb. 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. (CCSD Fire)

cc. 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. (CCSD Fire)

dd. Fire Department 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 Cosumnes CSD Fire Department. (CCSD Fire)

ee. 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. (CCSD Fire)

ff. 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-

Exhibit A: Conditions of Approval

mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CCSD Fire)

gg. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
- ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area. (CCSD Fire)

(CCSD Fire)

hh. All homes will need to be provided with fire sprinklers installed in accordance with NFPA 13, 2010 Edition. (CCSD Fire)

ii. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 417 (Wood Burning Appliances), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at www.airquality.org or by calling the Compliance Hotline at (916) 874-4800. (SMAQMD)

jj. The Applicant shall not provide for a nuisance during the construction phase of the project. (Code Enforcement)

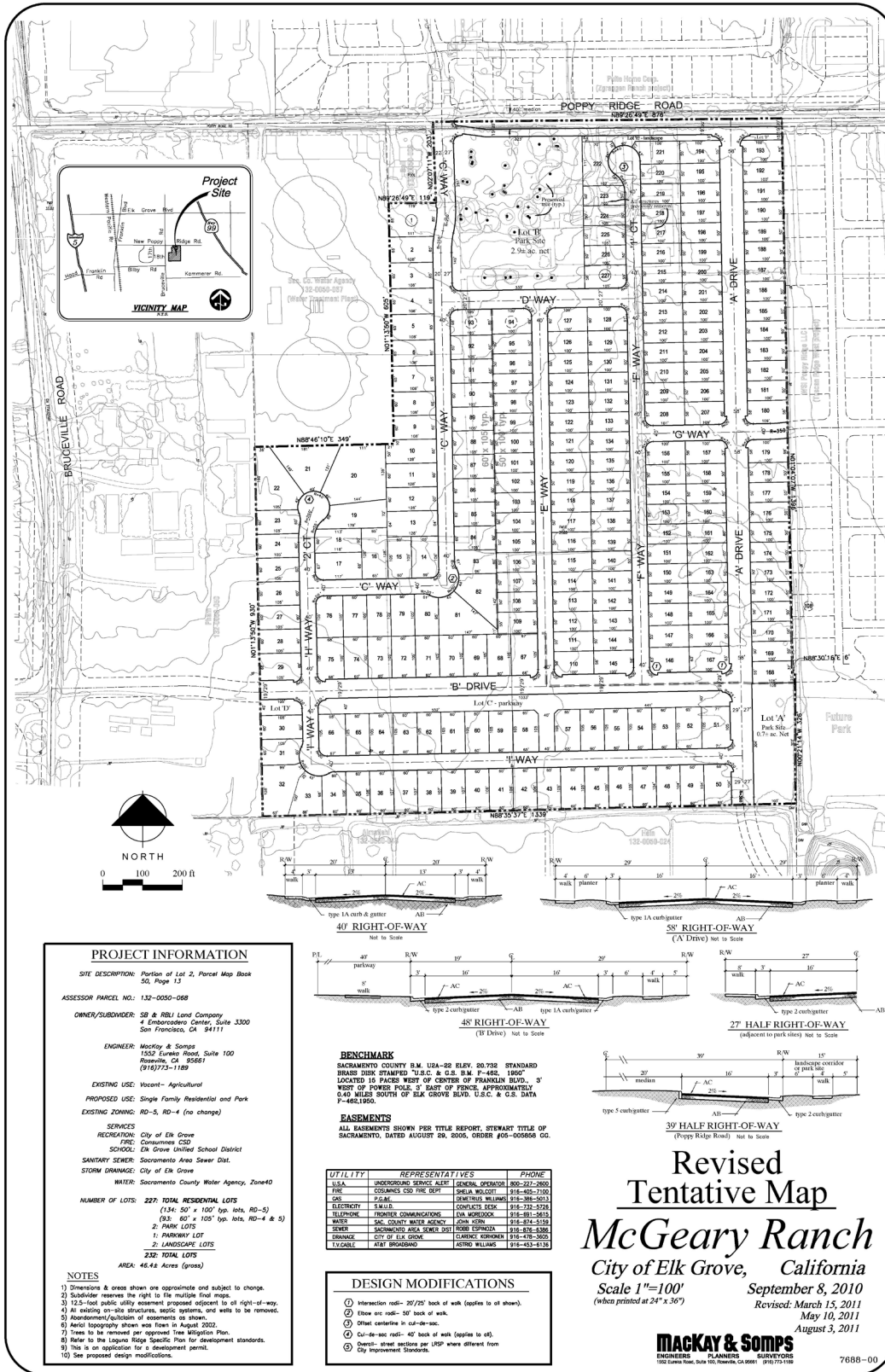
kk. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Code Enforcement)

ll. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at:

<http://www.elkgrovecity.org/finance/df.asp>.

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)

Exhibit B: McGeary Ranch Tentative Subdivision Map Exhibit



PROJECT INFORMATION

SITE DESCRIPTION: Portion of Lot 2, Parcel Map Book 50, Page 13

ASSESSOR PARCEL NO.: 132-0050-068

OWNER/SUBDIVIDER: SR & RBJ Land Company
4 Embrocadero Center, Suite 3300
San Francisco, CA 94111

ENGINEER: Mackay & Sompas
1532 Curlew Road, Suite 100
Riverside, CA 92561
(916)773-1189

EXISTING USE: Vacant - Agricultural

PROPOSED USE: Single Family Residential and Park

EXISTING ZONING: RD-5, RD-4 (no change)

SERVICES

RECREATION: City of Elk Grove
FIRE: Consumnes CSD
SCHOOL: Elk Grove Unified School District

SANITARY SEWER: Sacramento Area Sewer Dist.

STORM DRAINAGE: City of Elk Grove

WATER: Sacramento County Water Agency, Zone40

NUMBER OF LOTS: 227: TOTAL RESIDENTIAL LOTS
(134: 50' x 100' typ. lots, RD-5)
(93: 60' x 105' typ. lots, RD-4 & 5)

2: PARK LOTS

1: PARKWAY LOT

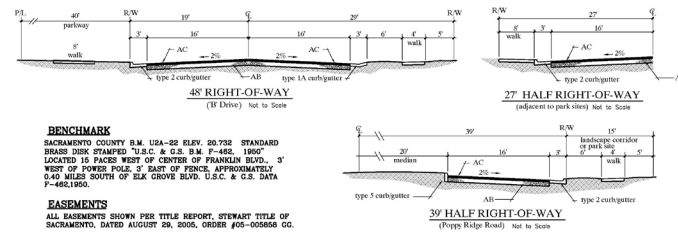
2: LANDSCAPE LOTS

232: TOTAL LOTS

AREA: 48.48 Acres (gross)

NOTES

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to file multiple final maps.
- 12.5-foot public utility easement proposed adjacent to all right-of-way.
- All existing on-site structures, septic systems, and wells to be removed.
- Abandonment/quitclaim of easements as shown.
- Aerial topography shown as of August 2002.
- Trees to be removed per approved Tree Mitigation Plan.
- Refer to the Laguna Ridge Specific Plan for development standards.
- This is an application for a development permit.
- See proposed design modifications.



BENCHMARK

SACRAMENTO COUNTY R.M. U.S.A.-SR RELY. 20738 STANDARD BRASS DISK STAMPED "U.S.C. & G.S. B.M. #482, 1960" LOCATED 15 FEET WEST OF CENTER OF FRANKLIN BLVD., 5' WEST OF POWER POLE 3' EAST OF FENCE, APPROXIMATELY 0.40 MILES SOUTH OF SILA GROVE BLVD. U.S.C. & G.S. DATA 7-4821950.

EASEMENTS

ALL EASEMENTS SHOWN PER TITLE REPORT, STRENGTH TITLE OF SACRAMENTO, DATED AUGUST 29, 2005, ORDER #05-00568 GG.

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT	GENERAL OPERATOR 800-221-2000
FIRE	COLUMBUS CSD FIRE DEPT	SHILJA WICKOTT 916-465-7100
GPS	P.E.M.	DANIELA BULLOCK 916-398-5013
ELECTRICITY	S.W.U.E.	CONTRACTS DESK 916-732-3374
TELEPHONE	POWERLINK COMMUNICATIONS	DAVID MERRICK 916-891-2613
WATER	SAC. COUNTY WATER AGENCY	JOHN WYNN 916-874-5139
SEWER	SACRAMENTO AREA SEWER DIST	FRISY TORRES 916-881-5386
DRAINAGE	CITY OF ELK GROVE	CLARICE KIRSHEN 916-478-3005
T.V. CABLE	A&B BROADCASTING	ASTRO WILLIAMS 916-483-8123

DESIGN MODIFICATIONS

- Interaction radii - 20'/25' back of walk (applies to all shown).
- Eliminate curb - 30' back of walk.
- Other conditions in call-out.
- Call-out sections - 40' back of walk (applies to all).
- Design - street sections per LRSP where different from City Improvement Standards.

Revised Tentative Map

McGeary Ranch

City of Elk Grove, California

Scale 1"=100'
(when printed at 24" x 36")

September 8, 2010
Revised: March 15, 2011
May 10, 2011
August 3, 2011

MACKAY & SOMPAS
ENGINEERS PLANNERS SURVEYORS
150 Curlew Road, Suite 100, Riverside, CA 92561 (916) 773-1189

7688-00

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR
ARBOR RANCH (EG-10-060)
ASSESSOR PARCEL NUMBERS: 132-0050-061 & -062**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Arbor Ranch project (the "Project") is being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0050-061 and -062; and

WHEREAS, the proposed tentative subdivision map and associated site improvements are consistent with the General Plan Amendment, Laguna Ridge Specific Plan (LRSP) Amendment, and Rezone as requested through this Project; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the site is physically suitable for residential development, and the LRSP land use map has anticipated the site for single-family residential development; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential development Standards of RD-5, RD-7 and RD-8, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map for Arbor Ranch (EG-10-060) subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

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 the proposed tentative map apply to this project.

Evidence:

- (a) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the Laguna Ridge Phase 3 Subdivision Projects are consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the proposed subdivision designs, lot sizes, lot configurations, and proposed infrastructure improvements for the Laguna Ridge Phase 3 Subdivision Projects are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Laguna Ridge Phase 3 Subdivision project sites for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential developments proposed.
- (d) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, all residential lots proposed by the Laguna Ridge Phase 3 Subdivision Projects are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be

provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.

- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.
- (f) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Arbor Ranch
Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going			
<p>1. The development approved by this action is for a <i>General Plan Amendment</i> to redistribute the General Plan land use designation acreages as illustrated in the General Plan Amendment exhibit received July 19, 2011; a <i>Specific Plan Amendment</i> to change the land use designation of RD-10 Single Family-Residential (10 d.u./ac.) to RD-8 Single Family (8.0 d.u./ac.) and redistribute the Specific Plan land use designation acreages as illustrated in the Specific Plan Amendment exhibit received July 19, 2011, a <i>Rezone</i> to change the zone district of RD-10 Single Family Residential (10.0 d.u./ac.) to RD-8 Single Family Residential (8.0 d.u./ac.) and redistribute the zone district acreages as illustrated in the Rezone exhibit received July 19, 2011; a <i>Tentative Subdivision Map</i> to subdivide two parcels totaling 162.1 acres into 810 residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots; and <i>Design Review</i> for subdivision layout as described in the Planning Commission report and associated Exhibits and Attachments dated October 6, 2011 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • General Plan Amendment – Received July 19, 2011 • Specific Plan Amendment – Received July 19, 2011 • Rezone – Received July 19, 2011 • Tentative Subdivision Map - Received May 12, 2011 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
2.	As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-03-483 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.	On-Going	Public Works	
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 or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
5.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of City Council approval	Planning	
6.	The Applicant is notified that this property is part of the	On-Going	Planning	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.			
7. Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
8. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	
9. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
10. Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
11. The Applicant shall provide for graffiti-resistant paint, clear	On-Going/	Code	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	During Construction	Enforcement/Planning	
B. Prior to Improvement Plans or Grading				
12.	The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-061 and -062. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	
13.	The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to the Planning Department dated July 23, 2003.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14.	Tree mitigation for trees that were originally approved for removal on November 2, 2006 (EG-03-483) shall be subject to mitigation requirements as specified in the MMRP established for the Laguna Ridge Specific Plan. The removal of any tree(s) not part of the original approval shall be subject to Chapter 19.12 (Tree Preservation and Protection) of the Municipal Code.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	
15.	The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Mitigation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <p>A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb plus one foot shall constitute the critical root zone of all trees to be retained and all portions of off-site tree driplines that extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p> <p>B. Chain link or City approved barrier shall be installed one foot outside the critical root zone of the on-site tree(s) to be retained and all portions of off-site tree(s) critical root zone that extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around a tree's critical root zone may be moved to allow building construction when such encroachment has been previously authorized. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Orange plastic netting is not a permitted barrier type.</p> <p>C. All driveways which pass through the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be constructed such that the entire driveway section is</p>			

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<p>placed directly above existing grade. No excavation or scarification for driveway construction shall be allowed within the critical root zone except as approved by the City Arborist.</p> <p>D. Any pruning of retained trees shall be supervised by a certified arborist and shall be completed to the most current ISA standards ("Tree Pruning Guidelines") and American National Standards Institute (ANSI) A300 standards. Branch and limb pruning shall be limited to that which has been deemed necessary in order to correct a safety hazard, structural defect, crown cleaning, or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure while still maintaining the tree.</p> <p>E. All trees on site shall be pruned, as per arborist City recommendations, prior to starting any site improvements. Any pruning of a tree shall be supervised by a certified arborist.</p> <p>F. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site.</p> <p>G. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto the site.</p>			

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<p>No tree toxic materials shall be dumped on the project site (e.g., gasoline, herbicide, salt).</p> <p>H. No grading (grade cut or fills) shall be allowed within the critical root zone of the on-site trees to be retained and all portions of off-site trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the City Arborist, the impact of permitted grading in the critical root zone is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>I. No trenching shall be allowed within the critical root zone of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>J. Landscaping beneath the on-site trees to be retained and all portions of off -site tree driplines which extend on the site shall be consistent with ISA recommended provisions for plantings under trees. The only plant species which shall be planted within the driplines of trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. Non-plant materials such as river gravel, woodchips, etc, may be used in limited cases upon approval by the City</p>			

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Arborist.</p> <p>K. No in-the-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site. An "above ground drip irrigation system" with drip lines and emitters placed on natural grade will be permitted under tree driplines. No trenching for irrigation lines will be permitted under critical root zones.</p> <p>L. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected tree(s).</p> <p>M. During construction, the frequency and amount of water for protected trees shall not differ from that received prior to construction, unless otherwise authorized by the City Arborist.</p> <p>N. Paving within the critical root zone of trees should be stringently minimized and only allowed under approval by the City Arborist. When pavement is absolutely necessary in the determination of the Public Works Director, porous material shall be used, or alternative design solutions may be utilized as approved by the City Arborist.</p>			
<p>16. The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and</p>	<p>Landscape Plans</p>	<p>Planning/Public Works/CCSD Parks and Recreation</p>	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Lot 'A' school site, Lot 'B' park site, Lot 'C' park site, Lots 'D' through 'M' street frontage parcels, Lot 'N' and 'O' parkways, landscaped medians at Spoonwood Avenue, 'B' Drive, 'D' Drive, 'F' Drive, 'G' Drive, and Tilia Avenue, any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Planning Department, Public Works Department, and the CCSD Parks and Recreation for review and approval.</p>			
<p>17. All public landscape areas shall be designed as per the Laguna Ridge Specific Plan Supplemental Design Guidelines.</p>	Improvement Plans	Planning/CCSD Park and Recreation	
<p>18. The intersection of Spoonwood Avenue and Big Horn Boulevard shall be designated as a Modified Neighborhood Entry according to the LRSP Design Guidelines. The Applicant shall improve the South/West corner and the entire adjacent landscaped median on Spoonwood Avenue in conformance with the Laguna Ridge Specific Plan Supplemental Design Guidelines.</p>	Improvement Plans	Planning/Public Works/CCSD Park and Recreation	
<p>19. The intersection of Tilia Avenue and Bilby Road shall be designated as a Neighborhood Entry according to the LRSP Design Guidelines. The Applicant shall improve the South/East corner and the entire adjacent landscaped median on Tilia Avenue in conformance with the Laguna</p>	Improvement Plans	Planning/Public Works/CCSD Park and Recreation	

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	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Ridge Specific Plan Supplemental Design Guidelines.			
20.	The intersections of: 'F' Drive and Spoonwood Avenue, 'B' & 'D' Drives and Big Horn Boulevard, and 'G' Drive and Bilby Road shall be designated as Neighborhood Entries according to the LRSP Design Guidelines. The Applicant shall improve the corners and entry landscaped medians in conformance with the Laguna Ridge Specific Plan Supplemental Design Guidelines.	Improvement Plans	Planning/Public Works/CCSD Park and Recreation	
21.	The median within the Neighborhood Entry of 'G' Drive and Bilby Road shall decrease in width from 20' wide to 14' wide, and the landscape lot widths to the east and west of the median shall increase in width from 15' wide to 18' wide.	Improvement Plans	Planning/Public Works/CCSD Park and Recreation	
22.	The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with the latest version of the City of Elk Grove Storm Drainage Master Plan (SDMP), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a	Improvement Plans	Public Works	

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licensed civil engineer.			
23. The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP). The facilities shall include, but not limited to the meandering low flow channel, flood control channel and adjacent detention basins as identified in the SDMP.	Improvement Plans	Public Works	
24. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
25. All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Public Works	
26. Appropriate fencing and gates shall be provided for the Public Works access adjacent to the parkway/drainage corridors.	Improvement Plans	Public Works	
27. The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: 1. All interim facilities shall be designed to meet the design standards contained in all policy documents	Improvement Plans	Public Works	

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	<p>adopted by the City of Elk Grove.</p> <p>2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities.</p>			
28.	Install a cross walk on L Drive to connect the Lot O parkway with the Lot B park site.	Improvement Plans	Public Works	
29.	Annexation of the subject property into both the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) service areas shall be required prior to recordation of the Final Map or to submission of improvement plans, whichever occurs first. Island annexations shall not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcels.	Prior to Improvement Plans or Final Map, whichever comes first	SASD	
30.	After annexation, connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction	Improvement Plans	SASD	
31.	Each parcel with a sewage source shall have a separate connection to SASD 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 SASD public sewer line.	Improvement Plans	SASD	
32.	SASD shall require an approved Subdivision Level (Level 3)	Prior to Improvement	SASD	

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<p>sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. An amendment to the Master Plan Sewer Study approved for the Laguna Ridge Specific Plan may also be required along with this Level 3 Sewer Study if the trunk sewer proposed in the Master Sewer Study changes significantly. 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 SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.</p>	<p>Plans or Final Map, whichever comes first</p>		
<p>33. Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.</p>	<p>Improvement Plans</p>	<p>SASD</p>	
<p>34. In order to obtain sewer service for this project, construction of on-site and off-site sewer infrastructure will be required. Sewer infrastructure shall be constructed as per approved sewer study.</p>	<p>Improvement Plans</p>	<p>SASD</p>	
<p>35. SASD 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</p>	<p>Improvement Plans</p>	<p>SASD</p>	

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<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
'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 SASD on a case by case basis. During the submission of the improvement plans, the Applicant shall demonstrate that this condition is met.			
36. All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Public Works/CCSD Fire Department	
37. Water supply shall be provided by the Sacramento County Water Agency (SCWA).	Improvement Plans	SCWA	
38. 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 Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	
39. 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, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
40. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	SCWA	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
When available, the Applicant shall use non-potable water during grading and construction.			
C. Prior to Final Map			
41. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access, an alternative solution will be evaluated during review and acceptance of the Improvement Plans.	Final Map	Public Works	
42. The Applicant shall acquire, dedicate, design, and improve Spoonwood Avenue, in full width from Big Horn Blvd to 'E' Drive, including transitions, based on primary residential street of 38' measured from back of curb to back of curb. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
43. The Applicant shall dedicate, design and improve the west half of an expanded intersection at Big Horn Blvd / D Drive in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
44. The Applicant shall design and install a traffic signal at the intersection of Big Horn Blvd / D Drive in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
45. The Applicant shall dedicate, design and improve the west	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
half of an expanded intersection at Big Horn Blvd / Spoonwood Avenue in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
46. The Applicant shall design and install and/or modify a traffic signal at the intersection of Big Horn Blvd / Spoonwood Avenue in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
47. The Applicant shall acquire, dedicate and improve Big Horn Blvd, in half-width, from Whitelock Parkway to Spoonwood Avenue, including transitions, based on an arterial, measured 36' from approved centerline to the back of curb in accordance with the Laguna Ridge Specific Plan and to the satisfaction of Public Works.	Final Map	Public Works	
48. The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks and schools in accordance with City standards and/or to the satisfaction of Public Works. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase to the satisfaction of Public Works.	Final Map	Public Works	
49. Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
50. The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Public Works	
51. To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	
52. Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Public Works	
53. The Applicant shall acquire, dedicate, design, and improve Bilby Road from Big Horn Blvd to Tilia Avenue, including	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
transitions, based on a residential collector in accordance with the Laguna Ridge Specific Plan. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
54. The Applicant shall acquire, dedicate, design and improve Tilia Avenue, in half-width plus 10' of additional paving west of the centerline of Tilia Avenue from A Drive to Bilby Road, based on 38' primary residential street, measured from the back of curb to back of curb. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvement shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
55. The Applicant shall acquire, dedicate, design, and improve Big Horn Blvd from Spoonwood Ave. to Bilby Road in half-width based on an arterial, measured 36' from approved centerline to the back of curb in accordance with the Laguna Ridge Specific Plan and to the satisfaction of Public Works.	Final Map	Public Works	
56. All street dedications shall have a minimum right-of-way width of 40 feet to the satisfaction of Public Works.	Final Map	Public Works	
57. The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further	Final Map	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	conditioned. All street improvements shall be constructed prior to the 1 st building permit.			
58.	<p>The Applicant shall provide striping for traffic calming purposes on the following streets in accordance with the City's standard and/or to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> o A Drive o B Drive o C Drive o E Drive o F Drive o G Drive <p>Additional location(s) may be required and will be determined at Improvement Plan.</p>	Final Map	Public Works	
59.	The Applicant shall design and install traffic controls and pavement delineation, and signs as directed by and to the satisfaction of Public Works	Final Map	Public Works	
60.	The Application shall install stops signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	
61.	The Applicant shall dedicate, design and improve a 31' landscape corridor on Bilby Road in accordance with the Laguna Ridge Specific Plan and to the satisfaction of Public Works. The dedication shall be in fee title for the purpose of landscaping and pedestrian use.	Final Map	Public Works	
62.	The Applicant shall dedicate, design and improve a 25'	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
landscape corridor along Big Horn Blvd. The dedication shall be in fee title for the purposes of landscaping and pedestrian use.			
63. The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary.	Final Map	Public Works	
64. For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
65. All eligible parkways, and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of Final Map or as otherwise specified in the park free program approved by the City Council.	Final Map	Public Works	
66. All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
67. The quitclaim of the following easements shall be completed prior to the Final Map: 1. Pacific Telephone and Telegraph Company easement as recorded in Book 669 Page 273 2. Pacific Telephone and Telegraph Company easement as recorded in Book 739 Page 222 3. Private road easement as recorded in Parcel Map Book	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	60 Page 29			
68.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
69.	The Applicant shall submit and obtain City acceptance 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. Streetlight identification numbers, as assigned by Public Works during improvement plan review, shall be added to plans.	Final Map	Public Works	
70.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove for underground utilities and appurtenances adjacent to all public street right-of-ways with attached sidewalks. Lots 339 through 422 and lots 664 through 701 as shown on the tentative map shall dedicate a 10-foot public utility easement for underground utilities and appurtenances adjacent to all public street right-of-ways. The Applicant shall dedicate an additional 2.5-foot wide and 10-foot long public utility easement to the City of Elk Grove adjacent to the 10-foot public utility easement for all pull boxes, transformers, and/or similar facilities centered on the common property lines of approximately every fourth lot to the satisfaction of the City after review and recommendation of SMUD.	Final Map	Public Works/SMUD	
71.	The Applicant shall dedicate 12.5-foot public utility easement to the City of Elk Grove for underground utilities	Final Map	Public Works/SMUD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	an appurtenances adjacent to the school and park frontages of public street right-of-ways for "A" through "F" Drives as shown on the tentative subdivision map.			
72.	Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Final Map	SASD	
73.	Developing this property shall require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Prior to Approval of Final Map or Issuance of Building Permits, whichever occurs first	SASD	
74.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 626 & 627 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 Arbor Ranch 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	Final Map	SCWA	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Sacramento County Code, Chapter 22.50 of the City of Elk Grove Municipal Code, and § 66479 et seq. of the California Government Code.			
75. Pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD Parks and Recreation	
76. Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the CCSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.	Final Map	CCSD Parks and Recreation	
77. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, if necessary.	Final Map	CCSD Parks and Recreation	
78. All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CCSD a written petition in an acceptable form approved by the CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to	Final Map	CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.			
79.	Applicant shall submit improvement plans to the CCSD for review and approval, showing all street improvements, utility stubs for the park sites (including water, drainage, electrical, phone and sewer) and rough grading.	Final Map	CCSD Parks and Recreation	
80.	Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.	Final Map	Finance	
81.	Prior to either final map or building permit (whichever occurs first), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicant should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
82.	Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund	Final Map	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>			
D. Prior to Building Permits			
83. Rough grade the park site pursuant to plans reviewed by the CCSD and accepted by the City of Elk Grove.	Prior to Issuance of 1 st Building Permit	Public Works/CCSD Parks and Recreation	
84. Landscaping along arterials and drainage channels shall be constructed in accordance with the Laguna Ridge Specific Plan Supplemental Design Guidelines prior to issuance of the first building permit for production homes or at an alternative time as approved by the City Manager.	Prior to Issuance of 1 st Building Permit	Planning/Public Works/Landscape Architect	
85. Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
86. If the park site or parkway abuts residential lots, or private facility lots, 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 fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the park or parkway. The CCSD shall bear all expenses associated with the removal.			
87. Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
88. All building, apartment, and suite numbers, addressing, and street names shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department/CCSD Fire Department	
89. The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit as necessary to serve this project.	Prior to Issuance of 1 st Building Permit	SASD	
90. 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 Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to the Issuance of Building Permits	SCWA	
91. All single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.	Prior to the Issuance of Building Permits	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
92. The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.	Prior to Issuance of Building Permits	Planning, Building	
93. Prior to the issuance of any building permits for the project, the project developer/owner shall pay the residential development fees applicable at the time of building permit issuance.	Prior to Issuance of any Building Permits	Elk Grove Unified School District	
E. Prior to Final or Occupancy			
94. Upon completion of the installation of the landscaping for medians, parks, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
95.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the accepted 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.	Acceptance of Public Improvements	Public Works	
96.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

General Information and Compliance Items:

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

- a. The 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)
- b. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- e. 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)
- f. Each lot shall have only 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. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission. (Public Works)
- h. 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 required and said 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)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of

Exhibit A: Conditions of Approval

“REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES”, which is available from the Public Works Department. (Public Works)

- j. If the Applicant is to record multiple final maps, each phase shall be reviewed by Public Works to determine the improvements required for that phase. (Public Works)
- k. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- l. 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)
- m. 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)
- n. 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)
- o. 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 the 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 Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- p. 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) shall 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 applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction

Exhibit A: Conditions of Approval

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)

- q. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- r. Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Chapter when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 sq. ft. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type. (Landscape and Planning)
- s. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of SASD Ordinances may jeopardize all sewer reimbursement. (SASD)
- t. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first. (SASD)
- u. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- v. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSD Fire)
- w. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSD Fire)
- x. 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

Exhibit A: Conditions of Approval

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.

(CCSD Fire)

y. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

- DXF (Drawing Interchange file) any DXF version is accepted
- DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

(CCSD Fire)

z. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (CCSD Fire)

aa. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (CCSD Fire)

bb. 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. (CCSD Fire)

cc. 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. (CCSD Fire)

dd. Fire Department 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 Cosumnes CSD Fire Department. (CCSD Fire)

ee. 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. (CCSD Fire)

ff. 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-

Exhibit A: Conditions of Approval

mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CCSD Fire)

gg. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
- ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area. (CCSD Fire)

(CCSD Fire)

hh. All homes will need to be provided with fire sprinklers installed in accordance with NFPA 13, 2010 Edition. (CCSD Fire)

ii. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 417 (Wood Burning Appliances), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at www.airquality.org or by calling the Compliance Hotline at (916) 874-4800. (SMAQMD)

jj. The Applicant shall not provide for a nuisance during the construction phase of the project. (Code Enforcement)

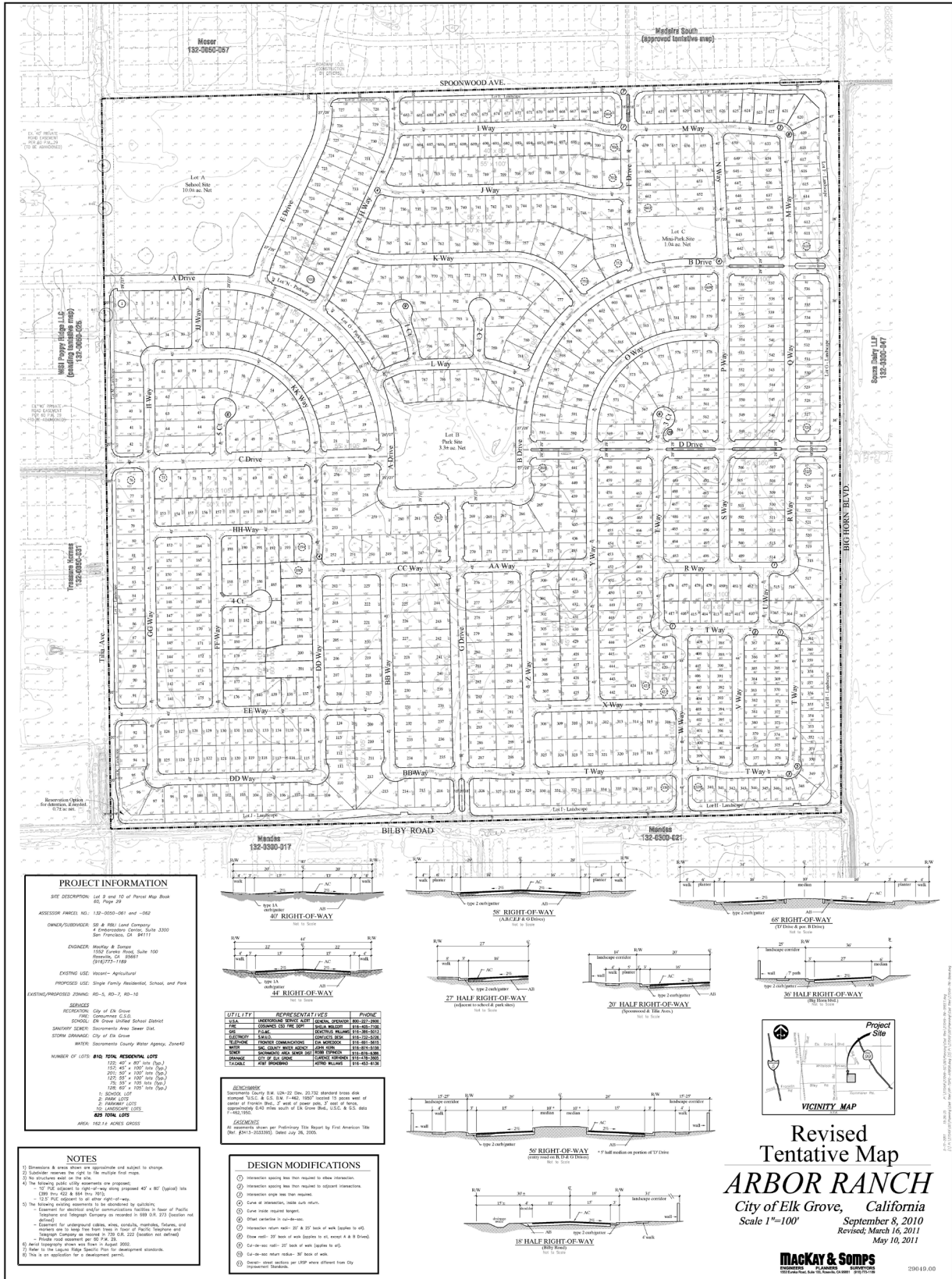
kk. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Code Enforcement)

ll. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at:

<http://www.elkgrovecity.org/finance/df.asp>.

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)

Exhibit B: Arbor Ranch Tentative Subdivision Map Exhibit



PROJECT INFORMATION
 SITE DESCRIPTION: Lot 3 and 10 of Parcel Map Book 80, Page 28
 ASSESSOR/PARCEL NO.: 132-0550-061 and -062
 OWNER/SUBDIVIDER: SR & RBH Land Company
 4 Montgomery Avenue, Suite 3000
 San Francisco, CA 94111
 ENGINEER: Mackay & Sumps
 1000 Canyon Road, Suite 100
 Alameda, CA 94601
 (914) 773-1182
 EXISTING USE: Vineyard - Agricultural
 PROPOSED USE: Single Family Residential, School, and Park
 EXISTING/PROPOSED ZONING: RD-0, RD-2, RD-10

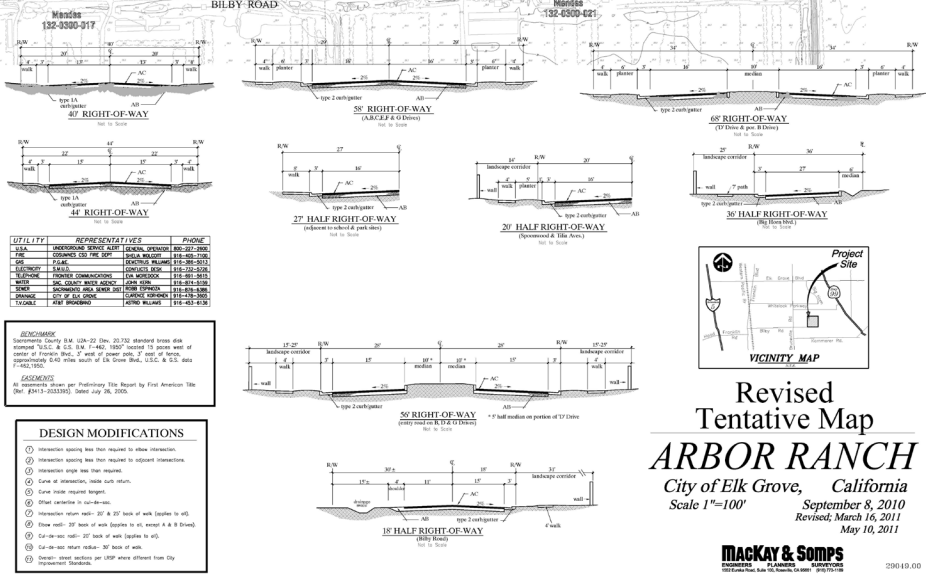
AGENCIES
 JURISDICTION: City of Elk Grove
 1902 Copeland Ct. S.D.
 SCHOOL: Elk Grove Unified School District
 SANITARY ENGINEER: Sacramento Area Sewer Dist.
 SLOPE DRAWING: City of Elk Grove
 WATER: Sacramento County Water Agency, Zone#4

NUMBER OF LOTS: 610 TOTAL RESIDENTIAL LOTS
 1. 225' x 60' (Typ.)
 2. 250' x 120' (Typ.)
 3. 125' x 120' (Typ.)
 4. 250' x 120' (Typ.)
 5. 250' x 120' (Typ.)
 6. 250' x 120' (Typ.)
 7. 250' x 120' (Typ.)
 8. 250' x 120' (Typ.)
 9. 250' x 120' (Typ.)
 10. 250' x 120' (Typ.)

KEY ROAD LOTS
 AREA: 152.14 ACRES (GROSS)

NOTES

- 1) Dimensions & area shown are approximate and subject to change.
- 2) Subdivisions between the lots to the multiple front right.
- 3) No subdivision shall be made for any lot.
- 4) The following public utility easements are proposed:
 - 10' wide easement for gas and water service
 - 40' x 80' (typical) lots
 - 120' wide easement for water right-of-way
- 5) The utility easements shall be shown as follows:
 - Easements for electrical and/or communication facilities to favor of public utility and easements for water service to favor of public utility.
 - Easements for underground utilities, water, electric, gas, sewer, drainage, and irrigation to favor of public utility.
 - Easements for public utility easements to favor of public utility.
 - Easements for public utility easements to favor of public utility.
- 6) Aerial topography shown was taken in August 2009.
- 7) Refer to the separate site specific map for the proposed easements.
- 8) This is an application for a subdivision project.



UTILITY	REPRESENTATIVE LINES	PHONE
AAA	AMERICAN WATER	(916) 435-2200
AAA	AMERICAN GAS	(916) 435-2200
AAA	AMERICAN ELECTRIC	(916) 435-2200
AAA	AMERICAN CABLE	(916) 435-2200
AAA	AMERICAN TELEPHONE	(916) 435-2200
AAA	AMERICAN SATELLITE	(916) 435-2200
AAA	AMERICAN RADIOTELEPHONE	(916) 435-2200
AAA	AMERICAN RADIO	(916) 435-2200
AAA	AMERICAN TELEVISION	(916) 435-2200
AAA	AMERICAN VIDEO	(916) 435-2200
AAA	AMERICAN AUDIO	(916) 435-2200
AAA	AMERICAN PHOTOGRAPHY	(916) 435-2200
AAA	AMERICAN PUBLISHING	(916) 435-2200
AAA	AMERICAN BOOKS	(916) 435-2200
AAA	AMERICAN MUSIC	(916) 435-2200
AAA	AMERICAN ARTS	(916) 435-2200
AAA	AMERICAN CRAFTS	(916) 435-2200
AAA	AMERICAN JEWELRY	(916) 435-2200
AAA	AMERICAN CLOTHING	(916) 435-2200
AAA	AMERICAN SHOES	(916) 435-2200
AAA	AMERICAN ACCESSORIES	(916) 435-2200
AAA	AMERICAN HOME DECOR	(916) 435-2200
AAA	AMERICAN FURNITURE	(916) 435-2200
AAA	AMERICAN LIGHTING	(916) 435-2200
AAA	AMERICAN PAINTS	(916) 435-2200
AAA	AMERICAN WALLPAPER	(916) 435-2200
AAA	AMERICAN CARPETS	(916) 435-2200
AAA	AMERICAN FLOORING	(916) 435-2200
AAA	AMERICAN ROOFING	(916) 435-2200
AAA	AMERICAN SIDING	(916) 435-2200
AAA	AMERICAN WINDOWS	(916) 435-2200
AAA	AMERICAN DOORS	(916) 435-2200
AAA	AMERICAN GLASS	(916) 435-2200
AAA	AMERICAN MIRRORS	(916) 435-2200
AAA	AMERICAN ARTWORK	(916) 435-2200
AAA	AMERICAN GARDENS	(916) 435-2200
AAA	AMERICAN LANDSCAPE	(916) 435-2200
AAA	AMERICAN TREES	(916) 435-2200
AAA	AMERICAN PLANTS	(916) 435-2200
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AAA	AMERICAN VEGETABLES	(916) 435-2200
AAA	AMERICAN FRUITS	(916) 435-2200
AAA	AMERICAN NUTS	(916) 435-2200
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AAA	AMERICAN SOILS	(916) 435-2200
AAA	AMERICAN WATER	(916) 435-2200
AAA	AMERICAN AIR	(916) 435-2200
AAA	AMERICAN FIRE	(916) 435-2200
AAA	AMERICAN EARTH	(916) 435-2200
AAA	AMERICAN SPACE	(916) 435-2200
AAA	AMERICAN TIME	(916) 435-2200
AAA	AMERICAN ENERGY	(916) 435-2200
AAA	AMERICAN MATERIALS	(916) 435-2200
AAA	AMERICAN TOOLS	(916) 435-2200
AAA	AMERICAN EQUIPMENT	(916) 435-2200
AAA	AMERICAN SUPPLIES	(916) 435-2200
AAA	AMERICAN SERVICES	(916) 435-2200
AAA	AMERICAN CONTRACTORS	(916) 435-2200
AAA	AMERICAN ENGINEERS	(916) 435-2200
AAA	AMERICAN ARCHITECTS	(916) 435-2200
AAA	AMERICAN DESIGNERS	(916) 435-2200
AAA	AMERICAN CONSULTANTS	(916) 435-2200
AAA	AMERICAN SPECIALISTS	(916) 435-2200
AAA	AMERICAN EXPERTS	(916) 435-2200
AAA	AMERICAN PROFESSIONALS	(916) 435-2200
AAA	AMERICAN ACADEMICS	(916) 435-2200
AAA	AMERICAN RESEARCHERS	(916) 435-2200
AAA	AMERICAN ANALYSTS	(916) 435-2200
AAA	AMERICAN MANAGERS	(916) 435-2200
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AAA	AMERICAN LEADERS	(916) 435-2200
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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR
ZGRAGGEN RANCH (EG-11-005)
ASSESSOR PARCEL NUMBERS: 132-0050-119, -128, & -131**

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Zgraggen Ranch project (the "Project") is being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0050-119, -128, and -131; and

WHEREAS, the proposed tentative subdivision map and associated site improvements are consistent with the General Plan Amendment, Laguna Ridge Specific Plan (LRSP) Amendment, and Rezone as requested through this Project; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the site is physically suitable for residential development, and the LRSP land use map has anticipated the site for single-family residential development; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential development Standards of RD-5 and RD-7, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map for Zraggen Ranch (EG-11-005) subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

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 the proposed tentative map apply to this project.

Evidence:

- (a) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the Laguna Ridge Phase 3 Subdivision Projects are consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the proposed subdivision designs, lot sizes, lot configurations, and proposed infrastructure improvements for the Laguna Ridge Phase 3 Subdivision Projects are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Laguna Ridge Phase 3 Subdivision project sites for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential developments proposed.
- (d) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, all residential lots proposed by the Laguna Ridge Phase 3 Subdivision Projects are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be

provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.

- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.
- (f) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

**Zraggen Ranch
Exhibit A: Conditions of Approval**

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going			
<p>1. The development approved by this action is for a <i>General Plan Amendment</i> to change the land use designations of High Density Residential and Medium Density Residential to Low-Density Residential and to redistribute the General Plan land use designation acreages as illustrated in the General Plan Amendment exhibit received July 13, 2011; a <i>Specific Plan Amendment</i> to change the land use designations of RD-15 Medium Density Residential (15.1 d.u./ac.) and RD-8 Single-Family Residential (8 du/ac.) to RD-7 Single-Family Residential (7 d.u./ac.) and redistribute the Specific Plan land use designation acreages as illustrated in the Specific Plan Amendment exhibit received July 14, 2011; a <i>Rezone</i> to change the zone districts of RD-15 Medium Density Residential (15.1 d.u./ac.) and RD-8 Single-Family Residential (8 d.u./ac.) to RD-7 Single-Family Residential (7 du/ac.) and redistribute the zone district acreages as illustrated in the Rezone exhibit received July 14, 2011; a <i>Tentative Subdivision Map</i> to subdivide three parcels totaling 52.9 acres into 224 residential lots, 1 park lot, 5 landscape lots and 1 drainage lot; and <i>Design Review</i> for subdivision layout as described in the Planning Commission report and associated Exhibits and Attachments dated October 6, 2011 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • General Plan Amendment – Received July 13, 2011 • Specific Plan Amendment – Received July 14, 2011 • Rezone – Received July 14, 2011 • Tentative Subdivision Map - Received August 4, 2011 	On-Going	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.			
2. As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-03-480 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.	On-Going	Public Works	
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 or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4. This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
5. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable	Three years, from date of City Council approval	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
from the initial tentative map approval date by which this resolution was adopted.			
6. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
7. Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
8. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	
9. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
10. Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No	On-Going	Planning, Public Works	

Exhibit A: Conditions of Approval

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tree removal or relocation shall occur prior to approval of the plan.			
11. The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Code Enforcement/Planning	
B. Prior to Improvement Plans or Grading			
12. The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-119, -128, and -131. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	
13. The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to the Planning Department dated September 28, 2005.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14. Tree mitigation for trees that were originally approved for removal on April 11, 2007 (EG-03-480) shall be subject to mitigation requirements as specified in the MMRP established for the Laguna Ridge Specific Plan. The removal of any tree(s) not part of the original approval shall be subject to Chapter 19.12 (Tree Preservation and	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Protection) of the Municipal Code.			
<p>15. The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Mitigation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <p>A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb plus one foot shall constitute the critical root zone of all trees to be retained and all portions of off-site tree driplines that extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p> <p>B. Chain link or City approved barrier shall be installed one foot outside the critical root zone of the on-site tree(s) to be retained and all portions of off-site tree(s) critical root zone that extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around a tree's critical root zone may be moved to allow building construction when such encroachment has been previously authorized. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Orange plastic netting is not a permitted</p>	<p>Prior to Issuance of a Grading Permit / Improvement Plans</p>	<p>Planning/Public Works/ Landscape Architect</p>	

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<p>barrier type.</p> <p>C. All driveways which pass through the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation or scarification for driveway construction shall be allowed within the critical root zone except as approved by the City Arborist.</p> <p>D. Any pruning of retained trees shall be supervised by a certified arborist and shall be completed to the most current ISA standards ("Tree Pruning Guidelines") and American National Standards Institute (ANSI) A300 standards. Branch and limb pruning shall be limited to that which has been deemed necessary in order to correct a safety hazard, structural defect, crown cleaning, or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure while still maintaining the tree.</p> <p>E. All trees on site shall be pruned, as per arborist City recommendations, prior to starting any site improvements. Any pruning of a tree shall be supervised by a certified arborist.</p> <p>F. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site trees to be retained and all portions of off-site tree</p>			

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<p>driplines which extend onto the site.</p> <p>G. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto the site. No tree toxic materials shall be dumped on the project site (e.g., gasoline, herbicide, salt).</p> <p>H. No grading (grade cut or fills) shall be allowed within the critical root zone of the on-site trees to be retained and all portions of off-site trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the City Arborist, the impact of permitted grading in the critical root zone is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>I. No trenching shall be allowed within the critical root zone of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>J. Landscaping beneath the on-site trees to be retained and all portions of off -site tree driplines which extend on the site shall be consistent with ISA recommended provisions for plantings under trees. The only plant species which shall be planted within the driplines of</p>			

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<p>trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. Non-plant materials such as river gravel, woodchips, etc, may be used in limited cases upon approval by the City Arborist.</p> <p>K. No in-the-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site. An "above ground drip irrigation system" with drip lines and emitters placed on natural grade will be permitted under tree driplines. No trenching for irrigation lines will be permitted under critical root zones.</p> <p>L. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected tree(s).</p> <p>M. During construction, the frequency and amount of water for protected trees shall not differ from that received prior to construction, unless otherwise authorized by the City Arborist.</p> <p>N. Paving within the critical root zone of trees should be stringently minimized and only allowed under approval by the City Arborist. When pavement is absolutely necessary in the determination of the Public Works Director, porous material shall be used, or alternative design solutions may be utilized as approved by the City Arborist.</p>			

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Forty foot wide street median for Poppy Ridge Road (if required), Lots 'B' through 'F' street frontage parcels, the landscaped median at 'A' Drive, any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Planning Department, Public Works Department, and CCSD Parks and Recreation for review and approval.	Landscape Improvement Plans	Planning/Public Works/CCSD Park and Recreation	
17.	The intersection of 'A' Drive and Whitelock Parkway shall be designated as a Neighborhood Entry according to the Laguna Ridge Specific Plan Supplemental Design Guidelines. The Applicant shall improve the corners and entry landscaped medians in conformance with the Design Guidelines.	Landscape Improvement Plans	Planning/Public Works/CCSD Parks and Recreation	
18.	The entry island on 'A' Drive shall include low maintenance design and plantings, preferably with no turf.	Landscape Improvement Plans	CCSD Parks and Recreation / Planning	
19.	All public landscape areas shall be designed as per the Laguna Ridge Specific Plan Supplemental Design	Improvement Plans	Planning/CCSD Parks and Recreation/	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Guidelines.			
20. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with the latest version of the City of Elk Grove Storm Drainage Master Plan (SDMP) Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Improvement Plans	Public Works	
21. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
22. All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission	Improvement Plans	Public Works	

Exhibit A: Conditions of Approval

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	lines or larger.			
23.	Connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Improvement Plans	SASD	
24.	Each parcel with a sewage source shall have a separate connection to SASD 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 SASD public sewer line.	Improvement Plans	SASD	
25.	SASD shall require an addendum to the sewer study that was approved in May 25, 2007 as "Zraggen Ranch". The addendum shall consider the new lot layout, revised densities, and any changes to the Laguna Ridge Specific Plan (if any) and shall be approved by the SASD prior to the approval of the Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. An amendment to the Master Plan Sewer Study approved for the Laguna Ridge Specific Plan may also be required if the trunk sewer proposed in the Master Sewer Study changes significantly. 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 SASD's most recent "Minimum Sewer Study Requirements". The study shall be done in a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.	Prior to Improvement Plans or Final Map, whichever comes first	SASD	

Exhibit A: Conditions of Approval

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26. In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure will be required to serve this project. Sewer infrastructure shall be constructed as per approved sewer study.	Improvement Plans	SASD	
27. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD. All SASD sewer easements shall be at least 20 feet in width, unless approved by SASD, and ensure continuous access for installation and maintenance.	Improvement Plans	SASD	
28. SASD 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 SASD on a case by case basis. During the submission of the improvement plans, the Applicant shall demonstrate that this condition is met.	Improvement Plans	SASD	
29. All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Public Works/CCSD Fire Department	
30. Water supply shall be provided by the Sacramento County Water Agency (SCWA).	Improvement Plans	SCWA	
31. Provide separate public water service to each parcel. All	Improvement Plans	SCWA	

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	water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.			
32.	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, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
33.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
C. Prior to Final Map				
34.	The Applicant shall design and construct traffic calming devices such as speed table, hump, or lumps on 'B' Way, 'D' Way, 'E' Way, 'F' Way, 'G' Way, and 'H' Way. The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation. Additional location(s) may be required and shall be determined during Improvement Plans review.	Final Map	Public Works	
35.	The Applicant shall install a three-way stop at the	Final Map	Public Works	

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intersection of Poppy Ridge Road and 'C' Way in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works			
36. The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	
37. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.	Final Map	Public Works	
38. The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 24-foot half right-of-way width as shown on the approved tentative map from 'C' Way to the easterly property line. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A. If any section of the ultimate south half of Poppy Ridge Road has not been constructed by adjacent development along the entire southerly boundary of the project, the Applicant shall resurface and restripe the existing road to accommodate eastbound traffic to the satisfaction of Public Works.	Final Map	Public Works	

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	<p>B. If any section of the ultimate south half of Poppy Ridge Road has been constructed by adjacent development from the proposed Oasis Park (Lot A) to the proposed Poppy (West Zraggen) Park, the Applicant shall acquire, dedicate, design and improve a 40-foot landscaped median island, including a multi-purpose trail, to the satisfaction of Public Works and the Cosumnes Community Facilities District.</p>			
39.	<p>The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 19-foot half right-of-way width as shown on the approved tentative map from the westerly property line to 'C' Way, including transitions. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p> <p>A. If any section of the ultimate south half of Poppy Ridge Road has not been constructed by adjacent development along the entire southerly boundary of the project, the Applicant shall resurface and restripe the existing road to accommodate eastbound traffic to the satisfaction of Public Works.</p>	Final Map	Public Works/CCSD Parks and Recreation	
40.	<p>The Applicant shall dedicate, design and improve 'A' Drive, from Whitelock Parkway to 'E' Way, measured 58' from back of curb to back of curb with a 20' median and from 'E' Way to 'F' Way, measured 38' from back of curb to back of curb without a median based on a primary residential street with 4 feet of transition on each side. All improvements</p>	Final Map	Public Works	

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shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
41. The Applicant shall design and construct the intersection of Whitelock Parkway and 'D' Way to accommodate right-in/right-out vehicular movements only.	Final Map	Public Works	
42. The Applicant shall design and construct the intersection of Poppy Ridge Road and 'D' Way to accommodate right-in/right-out vehicular movements only.	Final Map	Public Works	
43. The Applicant shall design and install crosswalks on 'D' Way at 'G' Way and 'F' Way on both north and south sides of the street to connect to Lot A community park in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
44. The Applicant shall dedicate, design and improve internal streets as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements required for each phased final map shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
45. Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by	Final Map	Public Works	

Exhibit A: Conditions of Approval

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	providing adequate financial security (e.g. bonds, letter of credit, etc.).			
46.	The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Public Works	
47.	To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	
48.	Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
49. The quitclaim of the 5' SMUD easement per 830826 O.R. 1347 shall be completed prior to the Final Map.	Final Map	Public Works	
50. The Applicant shall dedicate Lot 'B', 'C', 'D', 'E', 'F' and 'G' to the City of Elk Grove in fee to the satisfaction of Public Works.	Final Map	Public Works	
51. The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary, to the City of Elk Grove.	Final Map	Public Works	
52. For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
53. The Applicant shall dedicate to the City of Elk Grove a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets.	Final Map	Public Works	
54. The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of Public Works.	Final Map	Public Works	
55. The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	

Exhibit A: Conditions of Approval

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56.	The Applicant shall design and construct bulb-outs at each intersection adjacent to the park in accordance with City standards and/or to the satisfaction of Public Works. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase to the satisfaction of Public Works.	Final Map	Public Works	
57.	All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
58.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
59.	The Applicant shall submit and obtain City acceptance 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. Streetlight identification numbers, as assigned by Public Works during improvement plan review, shall be added to plans.	Final Map	Public Works	
60.	All eligible parkways, and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of Final Map or as otherwise specified in a Development Agreement	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
or park fee program approved by the City Council.			
61. The Applicant shall dedicate landscape corridor Lots 'B' through 'F' as shown on the tentative map as a public utility easement for underground facilities and appurtenances to the City of Elk Grove.	Final Map	Public Works/SMUD	
62. Developing this property shall require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Prior to Approval of Final Map or Issuance of Building Permits, whichever occurs first	SASD	
63. Pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD Parks and Recreation	
64. Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the CCSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.	Final Map	CCSD Parks and Recreation	
65. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, if necessary.	Final Map	CCSD Parks and Recreation	
66. All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the	Final Map	CCSD Parks and Recreation	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
owners of all real property within the boundaries of a project shall execute and deliver to the CCSD a written petition in an acceptable form approved by the CCSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.			
67. Applicant shall submit improvement plans to the CCSD for review and approval, showing all street improvements, utility stubs for the park sites (including water, drainage, electrical, phone and sewer) and rough grading.	Final Map	CCSD Parks and Recreation	
68. Prior to either final map or issuance of a building permit (whichever occurs first), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
69. Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	
D. Prior to Building Permits			
70. The Applicant shall rough grade the edge condition of west and south side of Lot A to accommodate adjacent roadway improvements. No additional grading (cut or fill) shall be allowed on Lot A without prior written approval from CCSD and the City of Elk Grove which will not be unreasonably withheld provided the proposed grading does not create an excessive low area subject to holding runoff. Lot A shall also be free and clear of any deleterious construction materials and excessive mounds or stockpiles of dirt that are generated by any phase of development associated with this project.	Prior to Issuance of 1 st Building Permit	Public Works/CCSD Parks and Recreation	
71. Landscaping along arterials and drainage channels shall be constructed in accordance with the Laguna Ridge Specific Plan Supplemental Design Guidelines prior to issuance of the first building permit for production homes or at an alternative time as approved by the City Manager.	Prior to Issuance of 1 st Building Permit	Planning/Public Works/ Landscape Architect	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
72.	Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
73.	Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
74.	All building, apartment, and suite numbers, addressing, and street names shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department/CCSD Fire Department	
75.	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 Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to the Issuance of Building Permits	SCWA	
76.	All single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.	Prior to the Issuance of Building Permits	Planning	
77.	The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first	Prior to Issuance of Building Permits	Planning, Building	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.</p>			
<p>78. Prior to the issuance of any building permits for the project, the project developer/owner shall pay the residential development fees applicable at the time of building permit issuance.</p>	<p>Prior to Issuance of any Building Permits</p>	<p>Elk Grove Unified School District</p>	
<p>E. Prior to Final or Occupancy</p>			
<p>79. Upon completion of the installation of the landscaping for medians, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.</p>	<p>Prior to Final or Occupancy</p>	<p>Planning</p>	
<p>80. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the accepted 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,</p>	<p>Acceptance of Public Improvements</p>	<p>Public Works</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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.			
81. The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

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 public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.
- e. Each lot shall have only 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.
- f. 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)
- g. 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 required and said 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)
- h. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)

Exhibit A: Conditions of Approval

- i. 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)
- 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 the 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) shall 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 applicable information 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

Exhibit A: Conditions of Approval

Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

- p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- q. Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Chapter when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 sq. ft. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type. (Landscape and Planning)
- r. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of SASD Ordinances may jeopardize all sewer reimbursement. (SASD)
- s. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first. (SASD)
- t. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- u. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSD Fire)
- v. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSD Fire)
- w. 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.

Exhibit A: Conditions of Approval

(CCSD Fire)

- x. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
- DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

(CCSD Fire)

- y. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (CCSD Fire)
- z. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (CCSD Fire)
- aa. 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. (CCSD Fire)
- bb. 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. (CCSD Fire)
- cc. Fire Department 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 Cosumnes CSD Fire Department. (CCSD Fire)
- dd. 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. (CCSD Fire)
- ee. 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. (CCSD Fire)

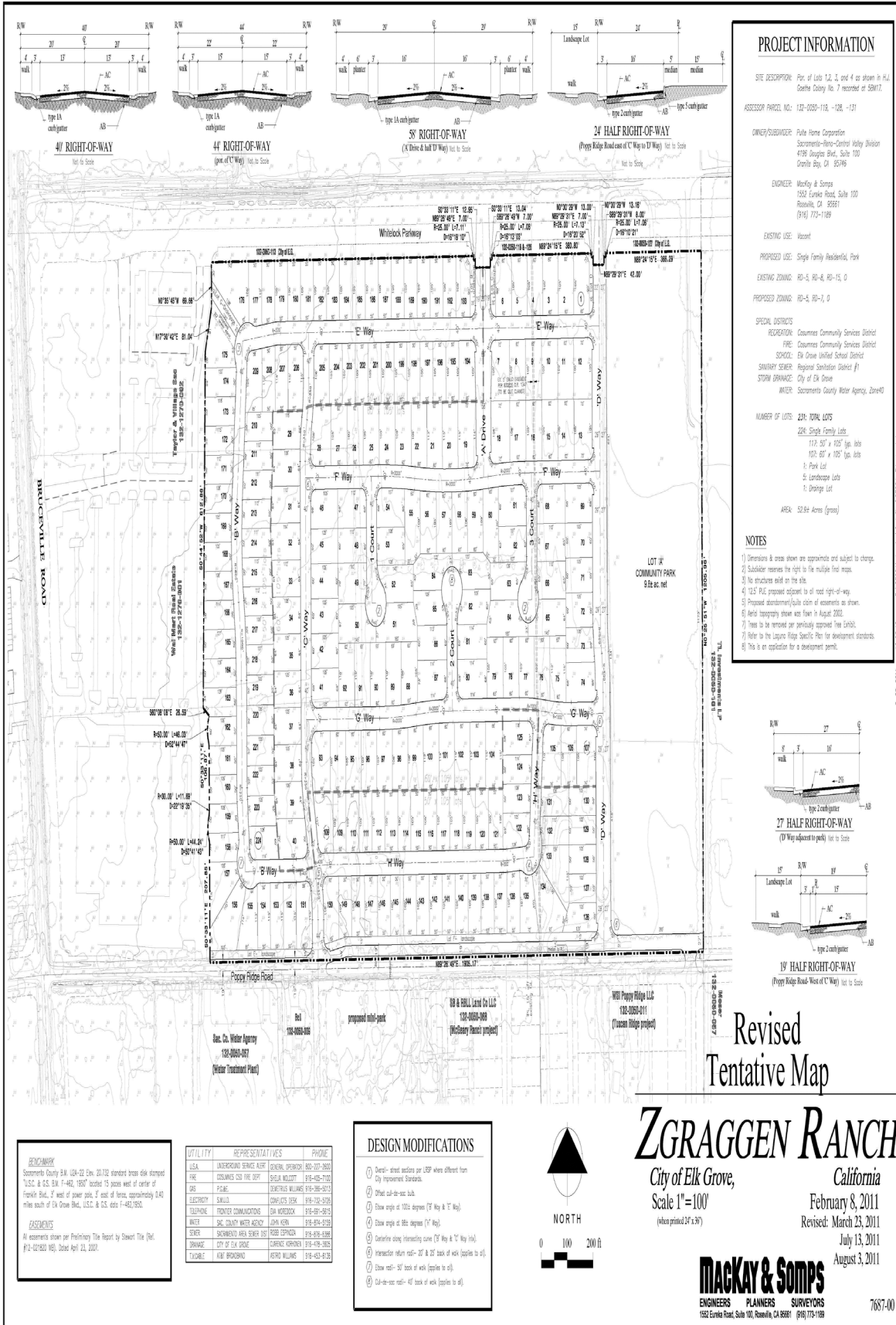
Exhibit A: Conditions of Approval

- ff. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
- i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
(CCSD Fire)
 - iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area. (CCSD Fire)
- gg. All homes will need to be provided with fire sprinklers installed in accordance with NFPA 13, 2010 Edition. (CCSD Fire)
- hh. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 417 (Wood Burning Appliances), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at www.airquality.org or by calling the Compliance Hotline at (916) 874-4800. (SMAQMD)
- ii. The Applicant shall not provide for a nuisance during the construction phase of the project. (Code Enforcement)
- jj. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Code Enforcement)
- kk. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at:

<http://www.elkgrovecity.org/finance/drf.asp>.

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)

Exhibit B: Tentative Subdivision Map Exhibit



PROJECT INFORMATION

SITE DESCRIPTION: Por. of Lots 1, 2, 3, and 4 as shown in P.L.D. Contra Costa County No. 7 recorded at 25817.

ASSESSOR PARCEL NO.: 132-0050-110, -108, -107

OWNER/SUBOWNER: Pulse Home Corporation
Sacramento-Reno-Central Valley Division
4199 Douglas Blvd., Suite 100
Orinda, CA 94595

ENGINEER: Mackay & Somp
1552 Emery Road, Suite 100
Reno, CA 95561
(916) 773-1189

EXISTING USE: Vacant

PROPOSED USE: Single Family Residential, Park

EXISTING ZONING: RD-5, RD-6, RD-15, D

PROPOSED ZONING: RD-5, RD-7, D

SPECIAL DISTRICTS:

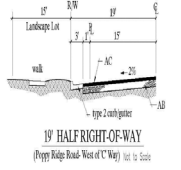
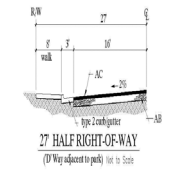
- REGULATORY: Cosumnes Community Services District
- REG: Cosumnes Community Services District
- SCHOOL: Elk Grove Unified School District
- SANITARY SEWER: Regional Sanitation District #1
- STORM DRAINAGE: City of Elk Grove
- WATER: Sacramento County Water Agency, Zone 63

NUMBER OF LOTS: 231: TOTAL LOTS
224: Single Family Lots
112: 50' x 125' typ. lots
107: 80' x 100' typ. lots
1: Park Lot
5: Landscape Lots
1: Drainage Lot

AREA: 53.84 Acres (gross)

NOTES

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to the multiple the areas.
- No structures shall be on the site.
- 12.5' R.L. proposed adjacent to all road right-of-way.
- Proposed monuments/grade corners as shown.
- Aerial topography shown was from August 2002.
- Trees to be removed per periodically approved Tree Exhibit.
- Refer to the Layout Ridge Specific Plan for development standards.
- This is an application for a development permit.



Revised
Tentative Map

ZGRAGGEN RANCH

City of Elk Grove, California
Scale 1"=100'
(when printed 34" x 56")
February 8, 2011
Revised: March 23, 2011
July 13, 2011
August 3, 2011

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1552 Emery Road, Suite 100, Reno, CA 95561 (916) 773-1189 7687-00

BOUNDARY:
Sacramento County SRM 104-22 Chm. 20112 standard cross disk stamped U.S.C. & G.S. 816, 7-462, 1951' located 15' south west of center of Franklin Blvd., 1/2' west of power pole, 3' east of fence, approximately 0.40 miles south of Elk Grove Blvd., U.S.C. & G.S. 816, 7-462, 1950.

ASSUMPTIONS:
All easements shown per Preliminary Title Report by Street Title (Ref. #12-071521-105), dated April 21, 2007.

UTILITY	REPRESENTATIVES	PHONE
USA	UNDERGROUND SERVICE AGENCY	800-327-2600
FIRE	CONSUMERS SCS FIRE DEPT.	916-452-7100
GAS	PULSAR	916-452-7100
ELECTRICITY	CONTRACTS DESK	916-732-3279
TELEPHONE	FRONTIER COMMUNICATIONS	916-851-5975
WATER	SAC. COUNTY WATER AGENCY	916-851-4150
SEWER	SACRAMENTO AREA SEWER AGENCY	916-851-4150
STORMWATER	CITY OF ELK GROVE	916-438-3852
TRASH	KRE PRODUCTION	916-453-8138

- ### DESIGN MODIFICATIONS
- 1) Street - street widening per CSP where different from City Improvement Standards.
 - 2) Offset sidewalk back.
 - 3) Slope angle of 100:1 slopes (F Way & T Way).
 - 4) Slope angle of 80:1 slopes (I Way).
 - 5) Slope angle of 60:1 slopes (J Way & K Way line).
 - 6) Stationing along intersecting curb (S Way & C Way line).
 - 7) Intersection return curb - 20' & 25' back of walk (apply to all).
 - 8) Ebbow curb - 50' back of walk (apply to all).
 - 9) 50' back curb - 40' back of walk (apply to all).



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR
TUSCAN RIDGE (EG-11-015)
ASSESSOR PARCEL NUMBERS: 132-0050-011 & -025**

WHEREAS, the Planning Division of the City of Elk Grove received an application on March 16, 2011 requesting a Tentative Subdivision Map for Tuscan Ridge Project, Project No. EG-011-015; and

WHEREAS, the Tuscan Ridge project (the "Project") is being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0050-011 and -025; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

WHEREAS, the site is physically suitable for residential development, and the Laguna Ridge Specific Plan (LRSP) land use map has anticipated the site for single-family residential development; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential development Standards of RD-4 and RD-5, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map for Tuscan Ridge (EG-11-015) subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

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 the proposed tentative map apply to this project.

Evidence:

- (a) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the Laguna Ridge Phase 3 Subdivision Projects are consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, the proposed subdivision designs, lot sizes, lot configurations, and proposed infrastructure improvements for the Laguna Ridge Phase 3 Subdivision Projects are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Laguna Ridge Phase 3 Subdivision project sites for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential developments proposed.
- (d) As described in the project staff report and with the General Plan Amendments, Specific Plan Amendments, and Rezones for the Arbor Ranch and Zraggen Ranch projects, all residential lots proposed by the Laguna Ridge Phase 3 Subdivision Projects are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.
- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to

reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.

- (f) The proposed tentative subdivision maps will not cause serious public health problems. The project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.

STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Tuscan Ridge
Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going			
<p>1. The development approved by this action is for a <i>Tentative Subdivision Map</i> to subdivide one parcel totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots; and Design Review for subdivision layout as described in the Planning Commission report and associated Exhibits and Attachments dated October 6, 2011 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Tentative Subdivision Map - Received August 9, 2011 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-03-485 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.</p>	On-Going	Public Works	
<p>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 or other documentation related to approval of this permit.</p>	On-Going	Planning	

Exhibit A: Conditions of Approval

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Applicant further agrees to provide a defense for the City in any such action.			
4. This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.	On-Going	Planning	
5. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.	Three years, from date of City Council approval	Planning	
6. The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
7. Building permits for model homes may be issued prior to the completion of the requisite infrastructure per current model home permit release checklist.	On-Going	Planning	
8. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City.	On-Going	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.	On-Going	Planning	
10.	Tree preservation, removal, relocation, and monitoring shall occur in accordance with the approved tree mitigation plan. No land disturbance including grading and other construction activities shall occur prior to said approval. No tree removal or relocation shall occur prior to approval of the plan.	On-Going	Planning, Public Works	
11.	The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Code Enforcement/Planning	
B. Prior to Improvement Plans or Grading				
12.	The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project, 132-0050-011 and -025. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13. The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to the Planning Department dated July 23, 2003.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14. Tree mitigation for trees that were originally approved for removal on January 19, 2006 (EG-03-485) shall be subject to mitigation requirements as specified in the MMRP established for the Laguna Ridge Specific Plan. The removal of any tree(s) not part of the original approval shall be subject to Chapter 19.12 (Tree Preservation and Protection) of the Municipal Code.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	
<p>15. The Applicant shall include all the tree preservation construction notes measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development plans which are submitted to the Department of Public Works and/or Planning Department for the project, as well as any/all revisions to plans which are subsequently submitted. If there are conflicts between conditions and the Tree Mitigation Plan, the more stringent of the two shall apply.</p> <p>Tree Preservation Construction Notes:</p> <p>A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb plus one foot shall constitute the critical root zone of all trees to be retained and all portions of off-site tree driplines that extend into the site, and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.</p>	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Public Works/ Landscape Architect	

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<p>B. Chain link or City approved barrier shall be installed one foot outside the critical root zone of the on-site tree(s) to be retained and all portions of off-site tree(s) critical root zone that extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around a tree's critical root zone may be moved to allow building construction when such encroachment has been previously authorized. The new barrier locations shall be four feet outside the structure wall and/or driveway location. Orange plastic netting is not a permitted barrier type.</p> <p>C. All driveways which pass through the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation or scarification for driveway construction shall be allowed within the critical root zone except as approved by the City Arborist.</p> <p>D. Any pruning of retained trees shall be supervised by a certified arborist and shall be completed to the most current ISA standards ("Tree Pruning Guidelines") and American National Standards Institute (ANSI) A300 standards. Branch and limb pruning shall be limited to that which has been deemed necessary in order to correct a safety hazard, structural defect, crown cleaning, or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure while still maintaining the</p>			

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<p>tree.</p> <p>E. All trees on site shall be pruned, as per arborist City recommendations, prior to starting any site improvements. Any pruning of a tree shall be supervised by a certified arborist.</p> <p>F. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site.</p> <p>G. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site trees to be retained and all portions of the off-site tree driplines which extend onto the site. No tree toxic materials shall be dumped on the project site (e.g., gasoline, herbicide, salt).</p> <p>H. No grading (grade cut or fills) shall be allowed within the critical root zone of the on-site trees to be retained and all portions of off-site trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the City Arborist, the impact of permitted grading in the critical root zone is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.</p> <p>I. No trenching shall be allowed within the critical root zone of the on-site trees to be retained and all portions</p>			

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<p>of the off-site tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.</p> <p>J. Landscaping beneath the on-site trees to be retained and all portions of off -site tree driplines which extend on the site shall be consistent with ISA recommended provisions for plantings under trees. The only plant species which shall be planted within the driplines of trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. Non-plant materials such as river gravel, woodchips, etc, may be used in limited cases upon approval by the City Arborist.</p> <p>K. No in-the-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the critical root zone of the on-site trees to be retained and all portions of off-site tree driplines which extend onto the site. An "above ground drip irrigation system" with drip lines and emitters placed on natural grade will be permitted under tree driplines. No trenching for irrigation lines will be permitted under critical root zones.</p> <p>L. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected tree(s).</p> <p>M. During construction, the frequency and amount of</p>			

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<p>water for protected trees shall not differ from that received prior to construction, unless otherwise authorized by the City Arborist.</p> <p>N. Paving within the critical root zone of trees should be stringently minimized and only allowed under approval by the City Arborist. When pavement is absolutely necessary in the determination of the Public Works Director, porous material shall be used, or alternative design solutions may be utilized as approved by the City Arborist.</p>			
<p>16. The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Forty foot wide street median for Poppy Ridge Road, Lot 'B' parkway, Lot 'C' parkway, Lot 'D' street frontage parcel, and any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Planning Department, Public Works Department, and CCSD Parks and Recreation for review and approval.</p>	Landscape Plans	Planning/Public Works/CCSD Parks and Recreation	
<p>17. All public landscape areas shall be designed as per the Laguna Ridge Specific Plan Supplemental Design Guidelines.</p>	Improvement Plans	Planning/CCSD Parks and Recreation/	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18. Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with the latest version of the City of Elk Grove Storm Drainage Master Plan (SDMP), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Improvement Plans	Public Works	
19. The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge and accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
20. The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP). The facilities shall include, but not limited to the meandering low flow channel, flood control channel and adjacent detention basins as identified in the SDMP.	Improvement Plans	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21. The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: <ol style="list-style-type: none"> 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove. 2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities. 	Improvement Plans	Public Works	
22. All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Public Works	
23. The Applicant shall add a 4-foot flare to both sides of all driveways that front on to Poppy Ridge Road to accommodate vehicular movements in and out of the driveways. The Applicant may also be required to prohibit on-street parking directly adjacent to the flares to accommodate these movements. Such restrictions will be evaluated and determined during the improvement plan process	Improvement Plans	Public Works	
24. Install a cross walk on A Drive to connect the Lot A parkway to the Lot A park site.	Improvement Plans	Public Works	
25. Annexation of the subject property into both the Sacramento Area Sewer District (SASD) and the Sacramento	Prior to Improvement Plans or Final Map,	SASD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Regional County Sanitation District (SRCSD) service areas shall be required prior to recordation of the Final Map or to submission of improvement plans, whichever occurs first. Island annexations shall not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcels.	whichever comes first		
26. After annexation, connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction	Improvement Plans	SASD	
27. Each parcel with a sewage source shall have a separate connection to SASD 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 SASD public sewer line.	Improvement Plans	SASD	
28. SASD shall require an approved Subdivision Level (Level 3) sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. An amendment to the Master Plan Sewer Study approved for the Laguna Ridge Specific Plan may also be required along with this Level 3 Sewer Study if the trunk sewer proposed in the Master Sewer Study changes significantly. 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	Prior to Improvement Plans or Final Map, whichever comes first	SASD	

Exhibit A: Conditions of Approval

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accordance with the SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.			
29. In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure will be required to serve this project. Off-site sewer lines will be required as determined by the sewer study.	Improvement Plans	SASD	
30. Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Improvement Plans	SASD	
31. SASD 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 SASD on a case by case basis. During the submission of the improvement plans, the Applicant shall demonstrate that this condition is met.	Improvement Plans	SASD	
32. All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Public Works/CCSD Fire Department	

Exhibit A: Conditions of Approval

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33.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	Improvement Plans	SCWA	
34.	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 Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	
35.	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, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
36.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
C. Prior to Final Map				
37.	The Applicant shall design and construct the intersection of Poppy Ridge Road and D Way to accommodate right-in/right-out vehicular movements only.	Final Map	Public Works	
38.	The Applicant shall install a three-way stop at the intersection of Poppy Ridge Road and 'E' Way in	Final Map	Public Works	

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accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works			
39. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access, an alternative solution will be evaluated during review and acceptance of the Improvement Plans.	Final Map	Public Works	
40. The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width as shown on the approved tentative map from the westerly property line to the easterly property line, including transitions. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
41. The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width from the project's westerly property line to the westerly property line of McGeary Ranch project, APN 132-0050-068-0000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
42. The Applicant shall acquire, dedicate, design, and improve	Final Map	Public Works	

Exhibit A: Conditions of Approval

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<p>Poppy Ridge Road based on a 19-foot half right-of-way width from the westerly property line of McGeary Ranch, APN 132-0050-068-0000 to the westerly property line of the Sacramento Water Agency Water Treatment Plant property, APN 132-0050-067-000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. If any section of the ultimate north half of Poppy Ridge Road has not been constructed by adjacent development from the easterly property line of the project to the westerly property line of the Sacramento Water Agency Water Treatment Plant property (APN 132-0050-067-000), the Applicant shall resurface and restripe the existing road to accommodate westbound traffic. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>			
<p>43. The Applicant shall dedicate, design and improve 'C' Drive, in half width, plus 10' of additional paving south of the 'C' Drive centerline, from westerly property line to Tilia Avenue, including transitions, based on 58' primary residential street in accordance with the Laguna Ridge Specific Plan. The 4' sidewalk shall be separated from the street with 6' landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>44. The Applicant shall acquire, dedicate, design, and improve Tilia Avenue, in half width, plus 10' of additional paving east of the Tilia Avenue centerline, from 'A' Drive to 'C' Drive, based on 58' primary residential street in accordance with the Laguna Ridge Specific Plan. The 4' sidewalk shall be</p>	Final Map	Public Works	

Exhibit A: Conditions of Approval

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separated from the street with 6' landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
45. The quitclaim of the following easements shall be completed prior to the Final Map: 1. 5' wide SMUD easement as recorded in 881107 O.R. 1648 2. Pacific Telephone and Telegraph Company as recorded in 739 O.R. 222 3. Private road easement as recorded in Parcel Map Book 60 Page 29	Final Map	Public Works	
46. The Applicant shall dedicate, design, and improve the parkway (Lot B), in half width including a meandering walk, from southerly property line of Lot 100 to Poppy Ridge Road in accordance with City of Elk Grove Improvement Standards, LRSP Design Guidelines, and to the satisfaction of Public Works and CCSD Parks and Recreation.	Final Map	Public Works/CCSD Parks and Recreation	
47. The Applicant shall dedicate, design and improve internal streets as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
48. The Applicant shall install stops signs at intersections of	Final Map	Public Works	

Exhibit A: Conditions of Approval

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internal streets. Location(s) of stop signs will be determined during Improvement Plan review.			
49. The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Public Works	
50. To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	
51. Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Public Works	

Exhibit A: Conditions of Approval

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52. Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Public Works	
53. The Applicant shall submit and obtain City acceptance 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. Streetlight identification numbers as assigned by Public Works during improvement plan review shall be added to plans.	Final Map	Public Works	
54. The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary.	Final Map	Public Works	
55. All trails within the park lands and parkways shall be 10' wide, 8' pavement and 2' shoulder in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
56. For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
57. The Applicant shall dedicate to the City of Elk Grove a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of Public Works.	Final Map	Public Works	
59.	The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of Public Works. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned. All street improvements shall be constructed prior to the 1 st building permit.	Final Map	Public Works	
60.	The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks in accordance with City standards and/or to the satisfaction of Public Works. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase to the satisfaction of Public Works.	Final Map	Public Works	
61.	The Applicant shall provide striping for traffic calming purposes on 'A' Drive in accordance with the City's standard and to the satisfaction of Public Works.	Final Map	Public Works	
62.	All eligible parkways, and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of Final Map or as otherwise specified in the park fee program approved by the City Council.	Final Map	Public Works	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
63. All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
64. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Map	Public Works	
65. Developing this property shall require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.	Prior to Approval of Final Map or Issuance of Building Permits, whichever occurs first	SASD	SASD
66. Pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD Parks and Recreation	
67. Land dedicated to the CCSD shall be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the CCSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CCSD of any grant deed.	Final Map	CCSD Parks and Recreation	
68. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, if necessary.	Final Map	CCSD Parks and Recreation	
69. All real property within the boundaries of the proposed	Final Map	CCSD Parks and	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CCSD a written petition in an acceptable form approved by the CCSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>		Recreation	
70. Applicant shall submit improvement plans to the CCSD for review and approval, showing all street improvements, utility stubs for the park sites (including water, drainage, electrical, phone and sewer) and rough grading.	Final Map	CCSD Parks and Recreation	
71. Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.	Final Map	Finance	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
72. Prior to either final map or issuance of a building permit (whichever occurs first), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
73. Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	
D. Prior to Building Permits			
74. Rough grade the park site pursuant to plans reviewed by the CCSD and accepted by the City of Elk Grove.	Prior to Issuance of 1 st Building Permit	Public Works/CCSD Parks and Recreation	
75. Landscaping along arterials and drainage channels shall be constructed in accordance with the Laguna Ridge Specific Plan Supplemental Design Guidelines prior to issuance of the first building permit for production homes or at an alternative time as approved by the City Manager.	Prior to Issuance of 1 st Building Permit	Planning/Public Works/Landscape Architect	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
76.	Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD. Because the Lot A park site is a portion of the park, the Applicant should coordinate with the McGearry Ranch applicant to determine who will provide the utility stubs.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
77.	If the park site or parkway abuts residential lots, or private facility lots, 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 fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
78.	Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks and Recreation	
79.	All building, apartment, and suite numbers, addressing, and street names shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department/CCSD Fire Department	
80.	The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the	Prior to Issuance of 1 st Building Permit	SASD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit as necessary to serve this project.</p>			
<p>81. 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 Title 4 of the Sacramento County Water Agency (SCWA) Code.</p>	<p>Prior to the Issuance of Building Permits</p>	<p>SCWA</p>	
<p>82. All single family residence structures constructed within the Laguna Ridge Specific Area shall be reviewed for compliance with the City-wide Design Guidelines and Laguna Ridge Supplemental Design Guidelines. Design Review requires the approval of the Appropriate Authority.</p>	<p>Prior to the Issuance of Building Permits</p>	<p>Planning</p>	
<p>83. The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Planning, Building</p>	

Exhibit A: Conditions of Approval

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
84.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay the residential development fees applicable at the time of building permit issuance.	Prior to Issuance of any Building Permits	Elk Grove Unified School District	
E. Prior to Final or Occupancy				
85.	Upon completion of the installation of the landscaping for medians, parks, and model and production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final or Occupancy	Planning	
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.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
87.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

Exhibit A: Conditions of Approval

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 public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.
- e. Each lot shall have only 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)
- f. 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)
- g. 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 required and said 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)
- h. 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)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of

Exhibit A: Conditions of Approval

“REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES”, which is available from the Public Works Department. (Public Works)

- j. 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)
- k. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- l. 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)
- m. 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)
- n. 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)
- o. 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 the 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 Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- p. 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) shall 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 applicable information to complete and file the necessary

Exhibit A: Conditions of Approval

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)

- q. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- r. Residential production typical home landscapes are required to meet the design and submittal requirements of the City's Water Efficient Landscape Chapter when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 2,500 sq. ft. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance will be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type. (Landscape and Planning)
- s. Trunk sewer design and construction may be reimbursed by SASD under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact SASD for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SASD staff prior to any design. Failure to strictly comply with the provisions of SASD Ordinances may jeopardize all sewer reimbursement. (SASD)
- t. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to SASD, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by SASD prior to recordation of the Final Map or approval of Improvement Plans for plan check to SASD, whichever comes first. (SASD)
- u. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- v. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSD Fire)
- w. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSD Fire)
- x. 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

Exhibit A: Conditions of Approval

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.

(CCSD Fire)

y. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

- DXF (Drawing Interchange file) any DXF version is accepted
- DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

(CCSD Fire)

z. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans. (CCSD Fire)

aa. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter. (CCSD Fire)

bb. 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. (CCSD Fire)

cc. 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. (CCSD Fire)

dd. Fire Department 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 Cosumnes CSD Fire Department. (CCSD Fire)

ee. 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. (CCSD Fire)

ff. 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-

Exhibit A: Conditions of Approval

mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CCSD Fire)

gg. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- i. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
- ii. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- iii. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- iv. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area. (CCSD Fire)

(CCSD Fire)

hh. All homes will need to be provided with fire sprinklers installed in accordance with NFPA 13, 2010 Edition. (CCSD Fire)

ii. In addition to the required air quality mitigation measures of the Laguna Ridge Specific Plan, this project may also be subject to specific Air Quality Management District rules, including Rule 201 (General Permit Requirements), Rule 403 (Fugitive Dust), Rule 417 (Wood Burning Appliances), Rule 442 (Architectural Coatings), and Rule 902 (Asbestos). Information on District rules can be found at www.airquality.org or by calling the Compliance Hotline at (916) 874-4800. (SMAQMD)

jj. The Applicant shall not provide for a nuisance during the construction phase of the project. (Code Enforcement)

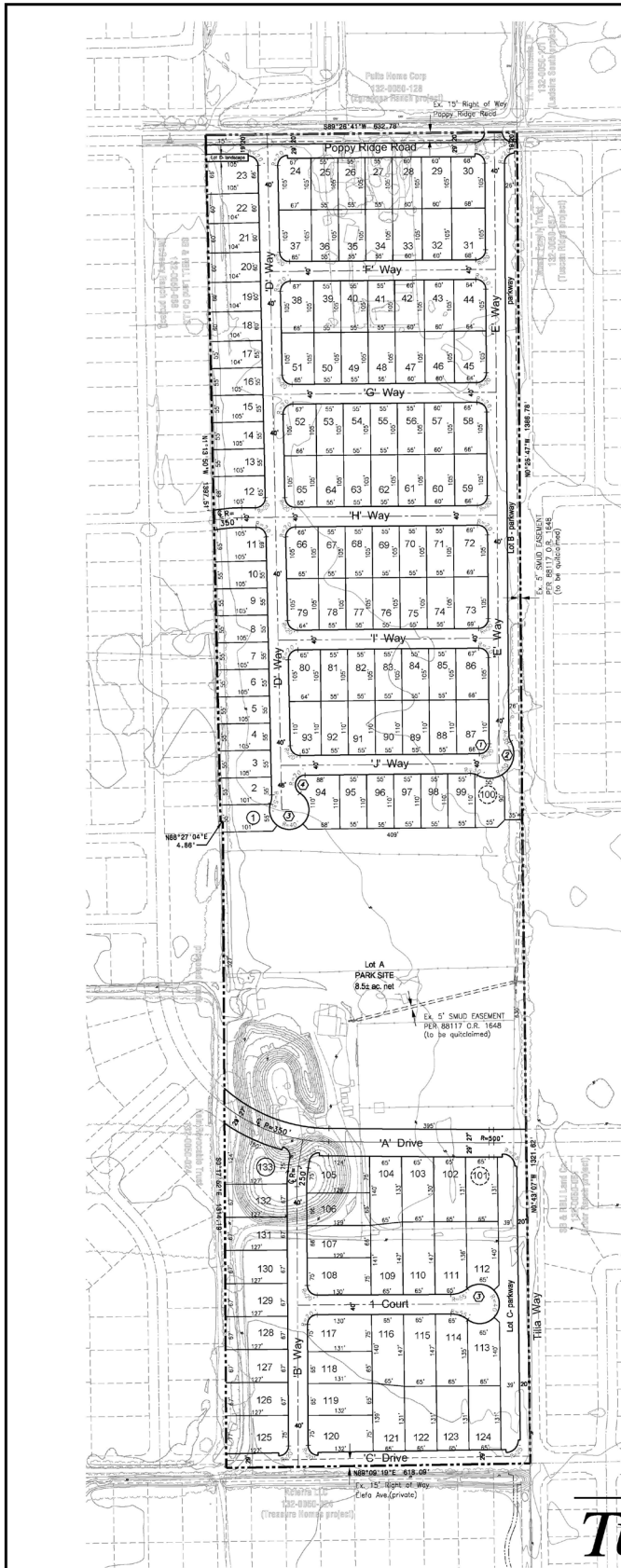
kk. The Applicant will not allow any 'strictly prohibited signs' (i.e. lighter than air or balloon devices) to be displayed for advertising or other functions within this project site. (Code Enforcement)

ll. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at:

<http://www.elkgrovecity.org/finance/df.asp>.

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)

Exhibit B: Tentative Subdivision Map Exhibit



PROJECT INFORMATION

SITE DESCRIPTION: Por. of Section 10, Township 6 North, Range 5 East, M.D.B. & M.

ASSESSOR PARCEL NO.: 132-0050-011, -025

OWNER: WSI Poppy Ridge LLC
4100 Newport Place Drive, Suite 800
Roseville, CA 95661
(916) 782-3330

SUBDIVIDER: Richland Communities
1478 Stone Point Drive, Suite 320
Roseville, CA 95661
(916) 782-3330

ENGINEER: MacKay & Sumps
1552 Eureka Road, Suite 100
Roseville, CA 95661
(916) 773-1189

EXISTING USE: Vacant

PROPOSED USE: Single Family Residential, Park

EXISTING ZONING: RD-4, RD-5, O

PROPOSED ZONING: no change

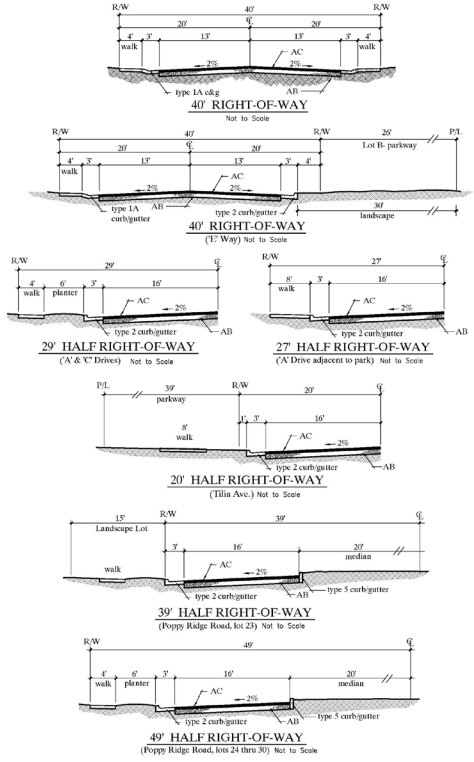
SPECIAL DISTRICTS:
 RECREATION: Cosumnes Community Services District
 FIRE: Cosumnes Community Services District
 SCHOOL: Elk Grove Unified School District
 SANITARY SEWER: Regional Sanitation District #1
 CITY OF Elk Grove
 WATER: Sacramento County Water Agency, Zone40

NUMBER OF LOTS: 136: TOTAL LOTS
 133: Single Family Lots
 100: 55' x 105' typ. lots
 13: 65' x 131' typ. lots
 1: Park Lots
 2: Parkway Lots

AREA: 38.5± Acres (gross)

NOTES
 1) Dimensions & areas shown are approximate and subject to change.
 2) Subdivider reserves the right to file multiple final maps.
 3) 12.5-foot public utility easement proposed adjacent to all right-of-way.
 4) All existing on-site structures, septic systems, and wells to be removed.
 5) Nonconform/Qualifiers of easements as shown.
 6) Aerial topography shown was flown in August 2002.
 7) Trees to be removed per previously approved Tree Exhibit.
 8) Refer to the Laguna Ridge Specific Plan for development standards.
 9) This is an application for a development permit.
 10) See proposed design modifications.

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT	GENERAL OPERATOR 800-227-2600
FIRE	COSUMNES CSD FIRE DEPT	SHELIA INGOLDI 916-462-7190
GAS	S.W.G.D.	DEAN TRAVIS WILLIAMS 916-381-5213
ELECTRICITY	S.W.G.D.	CONFLICTS DESK 916-732-5278
TELEPHONE	FRONTIER COMMUNICATIONS	DAN WOODCOCK 916-691-5615
WATER	SAC. COUNTY WATER AGENCY	JOHN KERN 916-874-5159
SEWER	SACRAMENTO AREA SEWER DIST	ROBIE ESPINOZA 916-875-5386
DRainAGE	CITY OF ELK GROVE	CLARENCE FORNBERG 916-475-3002
T.V.CABLE	AT&T BROADBAND	ASTRO WILLIAMS 916-453-6136



BENCHMARK
 Sacramento County B.M. U24-22 Elev. 20,732 standard brass disk stamped "U.S.C. & G.S. B.M. F-462, 1950" located 15 paces west of center of Foundation Blvd., 3' west of power pole, 3' east of fence, approximately 0.40 miles south of Elk Grove Blvd., U.S.C. & G.S. date F-462, 1950.

EASEMENTS
 All easements shown per Preliminary Title Report by First American Title (Ref # NCS-450818-PIK1), dated August 6, 2010.

- ### DESIGN MODIFICATIONS
- Intersection radii—20' & 25' back of walk (applies to all).
 - Elbow arc radii—50' back of walk.
 - Offset cur-de-soc centerpoint.
 - Cur-de-soc return radius—20' back of walk.
 - Drivell—street sections per LRSP where different from City Improvement Standards.

Revised Tentative Map
TUSCAN RIDGE WEST
 City of Elk Grove, California
 Scale 1"=100'
 March 8, 2011
 Revised: April 26, 2011
 August 2, 2011

MACKEY & SUMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

27071.00

ATTACHMENT 9

October 6, 2011 Planning Commission Staff Report

The October 6, 2011 Planning Commission Staff Report can be viewed on the City website at the following location:

<http://www.egplanning.org/commissions-committees/planning/agendas/2011/10-06-11-agenda-item-4.2.pdf>



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 9, 2011 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

REQUEST: The Laguna Ridge Phase 3 Subdivision Projects consists of a General Plan Amendment, Specific Plan Amendment, Rezone, and four Tentative Subdivision Maps for the subdivision for four properties in the Phase 3 area of the Laguna Ridge Specific Plan. Specifically, these projects are: McGeary Ranch (EG-10-059), Arbor Ranch (EG-10-060), Zraggen Ranch (EG-11-005), and Tuscan Ridge (EG-11-015).

The Applicant for each project requests the following entitlement(s) as described below.

<u>Project</u>	<u>Entitlement(s)</u>
McGeary Ranch (EG-10-059)	Tentative Subdivision Map to establish 227 Single-Family Residential Lots, 2 park lots, 1 parkway lot, and 2 landscape lots.
Arbor Ranch (EG-10-060)	General Plan Amendment to redistribute the General Plan land use designation acreages; Specific Plan Amendment to change the land use designation; Rezone to change the zone district; and Tentative Subdivision Map to subdivide two parcels totaling 162.1 acres into 810 residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots.
Zraggen Ranch (EG-11-005)	General Plan Amendment to change the land use; Specific Plan Amendment to change the land use; Rezone to change the zone districts; and Tentative Subdivision Map to subdivide three parcels totaling 52.9 acres into 231 residential lots, 1 park lot, 5 landscape lots and 1 drainage lot.
Tuscan Ridge (EG-11-015)	Tentative Subdivision Map to subdivide one parcel totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots;

LOCATION/APN:

McGeary Ranch (EG-10-059)	South of Poppy Ridge Road, approximately 900 feet east from the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0050-068
Arbor Ranch (EG-10-060)	Northwest corner of the Bilby Road/Big Horn Boulevard intersection; APN: 132-0050-061, -062

Zraggen Ranch (EG-11-005) North side of Poppy Ridge Road, approximately 600 feet east from the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0060-119,0-128, -131

Tuscan Ridge (EG-11-015) South of Poppy Ridge Road, approximately 1,900 east of the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0050011, -025

ZONING:

McGeary Ranch (EG-10-059) RD-4, RD-5

Arbor Ranch (EG-10-060) RD-5, RD-7, RD-10, LP, ES, PKY

Zraggen Ranch (EG-11-005) RD-5, RD-8, RD-15, CP

Tuscan Ridge (EG-11-015) RD-4, RD-5, PKY

ENVIRONMENTAL: The projects are exempt from CEQA pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report.

PROJECT PLANNER: Gerald Park, Senior Planner, (916) 478-6371, gpark@elkgrovecity.org

Information or questions regarding this item should be referred to Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California, or 916-683-7111. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of the Elk Grove Municipal Code.

Dated/Published: October 28, 2011

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

APN	OWNER	OWNER_ADDRESS	City	State	Zip
13200500650000	ACTERRA LLC	PO BOX 19	LINCOLN	CA	95648
13200500480000	ALASKER ISSA I/NAIMAH A	2885 WHIPPOORWILL DR	ROWLAND HEIGHT	CA	91748
13200500200000	ARLENE HEIN 1994 REVOCABLE TRUST	4610 POINT PLEASANT RD	ELK GROVE	CA	95757
13200500900000	BACKER FAMILY LIMITED PARTNERSHIP	10410 SHELDON RD	ELK GROVE	CA	95624
13200500090000	BELL DANIEL E/SHELIA M	7518 POPPY RIDGE RD	ELK GROVE	CA	95758
13200500570000	BILL/MARGARET MOSER FAMILY 2003 REVOCABLE TRUST	8132 POPPY RIDGE RD	ELK GROVE	CA	95757
13200500260000	LOPEZ MANZO ELIZABETH	7321 ELEFA AV	ELK GROVE	CA	95757
13200500500000	PHAM NHO/SUONG NGUYEN	10149 BRUCEVILLE RD	ELK GROVE	CA	95757
13200501310000	PULTE HOME CORPORATION	4196 DOUGLAS BL 100	GRANITE BAY	CA	95746
13200500670000	SACRAMENTO COUNTY WATER AGENCY	827 7TH ST 301	SACRAMENTO	CA	95814
13200500610000	SB/RBLI LAND CO (ARBOR RANCH) LLC	10630 MATHER BL	MATHER	CA	95655
13200500680000	SB/RBLI LAND COMPANY LLC	4 EMBARCADERO CTR 3300	SAN FRANCISCO	CA	94111
13200501220000	SEASONS APARTMENTS LP	8700 TECHNOLOGY WY	RENO	NV	89521
13200500580000	SMITH EARL L	541 ROOT RD	MODESTO	CA	95357
13221700040000	TAYLOR/VILLAGE SACRAMENTO INVESTMENTS PARTNERS LP	121 SPEAR ST 250	SAN FRANCISCO	CA	94105
13200501010000	TL INVESTMENTS LP	3300 DOUGLAS BL 4-450	ROSEVILLE	CA	95661
13200500340000	VICARA REO LLC	36 S STATE ST STE 2506	SALT LAKE CITY	UT	84111
13221700010000	WAL MART REAL ESTATE BUSINESS TRUST	PO BOX 8050	BENTONVILLE	AR	72716
13200500110000	WSI POPPY RIDGE LLC	4100 NEWPORT PL DR 800	NEWPORT BEACH	CA	92660
132-2040-020-0000	2009 SAMMY A DIZON/VICTORIA BANEZ FAMILY TRUST	9980 ALBACORE WAY	ELK GROVE	CA	95757
132-1540-027-0000	ABULGASEM ABOULGASEM	10183 PARADA CT	ELK GROVE	CA	95757
132-1260-035-0000	ADAM BRADLEY	10323 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1970-030-0000	ADDRIENNE GORE	9628 OAKHAM WAY	ELK GROVE	CA	95757
132-1260-034-0000	ALBERT LANDA	10319 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1540-049-0000	ALBERT THOMAS	10150 FESTA CT	ELK GROVE	CA	95757
132-1230-068-0000	ALI SALMAN/PAMELA ANN EL AHMADIYYAH REV LVNG TRUST	7217 BEJA CT	ELK GROVE	CA	95757
132-1960-036-0000	ALIDA M ROCHON	2561 BLACK HAWK LN	LINCOLN	CA	95648
132-0300-047-0000	ALLEN Y KWAN/SHUI Y K FONG REVOCABLE TRUST	6885 WAVECREST WAY	SACRAMENTO	CA	95831
132-1540-028-0000	AMY Y LIU	10179 PARADA CT	ELK GROVE	CA	95757
132-2040-031-0000	ANDREW WILLIAMS	10001 ALBACORE WAY	ELK GROVE	CA	95757
132-1260-060-0000	ANDY S BASSI	5917 MATINA DR	ELK GROVE	CA	95757
132-1960-034-0000	ANGEL L PEREZ	7540 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1230-071-0000	ANGIE SALAZAR	7205 BEJA CT	ELK GROVE	CA	95757

132-1230-046-0000	ANTHONY IKEBUDU	7211 SERTA CT	ELK GROVE	CA	95757
132-1240-027-0000	ANTHONY NGUYEN	4361 GRAFTON CIR	MATHER	CA	95655
132-1540-047-0000	ANTHONY J SU	945 AURA WAY	LOS ALTOS	CA	94024
132-2060-008-0000	ANTHONY R OWENS	9967 PENION CT	ELK GROVE	CA	95757
132-1540-026-0000	ANTONIO S ENRIQUEZ	10187 PARADA CT	ELK GROVE	CA	95757
132-1420-057-0000	ASHRAF SEDDEEK	10075 TUZZA CT	ELK GROVE	CA	95757
132-1420-072-0000	ATISH S NARAYAN	10075 ROJELIO CT	ELK GROVE	CA	95757
132-1970-034-0000	BARBARA A MUELLER FAMILY TRUST	9986 HATHERTON WAY	ELK GROVE	CA	95757
132-2100-005-0000	BEITZEL FAMILY TRUST	9657 OAKHAM WAY	ELK GROVE	CA	95757
132-1240-020-0000	BENJAMIN J DAVENPORT	7215 BOA NOVA DR	ELK GROVE	CA	95757
132-1260-027-0000	BICHVAN M THACH	9900 WHITE ASTER PL	ELK GROVE	CA	95757
132-1230-063-0000	BRIAN C KRAEMER	7216 BEJA CT	ELK GROVE	CA	95757
132-1230-060-0000	BRYAN C YOU DAN	7211 NOVATO CT	ELK GROVE	CA	95757
132-1960-017-0000	BURKHARDT FAMILY 1989 TRUST	36179 SAN PEDRO DR	FREMONT	CA	94536
132-1540-042-0000	CAMPBELL FAMILY TRUST	7217 ELVORA WAY	ELK GROVE	CA	95757
132-1230-062-0000	CARLA BLANTON	7208 BEJA CT	ELK GROVE	CA	95757
132-1240-022-0000	CARRICO FAMILY 2003 TRUST	7223 BOA NOVA DR	ELK GROVE	CA	95757
132-1960-026-0000	CHARMAINE PERLMAN	7608 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1260-043-0000	CHERI K PRINCE	10335 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1260-028-0000	CHOU MOUA	10295 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1970-031-0000	CHRISTINE BROWN	9624 OAKHAM WAY	ELK GROVE	CA	95757
132-2100-008-0000	CLARA A CLEAR REVOCABLE TRUST 2006	9777 WESTMINSTER WAY	ELK GROVE	CA	95757
132-1260-069-0000	CLAUDIA E GONZALEZ	7217 TAVIRA CT	ELK GROVE	CA	95757
132-1540-037-0000	CLIFFORD BROOKS	10162 PARADA CT	ELK GROVE	CA	95757
132-1420-059-0000	CONSTANCIA M SANCHEZ TRUST AGREEMENT	10083 TUZZA CT	ELK GROVE	CA	95757
132-1420-061-0000	DALJIT S BOPARAI	10091 TUZZA CT	ELK GROVE	CA	95757
132-2040-034-0000	DANA C WILLIAMSON	9957 YELLOWFIN WAY	ELK GROVE	CA	95757
132-1260-029-0000	DANIEL FUKA	10299 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-2040-066-0000	DANIEL J SCHAAK	9956 RED GINGER WAY	ELK GROVE	CA	95757
132-1240-064-0000	DARLINGCO S EUGENIO	7214 SERTA CT	ELK GROVE	CA	95757
132-1260-018-0000	DAVID PABLO	10227 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1960-008-0000	DAVID C/MELANIE J THIMGAN 2002 REVOCABLE TRUST	7617 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1970-032-0000	DEBRA J CARTWRIGHT TRUST	1448 EVERETT WAY	ROSEVILLE	CA	95747
132-1540-040-0000	DENISE E/RICHARD J GUERRERO REVOCABLE TRUST	10174 PARADA CT	ELK GROVE	CA	95757

132-1960-002-0000	DENNIS K RAMONDINI REVOCABLE TRUST	7555 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1260-038-0000	DHARMINDER S BIRDI	7226 BOA NOVA DR	ELK GROVE	CA	95757
132-2100-067-0000	DIANNE HARRIS TRUST	9652 OAKHAM WAY	ELK GROVE	CA	95757
132-0050-080-0000	DONAHUE SCHRIBER REALTY GROUP L P	5694 MISSION CENTER RD 602 800	SAN DIEGO	CA	92108
132-2100-066-0000	DONALD IAVELLO	9656 OAKHAM WAY	ELK GROVE	CA	95757
132-1540-043-0000	DOROTHY F SOMERA	7213 ELVORA WAY	ELK GROVE	CA	95757
132-1960-024-0000	DORTHA L GOULD	7616 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1540-041-0000	EDEN REMPIA ABELLA	10178 PARADA CT	ELK GROVE	CA	95757
132-1960-037-0000	ELAINE MACKO	7528 CHATSWORTH CIR	ELK GROVE	CA	95757
132-0050-026-0000	ELIZABETH LOPEZ MANZO	7321 ELEFA AVE	ELK GROVE	CA	95757
132-1230-070-0000	ELIZABETH POTTER	7209 BEJA CT	ELK GROVE	CA	95757
132-1960-001-0000	ELIZABETH W STEPHENS	7551 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1240-072-0000	ELK GROVE COMMUNITY SERVICES DISTRICT	8820 ELK GROVE BLVD STE 3	ELK GROVE	CA	95624
132-0280-035-0000	ELK GROVE UNIFIED SCHOOL DISTRICT	9850 LOTZ PKWY	ELK GROVE	CA	95757
132-1960-013-0000	ELLA M REALS	7637 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1960-004-0000	ERIC S SPEIER	9653 SOARING OAKS DR	ELK GROVE	CA	95758
132-1240-026-0000	EVELINA C MEDINA	7222 OVAR CT	ELK GROVE	CA	95757
132-1420-069-0000	FABIOLA PADILLA	10074 ROJELIO CT	ELK GROVE	CA	95757
132-1960-011-0000	FEDERICO TRUST	7629 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1260-040-0000	FERNANDO FLORES	10331 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-2040-022-0000	FRANK FONTANA	9988 ALBACORE WAY	ELK GROVE	CA	95757
132-1420-060-0000	FRANKLIN YEE	9785 WATERFOWL DR	ELK GROVE	CA	95757
132-1420-056-0000	FULU AMY JEN	10071 TUZZA CT	ELK GROVE	CA	95757
132-1960-035-0000	GARY/DAMARIS MANNING FAMILY TRUST	7536 CHATSWORTH CIR	ELK GROVE	CA	95757
132-0300-006-0000	GEORGE W/RUTH E SEAMES REVOCABLE LIVING TRUST	10425 BRUCEVILLE RD	ELK GROVE	CA	95757
132-1540-024-0000	GERVA Y BANKS	7220 ELVORA WAY	ELK GROVE	CA	95757
132-1260-014-0000	GINA LAU	7210 DESERTAS CT	ELK GROVE	CA	95757
132-2100-068-0000	GLASER TRUST	9648 OAKHAM WAY	ELK GROVE	CA	95757
132-1960-021-0000	GORDON/ MARY LOU HONDORP LIVING TRUST	7628 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1540-025-0000	GREGORY J SANTOS	7300 ELVORA WAY	ELK GROVE	CA	95757
132-1260-071-0000	GREGORY TODD SCHWARZ	7004 RAWLEY WAY	ELK GROVE	CA	95757
132-1260-053-0000	GURPAL S RAI	10346 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1230-066-0000	HANLIN DU	7226 BEJA CT	ELK GROVE	CA	95757
132-1260-042-0000	HINDRIK/THUY N TAN REVOCABLE LIVING TRUST	2433 LARK SPARROW WAY	ELK GROVE	CA	95757

132-1260-056-0000	HOANG NGUYEN	10334 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1960-016-0000	J / M WEATHERILL REVOCABLE TRUST	7648 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1540-039-0000	JACK SIAUW	5493 BELLEVUE CIR	DUBLIN	CA	94568
132-1260-002-0000	JAGDIP SINGH	4004 STEPPING STONE CT	VALLEJO	CA	94591
132-1260-068-0000	JAGJIT SINGH	7213 TAVIRA CT	ELK GROVE	CA	95757
132-1260-044-0000	JAMES GORDON	10339 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1960-003-0000	JAMES J / MYRTLE C BOGDAN 1997 REVOCABLE TRUST	7559 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1970-018-0000	JAMES R BARNAK	9601 OAKHAM WAY	ELK GROVE	CA	95757
132-1960-018-0000	JAMES R MENDENHALL	7640 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1260-033-0000	JANELLE GRANT	7613 COUNTRY FALLS LN	ELK GROVE	CA	95757
132-1540-035-0000	JANESSA T OLIN	10150 PARADA CT	ELK GROVE	CA	95757
132-1420-071-0000	JANET S DAMON	10071 ROJELIO CT	ELK GROVE	CA	95757
132-2040-018-0000	JAROMAY FAMILY TRUST	9972 ALBACORE WAY	ELK GROVE	CA	95757
132-1420-070-0000	JARROD BAKER	10070 ROJELIO CT	ELK GROVE	CA	95757
132-1970-037-0000	JASON F PHILLIPS	9598 OAKHAM WAY	ELK GROVE	CA	95757
132-1540-029-0000	JAY VAN LE	10175 PARADA CT	ELK GROVE	CA	95757
132-2040-021-0000	JENNIFER REDD	9984 ALBACORE WAY	ELK GROVE	CA	95757
132-1260-054-0000	JENNIFER L BARROGA	10342 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1420-063-0000	JEREMY J VILES	10099 TUZZA CT	ELK GROVE	CA	95757
132-1960-028-0000	JOAN C MASTERSON	7600 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1970-028-0000	JOANNE M SHORES	9636 OAKHAM WAY	ELK GROVE	CA	95757
132-0300-017-0000	JOE I/ MARY F MENDES FAMILY TRUST	10764 RAU RD	ELK GROVE	CA	95624
132-0300-021-0000	JOE I/ MARY F MENDES FAMILY TRUST	10674 RAU RD	ELK GROVE	CA	95624
132-1260-076-0000	JOEL A LOPEZ	10240 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1260-026-0000	JOHN BURG	10287 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-2060-017-0000	JOHN MOURIER CONSTRUCTION INC	1430 BLUE OAKS BLVD STE 190	ROSEVILLE	CA	95747
132-1260-017-0000	JONATHAN LEROY RUDOLPH	10223 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1240-065-0000	JOSEPH JOHNSON	7215 OVAR CT	ELK GROVE	CA	95757
132-2040-032-0000	JOSEPH NGUYEN	9997 ALBACORE WAY	ELK GROVE	CA	95757
132-1540-046-0000	JOSEPH SALMAN	10159 FESTA CT	ELK GROVE	CA	95757
132-1540-048-0000	JOSEPH M NARDUZZI	10151 FESTA CT	ELK GROVE	CA	95757
132-2060-043-0000	JUN H KIM	9960 DOVE SHELL WAY	ELK GROVE	CA	95757
132-1260-046-0000	KEKOA C CASH	10343 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1240-021-0000	KENNETH J HANNER	7219 BOA NOVA DR	ELK GROVE	CA	95757

132-1960-010-0000	KENNETH R / SHARON L STOVER REVOCABLE TRUST	7625 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1540-044-0000	KENNY S LEE	10167 FESTA CT	ELK GROVE	CA	95757
132-2100-004-0000	KENT B SHERWOOD	9653 OAKHAM WAY	ELK GROVE	CA	95757
132-1260-067-0000	KIMBERLY L HARDEY	7209 TAVIRA CT	ELK GROVE	CA	95757
132-1240-019-0000	KIMBERLY S GENEUREUX	7211 BOA NOVA DR	ELK GROVE	CA	95757
132-1540-022-0000	KUN Y CHU	7212 ELVORA WAY	ELK GROVE	CA	95757
132-1960-009-0000	LARRY GERHARD	7621 CHATSWORTH CIR	ELK GROVE	CA	95757
132-2100-009-0000	LARRY KEETHE	9781 WESTMINSTER WAY	ELK GROVE	CA	95757
132-2040-019-0000	LARRY R CURTIS	9976 ALBACORE WAY	ELK GROVE	CA	95757
132-1540-023-0000	LEE FAMILY TRUST	7216 ELVORA WAY	ELK GROVE	CA	95757
132-2060-081-0000	LENNAR RENAISSANCE INC	1075 CREEKSIDE RIDGE DR 100	ROSEVILLE	CA	95678
132-1960-027-0000	LINDA C HARGAN	7604 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1230-069-0000	LORRI S RHOANE	7213 BEJA CT	ELK GROVE	CA	95757
132-2140-001-0000	LOS RIOS COMMUNITY COLLEGE DISTRICT	1919 SPANOS CT	SACRAMENTO	CA	95825
132-1960-023-0000	LOUIS LINCOLN CHU	7620 CHATSWORTH CIR	ELK GROVE	CA	95757
132-2060-016-0000	LUCIA M PACHECO	9962 PENION CT	ELK GROVE	CA	95757
132-2040-062-0000	MA CRISTINA O OLANO	9980 CARINATA DR	ELK GROVE	CA	95757
132-1240-068-0000	MARIA ALVES	7222 SERTA CT	ELK GROVE	CA	95757
132-1540-045-0000	MARIA CARLA D KEH	10163 FESTA CT	ELK GROVE	CA	95757
132-1260-041-0000	MARIA GUADALUPE ALVAREZ DE ROBLES	7222 BOA NOVA DR	ELK GROVE	CA	95757
132-1970-029-0000	MARIA VARGAS REVOCABLE TRUST	9632 OAKHAM WAY	ELK GROVE	CA	95757
132-1240-025-0000	MARIAM AUBYAR	7226 OVAR CT	ELK GROVE	CA	95757
132-1260-031-0000	MARIETTA BELNAS	10307 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-2100-002-0000	MARJORIE A NELSON REVOCABLE TRUST	9645 OAKHAM WAY	ELK GROVE	CA	95757
132-1260-057-0000	MARJORIE HANSON 2006 TRUST	10330 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1240-067-0000	MARK D VILLARREAL	7218 SERTA CT	ELK GROVE	CA	95757
132-1540-034-0000	MARY F CARRILLO	10155 PARADA CT	ELK GROVE	CA	95757
132-1960-030-0000	MCCALL LIVING TRUST 1987	7556 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1960-006-0000	MCCARGO FAMILY TRUST	7609 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1240-069-0000	MENANDRO DATOR	7223 OVAR CT	ELK GROVE	CA	95757
132-1240-071-0000	MICHAEL A SCORDAKIS	7226 SERTA CT	ELK GROVE	CA	95757
132-1230-067-0000	MICHAEL M MCCARVILLE	7221 BEJA CT	ELK GROVE	CA	95757
132-2040-030-0000	MOHAMMAD J IQBAL	10005 ALBACORE WAY	ELK GROVE	CA	95757
132-0720-033-0000	MONTEGO ELK GROVE LIMITED PARTNERSHIP	1801 I ST STE 202	SACRAMENTO	CA	95811

132-1540-038-0000	MUANG SAELEE	10166 PARADA CT	ELK GROVE	CA	95757
132-1260-045-0000	NABEEL M AWAD	7214 BOA NOVA DR	ELK GROVE	CA	95757
132-1260-062-0000	NATALIE F ANDERSON	7208 TAVIRA CT	ELK GROVE	CA	95757
132-1970-036-0000	NELSON FAMILY SURVIVING SPOUSE TRUST	9983 HATHERTON WAY	ELK GROVE	CA	95757
132-1260-001-0000	NGOC H TRAN	7211 DESERTAS CT	ELK GROVE	CA	95757
132-2100-069-0000	NORMA F SCHULTZ LIVING TRUST	9644 OAKHAM WAY	ELK GROVE	CA	95757
132-0050-088-0000	NORMAN ALFRED KUHN	738 STILL BREEZE WAY	SACRAMENTO	CA	95831
132-2100-070-0000	OHARA FAMILY TRUST	9640 OAKHAM WAY	ELK GROVE	CA	95757
132-1540-031-0000	PABLO VASQUEZ	10167 PARADA CT	ELK GROVE	CA	95757
132-1540-030-0000	PERMINDER S KOONER	10171 PARADA CT	ELK GROVE	CA	95757
132-1960-019-0000	PETER C/NANCY D GAFFNEY 1994 TRUST	7636 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1970-019-0000	PETRUZZI WENDY KURIMOTO	9605 OAKHAM WAY	ELK GROVE	CA	95757
132-2040-029-0000	RAFIA R BUKSH	10012 WINKLE CIR	ELK GROVE	CA	95757
132-1420-058-0000	REMILIO L ALVAREZ	10079 TUZZA CT	ELK GROVE	CA	95757
132-0270-081-0000	REYNEN/BARDIS LP	10630 MATHER BLVD	MATHER	CA	95655
132-1960-005-0000	RICHARD A BRISTOW	7605 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1970-020-0000	RICHARD VICTOR/MARILYN WESTFALL GURY REV TRUST	9609 OAKHAM WAY	ELK GROVE	CA	95757
132-1260-039-0000	ROBERT RAMIREZ	10327 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1960-025-0000	ROBERT A / SANDRA I RUFFINO FAMILY TRUST	7612 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1540-033-0000	ROBERT A DYER	10159 PARADA CT	ELK GROVE	CA	95757
132-1260-016-0000	ROBERT B CATRAL	10219 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1960-012-0000	ROBERT C / MARJORIE A SAMANIEGO REVOCABLE FAMILY	7633 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1240-062-0000	RODRIGO A PEREZ	7211 OVAR CT	ELK GROVE	CA	95757
132-1240-070-0000	RONALD K SANDERS	7227 OVAR CT	ELK GROVE	CA	95757
132-1260-030-0000	RUBY PAGDILAO	10303 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1260-047-0000	RYAN TRAYNHAM	7210 BOA NOVA DR	ELK GROVE	CA	95757
132-2040-033-0000	RYAN TSUKIJI	9993 ALBACORE WAY	ELK GROVE	CA	95757
132-0720-029-0000	SACRAMENTO MUNICIPAL UTILITY DISTRICT	PO BOX 15830	SACRAMENTO	CA	95852
132-1970-033-0000	SADAKO BENNETT FAMILY TRUST	9616 OAKHAM WAY	ELK GROVE	CA	95757
132-1960-029-0000	SAREERAM FAMILY TRUST	7560 CHATSWORTH CIR	ELK GROVE	CA	95757
132-0050-123-0000	SEASONS APARTMENTS L P	8700 TECHNOLOGY WAY	RENO	NV	89521
132-0300-005-0000	SILVEIRA 1998 REVOCABLE TRUST	10420 BRUCEVILLE RD	ELK GROVE	CA	95757
132-0300-046-0000	SIMAS TRUST 1991	4839 SEBRING CT	ELK GROVE	CA	95758
132-2040-028-0000	SON T PHAN	10016 WINKLE CIR	ELK GROVE	CA	95757

132-1960-007-0000	SONJA J SHURR 1999 TRUST	7613 CHATSWORTH CIR	ELK GROVE	CA	95757
132-0320-006-0000	SOUZA DAIRY LIMITED PARTNERSHIP	PO BOX 637	ELK GROVE	CA	95759
132-1540-036-0000	STELLA BELNAS	10158 PARADA CT	ELK GROVE	CA	95757
132-2040-059-0000	STEPHEN A ERRINGTON	10009 WINKLE CIR	ELK GROVE	CA	95757
132-1240-063-0000	STEVEN G FISHER	7210 SERTA CT	ELK GROVE	CA	95757
132-1230-047-0000	STUART W RUSSELL	7210 NOVATO CT	ELK GROVE	CA	95757
132-1260-032-0000	SUSAN HACKETT	10311 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-0290-044-0000	SUYENAGA FAMILY TRUST	8310 POPPY RIDGE RD	ELK GROVE	CA	95757
132-2040-065-0000	TARA CALDWELL	9960 RED GINGER WAY	ELK GROVE	CA	95757
132-2040-064-0000	TAYLOR MORRISON CA LLC	1180 IRON POINT RD STE 100	FOLSOM	CA	95630
132-2060-019-0000	THOMAS HONG	9977 CARINATA DR	ELK GROVE	CA	95757
132-2060-009-0000	TIMOTHY PHELPS	9963 PENION CT	ELK GROVE	CA	95757
132-1540-032-0000	TON/ THAN LLC	4757 S 7TH ST	TERRE HAUTE	IN	47802
132-0300-009-0000	TRACY K ASHORN	7710 BILBY RD	ELK GROVE	CA	95757
132-1240-029-0000	TRAN FAMILY TRUST	7210 OVAR CT	ELK GROVE	CA	95757
132-1240-066-0000	TRY K HUON	28372 CUBBERLEY CT	HAYWARD	CA	94545
132-2100-003-0000	TURA SURVIVORS TRUST	9649 OAKHAM WAY	ELK GROVE	CA	95757
132-1230-061-0000	TUYEN T LAM	7200 BEJA CT	ELK GROVE	CA	95757
132-1260-075-0000	VAN V HO	10244 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1240-028-0000	VECHI HARDWICK	490 COELHO ST	MILPITAS	CA	95035
132-1260-073-0000	VINCENT/BELINDA COMEAUX LIVING TRUST	PO BOX 580235	ELK GROVE	CA	95758
132-1260-061-0000	VINOD DOGRA	7212 TAVIRA CT	ELK GROVE	CA	95757
132-1540-086-0000	VIVIAN FERNANDEZ	10154 PARADA CT	ELK GROVE	CA	95757
132-1540-021-0000	WALEED SOLIMAN	7208 ELVORA WAY	ELK GROVE	CA	95757
132-1260-074-0000	WEI XIAO	1209 S BERNARDO AVE	SUNNYVALE	CA	94087
132-1260-070-0000	WILLIAM C TING	7221 TAVIRA CT	ELK GROVE	CA	95757
132-1420-062-0000	YA DING	10095 TUZZA CT	ELK GROVE	CA	95757
132-1960-022-0000	ZEHNDER FAMILY TRUST	7624 CHATSWORTH CIR	ELK GROVE	CA	95757
132-0050-088-0000	RESIDENT	10140 BRUCEVILLE RD	ELK GROVE	CA	95757
132-1540-047-0000	RESIDENT	10155 FESTA CT	ELK GROVE	CA	95757
132-1540-032-0000	RESIDENT	10163 PARADA CT	ELK GROVE	CA	95757
132-1540-039-0000	RESIDENT	10170 PARADA CT	ELK GROVE	CA	95757
132-1260-027-0000	RESIDENT	10291 PEDRA DO SOL WAY	ELK GROVE	CA	95757
132-1260-033-0000	RESIDENT	10315 PEDRA DO SOL WAY	ELK GROVE	CA	95757

132-1260-042-0000	RESIDENT	7218 BOA NOVA DR	ELK GROVE	CA	95757
132-1260-071-0000	RESIDENT	7225 TAVIRA CT	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 101	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 102	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 103	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 104	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 105	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 106	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 108	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 110	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 111	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 112	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 113	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 114	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 115	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 116	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 118	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 119	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 120	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 121	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 122	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 123	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 124	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 126	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 128	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 130	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 132	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 133	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 134	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 135	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 136	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 138	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 141	ELK GROVE	CA	95757

132-0050-122-0000	RESIDENT	7301 BILBY RD APT 362	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 363	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 364	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 365	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 366	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 368	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 369	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 370	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 371	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 372	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 373	ELK GROVE	CA	95757
132-0050-122-0000	RESIDENT	7301 BILBY RD APT 374	ELK GROVE	CA	95757
132-1960-004-0000	RESIDENT	7601 CHATSWORTH CIR	ELK GROVE	CA	95757
132-1960-017-0000	RESIDENT	7644 CHATSWORTH CIR	ELK GROVE	CA	95757
132-2040-016-0000	RESIDENT	9956 YELLOWFIN WAY	ELK GROVE	CA	95757
	WSI POPPY RIDGE LLC c/o Clifton Taylor	1478 Stone Point Dr. Ste 320	ROSEVILLE	CA	95661
	Kristen Schenone, Morgan Miller Blair	1331 North California Blvd., Ste 220	Walnut Creek	CA	94596