

RESOLUTION NO. 2004-146

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR HOFFMAN MEADOWS PROJECT NO. EG-03-526, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Hoffman Meadows, represented by Les Hock (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 132-0020-051); and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on May 13, 2004 and recommended City Council approval of the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE HEREBY RESOLVES AS FOLLOWS:

1. Approve the Hoffman Meadows Tentative Subdivision Map and Design Review based on the following findings and the attached subdivision map and conditions of approval included as Exhibit A and B.

CEQA

- a. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

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

Evidence: The General Plan identifies the site for Low Density Residential uses. The project is consistent with the goals and policies of the General Plan for office development with the City of Elk Grove

Rezone

3. **Finding:** The proposed rezone is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

Evidence: The Planning Commission has reviewed the proposed rezone, staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density ranges and uses in the East Franklin Specific Plan, Elk Grove General Plan and General Plan Land Use Map.

Tentative Subdivision Map

4. **Finding:** Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the Elk Grove General Plan, East Franklin Specific Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, East Franklin Specific Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development and is consistent with the specific plan.
- d. The site is appropriate for the specified density of development.

- e. The Mitigated Negative Declaration prepared for the Hoffman Meadows project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Hoffman Meadows project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence: The Elk Grove General Plan has acknowledged the East Franklin Specific Plan as a key component of the General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the General Plan. The Hoffman Meadows project is consistent with the land use densities and design within the East Franklin Specific Plan and subsequently the Elk Grove General Plan. The proposal is consistent with the allowed density ranges and uses in the East Franklin Specific Plan, Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

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

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern consistent with the requirements of the East Franklin Specific Plan. Roadways have bicycle lanes where necessary and traffic calming measures have also been included to reduce conflicts between varying modes of transportation.

Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Hoffman Meadows project has been designed in accordance with the East Franklin Specific Plan and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

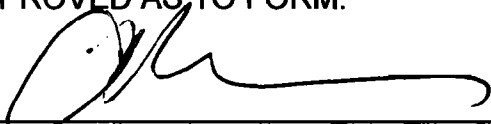
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 16th day of June 2004.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

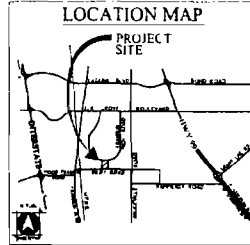
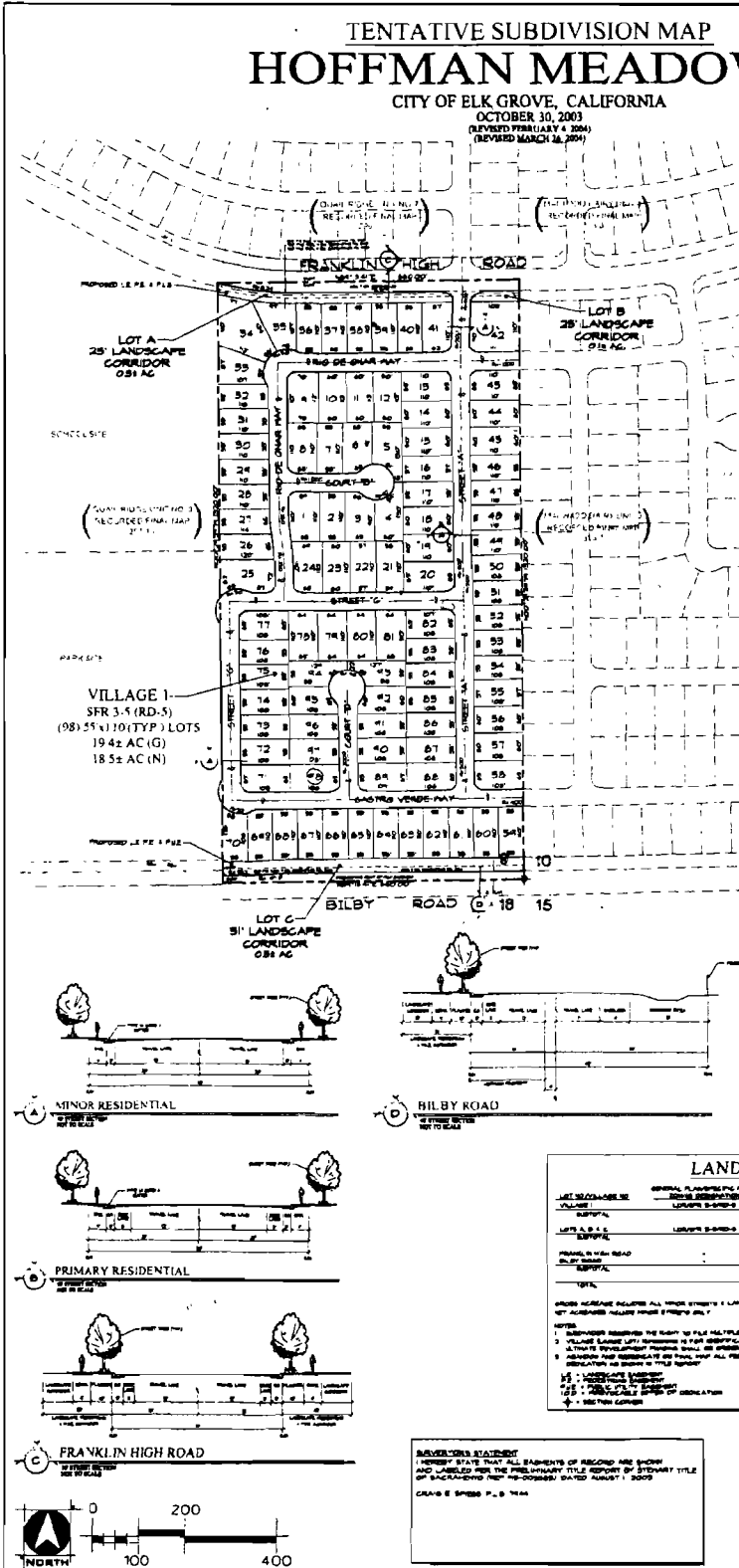

PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

TENTATIVE SUBDIVISION MAP HOFFMAN MEADOWS

CITY OF ELK GROVE, CALIFORNIA
OCTOBER 30, 2003
(REVISED FEBRUARY 4, 2004)
(REVISED MARCH 16, 2004)



PROJECT NOTES

OWNER: HOFFMAN MEADOWS DEVELOPMENT, INC. 1000 CALIFORNIA ROAD SUITE 400 SACRAMENTO, CA 95833 PHONE: (916) 928-7800

DEVELOPER: HOFFMAN MEADOWS DEVELOPMENT, INC. 1000 CALIFORNIA ROAD SUITE 400 SACRAMENTO, CA 95833 CONTACT: LISA HENDRICKS PHONE: (916) 928-7800

ENGINEER: WOOD RODGERS ENGINEERS 3301 C STREET SUITE 100-B SACRAMENTO, CA 95816 CONTACT: STEVEN HARRISON/HARRISON HARRISON ENGINEERS PHONE: (916) 341-7780

APPROVED PUBLIC RECORDS: 05-00000000

LEGAL DESCRIPTION OF PROPERTY: PARCELS 1 & 40 SHOWN ON THE PARCEL MAP SHITLED PORTION MAP AS SECTION 1, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 10AA, 10AB, 10AC, 10AD, 10AE, 10AF, 10AG, 10AH, 10AI, 10AJ, 10AK, 10AL, 10AM, 10AN, 10AO, 10AP, 10AQ, 10AR, 10AS, 10AT, 10AU, 10AV, 10AW, 10AX, 10AY, 10AZ, 10BA, 10BB, 10BC, 10BD, 10BE, 10BF, 10BG, 10BH, 10BI, 10BJ, 10BK, 10BL, 10BM, 10BN, 10BO, 10BP, 10BQ, 10BR, 10BS, 10BT, 10BU, 10BV, 10BW, 10BX, 10BY, 10BZ, 10CA, 10CB, 10CC, 10CD, 10CE, 10CF, 10CG, 10CH, 10CI, 10CJ, 10CK, 10CL, 10CM, 10CN, 10CO, 10CP, 10CQ, 10CR, 10CS, 10CT, 10CU, 10CV, 10CW, 10CX, 10CY, 10CZ, 10DA, 10DB, 10DC, 10DD, 10DE, 10DF, 10DG, 10DH, 10DI, 10DJ, 10DK, 10DL, 10DM, 10DN, 10DO, 10DP, 10DQ, 10DR, 10DS, 10DT, 10DU, 10DV, 10DW, 10DX, 10DY, 10DZ, 10EA, 10EB, 10EC, 10ED, 10EE, 10EF, 10EG, 10EH, 10EI, 10EJ, 10EK, 10EL, 10EM, 10EN, 10EO, 10EP, 10EQ, 10ER, 10ES, 10ET, 10EU, 10EV, 10EW, 10EX, 10EY, 10EZ, 10FA, 10FB, 10FC, 10FD, 10FE, 10FF, 10FG, 10FH, 10FI, 10FJ, 10FK, 10FL, 10FM, 10FN, 10FO, 10FP, 10FQ, 10FR, 10FS, 10FT, 10FU, 10FV, 10FW, 10FX, 10FY, 10FZ, 10GA, 10GB, 10GC, 10GD, 10GE, 10GF, 10GG, 10GH, 10GI, 10GJ, 10GK, 10GL, 10GM, 10GN, 10GO, 10GP, 10GQ, 10GR, 10GS, 10GT, 10GU, 10GV, 10GW, 10GX, 10GY, 10GZ, 10HA, 10HB, 10HC, 10HD, 10HE, 10HF, 10HG, 10HH, 10HI, 10HJ, 10HK, 10HL, 10HM, 10HN, 10HO, 10HP, 10HQ, 10HR, 10HS, 10HT, 10HU, 10HV, 10HW, 10HX, 10HY, 10HZ, 10IA, 10IB, 10IC, 10ID, 10IE, 10IF, 10IG, 10IH, 10II, 10IJ, 10IK, 10IL, 10IM, 10IN, 10IO, 10IP, 10IQ, 10IR, 10IS, 10IT, 10IU, 10IV, 10IW, 10IX, 10IY, 10IZ, 10JA, 10JB, 10JC, 10JD, 10JE, 10JF, 10JG, 10JH, 10JI, 10JJ, 10JK, 10JL, 10JM, 10JN, 10JO, 10JP, 10JQ, 10JR, 10JS, 10JT, 10JU, 10JV, 10JW, 10JX, 10JY, 10JZ, 10KA, 10KB, 10KC, 10KD, 10KE, 10KF, 10KG, 10KH, 10KI, 10KJ, 10KK, 10KL, 10KM, 10KN, 10KO, 10KP, 10KQ, 10KR, 10KS, 10KT, 10KU, 10KV, 10KW, 10KX, 10KY, 10KZ, 10LA, 10LB, 10LC, 10LD, 10LE, 10LF, 10LG, 10LH, 10LI, 10LJ, 10LK, 10LL, 10LM, 10LN, 10LO, 10LP, 10LQ, 10LR, 10LS, 10LT, 10LU, 10LV, 10LW, 10LX, 10LY, 10LZ, 10MA, 10MB, 10MC, 10MD, 10ME, 10MF, 10MG, 10MH, 10MI, 10MJ, 10MK, 10ML, 10MN, 10MO, 10MP, 10MQ, 10MR, 10MS, 10MT, 10MU, 10MV, 10MW, 10MX, 10MY, 10MZ, 10NA, 10NB, 10NC, 10ND, 10NE, 10NF, 10NG, 10NH, 10NI, 10NJ, 10NK, 10NL, 10NM, 10NO, 10NP, 10NQ, 10NR, 10NS, 10NT, 10NU, 10NV, 10NW, 10NX, 10NY, 10NZ, 10OA, 10OB, 10OC, 10OD, 10OE, 10OF, 10OG, 10OH, 10OI, 10OJ, 10OK, 10OL, 10OM, 10ON, 10OO, 10OP, 10OQ, 10OR, 10OS, 10OT, 10OU, 10OV, 10OW, 10OX, 10OY, 10OZ, 10PA, 10PB, 10PC, 10PD, 10PE, 10PF, 10PG, 10PH, 10PI, 10PJ, 10PK, 10PL, 10PM, 10PN, 10PO, 10PP, 10PQ, 10PR, 10PS, 10PT, 10PU, 10PV, 10PW, 10PX, 10PY, 10PZ, 10QA, 10QB, 10QC, 10QD, 10QE, 10QF, 10QG, 10QH, 10QI, 10QJ, 10QK, 10QL, 10QM, 10QN, 10QO, 10QP, 10QQ, 10QR, 10QS, 10QT, 10QU, 10QV, 10QW, 10QX, 10QY, 10QZ, 10RA, 10RB, 10RC, 10RD, 10RE, 10RF, 10RG, 10RH, 10RI, 10RJ, 10RK, 10RL, 10RM, 10RN, 10RO, 10RP, 10RQ, 10RR, 10RS, 10RT, 10RU, 10RV, 10RW, 10RX, 10RY, 10RZ, 10SA, 10SB, 10SC, 10SD, 10SE, 10SF, 10SG, 10SH, 10SI, 10SJ, 10SK, 10SL, 10SM, 10SN, 10SO, 10SP, 10SQ, 10SR, 10SS, 10ST, 10SU, 10SV, 10SW, 10SX, 10SY, 10SZ, 10TA, 10TB, 10TC, 10TD, 10TE, 10TF, 10TG, 10TH, 10TI, 10TJ, 10TK, 10TL, 10TM, 10TN, 10TO, 10TP, 10TQ, 10TR, 10TS, 10TT, 10TU, 10TV, 10TW, 10TX, 10TY, 10TZ, 10UA, 10UB, 10UC, 10UD, 10UE, 10UF, 10UG, 10UH, 10UI, 10UJ, 10UK, 10UL, 10UM, 10UN, 10UO, 10UP, 10UQ, 10UR, 10US, 10UT, 10UU, 10UV, 10UW, 10UX, 10UY, 10UZ, 10VA, 10VB, 10VC, 10VD, 10VE, 10VF, 10VG, 10VH, 10VI, 10VJ, 10VK, 10VL, 10VM, 10VN, 10VO, 10VP, 10VQ, 10VR, 10VS, 10VT, 10VU, 10VV, 10VW, 10VX, 10VY, 10VZ, 10WA, 10WB, 10WC, 10WD, 10WE, 10WF, 10WG, 10WH, 10WI, 10WJ, 10WK, 10WL, 10WM, 10WN, 10WO, 10WP, 10WQ, 10WR, 10WS, 10WT, 10WU, 10WV, 10WW, 10WX, 10WY, 10WZ, 10XA, 10XB, 10XC, 10XD, 10XE, 10XF, 10XG, 10XH, 10XI, 10XJ, 10XK, 10XL, 10XM, 10XN, 10XO, 10XP, 10XQ, 10XR, 10XS, 10XT, 10XU, 10XV, 10XW, 10XX, 10XY, 10XZ, 10YA, 10YB, 10YC, 10YD, 10YE, 10YF, 10YG, 10YH, 10YI, 10YJ, 10YK, 10YL, 10YM, 10YN, 10YO, 10YP, 10YQ, 10YR, 10YS, 10YT, 10YU, 10YV, 10YW, 10YX, 10YY, 10YZ, 10ZA, 10ZB, 10ZC, 10ZD, 10ZE, 10ZF, 10ZG, 10ZH, 10ZI, 10ZJ, 10ZK, 10ZL, 10ZM, 10ZN, 10ZO, 10ZP, 10ZQ, 10ZR, 10ZS, 10ZT, 10ZU, 10ZV, 10ZW, 10ZX, 10ZY, 10ZZ

DATE: 10/30/03
APPROVED COUNTY JOB NO: 03177
SHEET NO: 10 OF 10
SACRAMENTO, CA 95833
PHONE: (916) 341-7780

DESIGNED BY: WOOD RODGERS ENGINEERS
SACRAMENTO, CA 95816
PHONE: (916) 341-7780

CONTRACT NO: 03-00000000

DATE: 10/30/03

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LAND USE SUMMARY

LAND USE	GENERAL PLANNING PLAN	USE	NUMBER OF LOTS	ACRES	PERCENT
MINOR RESIDENTIAL	SR 3-5 (RD-5)	MINOR RESIDENTIAL	10	1.0	10.0
PRIMARY RESIDENTIAL	SR 3-5 (RD-5)	PRIMARY RESIDENTIAL	10	1.0	10.0
LANDSCAPE CORRIDOR	SR 3-5 (RD-5)	LANDSCAPE CORRIDOR	10	1.0	10.0
TOTAL			30	3.0	100.0

NOTES:
1. LANDSCAPE CORRIDOR SHALL BE MAINTAINED AS SUCH AND NOT BE DEVELOPED FOR ANY OTHER USE.
2. LANDSCAPE CORRIDOR SHALL BE MAINTAINED AS SUCH AND NOT BE DEVELOPED FOR ANY OTHER USE.
3. LANDSCAPE CORRIDOR SHALL BE MAINTAINED AS SUCH AND NOT BE DEVELOPED FOR ANY OTHER USE.

REVISIONS STATEMENT
REVISIONS STATE THAT ALL ELEMENTS OF RECORD ARE SHOWN AND LABELED FOR THE PRELIMINARY TITLE REPORT BY STEWART TITLE OF SACRAMENTO, REVISED MARCH 16, 2004.
CRA-03-00000000 P. 0-1044

WOOD RODGERS
ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS
3301 C STREET SUITE 100-B SACRAMENTO, CA 95816
TEL: (916) 341-7780 FAX: (916) 341-7787

Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
On-Going				
1.	The development approved by this action is for a 98-lot Tentative Subdivision Map and Rezone on a 20.0 acre site as illustrated in the project plans dated 4-6-04. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	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.	Three years; - commencing with the date of City Council approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
5.	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.	On-Going	Public Works	
6.	If the project is to be phased, submit a phasing plan for Public Works review and approval, prior to the 1 st improvement plan submittal.	On-Going	Public Works	
7.	Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic	On-Going	Public Works	

Exhibit B

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works.			
8. The developer will pay for the easement based on a value of \$5,000	On-Going	EGCSD Parks and Recreation	
Prior to Grading/Improvement Plans			
9. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (20.0 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$1,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to Issuance of Grading Permit	Planning	
10. Where grading (slopes, operations) require encroachment onto adjacent properties, the applicant shall obtain the appropriate rights-of-entry (construction easement, slope easement, letter of permission, etc.) from the adjacent property owner and copies of said entry rights shall be maintained on-site.	Grading Plan	Public Works	
11. The applicant shall file a Notice of Intent and prepare a SWPPP.	Prior to issuance of the Grading Permit	Public Works	
12. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options per the East Franklin Specific Plan EIR to the satisfaction of the Planning Director, to mitigate	Prior to Grading	Planning	

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<p>for the loss of agriculture land which will assist in maintaining the integrity of the Urban Services Boundary:</p> <ul style="list-style-type: none"> • For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agricultural land within the area bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; or • For each acre of land being developed by this project, the applicant shall contribute \$950.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); or • Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is 			

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	intended to replace this condition, the applicant shall be subject to that program instead.			
13.	<ul style="list-style-type: none"> ▪ For projects within a one- mile radius of an active nest site, the project proponent should preserve 1.0 acre of similar habitat for each acre lost (20.0 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR ▪ Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk foraging habitat; OR ▪ Submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County (Elk Grove) Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR <p>Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead.</p>	Prior to Grading	Planning	
14.	Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to	Prior to Grading	Planning	

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	determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.			
15.	<p>AQ-1 In order to control fugitive dust emission during the construction phase of any development within the Specific Plan area, the following measures shall be implemented:</p> <ol style="list-style-type: none"> a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily. b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled. c. Limit onsite construction vehicle speeds to 15 mph. d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust. e. Maintain at least two feet of freeboard when transporting soil or other material by truck. 	Note on Improvement Plan and during construction activities	Planning	
16.	<p>AQ-2 <u>Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment</u></p> <ol style="list-style-type: none"> 1. The prime contractor shall submit, to Elk Grove Planning, a comprehensive inventory of all the heavy-duty off-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows: <ul style="list-style-type: none"> • 175hp-750 hp 1996 and newer engines • 100hp-174 hp 1997 and newer engines 	Note on Improvement Plan	Planning and SMAQMD	

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<p>• 50hp – 99 hp 1998 and newer engines</p> <p>Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p align="center"><u>or</u></p> <p>2. The prime contractor shall provide a plan, for approval by ELK GROVE PLANNING in consultation with SMAQMD, demonstrating that the heavy-duty off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged Nox emission reduction of 10% compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in noncertified engines, and other methods not requiring the use of post 1996 – 1998 engines.)</p> <p align="center"><u>and</u></p> <p><u>Category 2: Reducing Nox Emissions from On-Road Diesel Powered Equipment</u></p> <p>1. The prime contractor shall submit, to ELK GROVE PLANNING, a comprehensive inventory of all heavy-duty on-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by</p>			

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<p align="center"><u>Conditions of Approval / Mitigation Measure</u></p>	<p align="center"><u>Timing/ Implementation</u></p>	<p align="center"><u>Enforcement/ Monitoring</u></p>	<p align="center"><u>Verification (date and Signature)</u></p>
<p>the prime contractor and/or any subcontractor;</p> <p align="center"><u>or</u></p> <p>2. The prime contractor shall provide a plan, for approval by ELK GROVE PLANNING in consultation with SMAQMD, demonstrating that the on-road vehicles to be used in the construction project, and operated by the prime contractor or any subcontractor, will provide a fleet-averaged Nox emission reduction of 10%..(Includes the use of alternative fuels and/or other CARB certified low-emission technologies.)</p> <p align="center"><u>and</u></p> <p><u>Category 3: Enforcement Plan</u></p> <p>An enforcement plan shall be established to weekly evaluate project-related engine emission opacities, modeled after the California Air Resources Board Heavy-Duty Diesel Smoke Enforcement Program. An environmental coordinator certified to perform Visible Emissions Evaluations would routinely "read" off-road equipment exhaust opacity, using opacity standards identified in the California Health and Safety Standards. Engines with readily visible emissions [i.e. a. – As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the U.S. Bureau of Mines, or b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in section a.] shall be repaired immediately. The certified environmental coordinator may be a County inspector, a</p>			

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<p><i>representative of the prime contractor, or an independent contractor. The Environmental Coordinator shall keep a log of all readings. The SMAQMD and/or ARB may conduct periodic site inspections to determine compliance.</i></p> <p><i>A contractor can meet the emission mitigation requirement by choosing one measure from Category 1, and one measure from Category 2 listed above. Category 3, the Enforcement Plan, is required for both off-road and on-road equipment.</i></p> <p><i>AQ-2 shall be limited in application to include only on-road and off-road mobile construction equipment employed in the construction or development of those infrastructure improvements identified in the East Franklin Financing Plan, including but not limited to roads, standard utilities (natural gas, water, electricity, etc.), drainage improvements, sewer system or related components, schools, fire stations, and parks. This requirement shall not be stayed, regardless of year, unless otherwise made legally moot by the passage of superseding local, state, or federal air quality laws, rules, or regulations, and shall apply to all developers or contractors operating on-road or off-road construction equipment for the life of the (East Franklin Specific Plan Area) project(s).</i></p> <p><i>Additionally, construction-related emissions shall be reduced by application of AQ-2 in tract subdivision improvements or shall be offset through the application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the</i></p>			

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<p>developer upon issuance of building permit by the governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin. Funds resulting from this mitigation shall be placed by the developer(s) into an escrow account until such time as they are directed by the Sacramento Metropolitan Air Quality Management District to be transferred to the appropriate institution for use. These funds will likely assist the Elk Grove School District in the purchase of low-emission school buses, or assist in the purchase of low-emission refuse vehicles serving the East Franklin area. Similarly, projects for funding may be identified by the developer, the City, or the Sacramento Metropolitan Air Quality Management District, but shall only be chosen to receive East Franklin air quality mitigation fees by the Sacramento Metropolitan Air Quality Management District Air Pollution Control Officer.</p>			
<p>17. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance</p>	<p>Prior to demolition of structures</p>	<p>Planning and SMAQMD</p>	

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with all applicable regulations, and in coordination with all applicable agencies. (EFSP MM HS-4)			
18. Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.	Note on Improvement Plans and prior to approval of Improvement Plan	Planning	
19. <ul style="list-style-type: none"> ▪ If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. ▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. ▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. ▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. 	Construction Note and Pre Development Survey	Planning	

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<ul style="list-style-type: none"> ▪ Prior to the approval of any grading and/or building permits for the development of the site, applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation. 			
<p>20. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains. (EFSP MM CR-4)</p>	<p>Note on Improvement Plans</p>	<p>Planning</p>	
<p>21. During grading and construction, destroy all septic tanks and systems on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed septic systems on the improvement plans for the project.</p>	<p>Note on Improvement Plans and During Construction</p>	<p>Sacramento County Environmental Health Division</p>	
<p>22. Prior to approval of Improvement Plans, the project must demonstrate the following items to the</p>	<p>Note on Improvement Plans</p>	<p>Sac County Water Agency / Sac County Environmental Health</p>	

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satisfaction of the Department of Water Resources: a. Provide non-potable water for use during grading and construction, which could be an agricultural well; b. Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the improvement plans for the project.			
Improvement Plans			
23. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
24. This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
25. Provide a looped water distribution system.	Improvement Plans	Sac County Water Agency	
26. Locations of all utility service points on all land to be maintained by the EGCS D shall be approved by the District. (EGCS D)	Improvement Plans	EGCS D Parks and Recreation	
27. All landscape corridor walls shall be of masonry construction, Wall design and materials shall be consistent with the EFSP Landscape Design Guidelines and subject to City of Elk Grove and CS D approval. Graffiti resistant materials shall used.	Improvement Plans	EGCS D Parks and Recreation	
28. When improvements to the corridors and medians have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove Community Services District; a grant deed shall be conveyed to the District	Improvement Plans	EGCS D Parks and Recreation	

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<p>for ongoing maintenance, operation, repair and replacement, Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.</p>			
<p>29. Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCS D approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.</p>	<p>Landscape Plans</p>	<p>EGCS D Parks and Recreation</p>	
<p>30. Connection to the public sewer system shall be required to the satisfaction of CSD-1.</p> <p>This project is within the boundaries of the East Franklin Specific Plan and will be initially served by developer funded interim services. The project shall participate in its fair share of costs of interim facilities. Interim services shall be provided on a first come first serve basis.</p>	<p>Shown on Improvement Plans and during construction.</p>	<p>CSD-1</p>	
<p>31. If the park site abuts residential lots, or private facility lots, developer will be required to install a 6 ft. high masonry wall, which will be built to the specifications</p>	<p>Improvement Plans</p>	<p>EGCS D Parks and Recreation</p>	

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<p>of the EGCS D along the park area where it abuts these lots. The fence is to be installed when the EGCS D is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first. 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 EGCS D. The EGCS D will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park. The EGCS D shall bear all expenses associated with the removal.</p>			
<p>32. Pay Park and Recreation Review Fees as required by the EGCS D.</p>	<p>Improvement Plans and during construction</p>	<p>EGCS D Parks and Recreation</p>	
<p>33. The developer will provide a drainage stub off the 24" outfall for park site use should the EGCS D need it and/or request it.</p>	<p>Improvement Plans</p>	<p>EGCS D Parks and Recreation</p>	
<p>34. All improvements shall be designed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>35. Provide calculation and layout showing drainage areas and the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. Show the manner in which overland flows are to be conveyed for a point of discharge.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>36. Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits pursuant to the</p>	<p>Improvement Plans</p>	<p>Public Works</p>	

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	City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.			
37.	All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.	Improvement Plans/Grading/ Building Permit	Public Works	
38.	The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Grading Plan /- Improvement Plans	Public Works	
39.	Construct an island within the existing right-of-way for traffic calming purposes in Street 'A' between Rio De Onar Way and Franklin High Road to the satisfaction of Public Works and EGCSF Fire.	Improvement Plans	Public Works/ EGCSF Fire	
40.	Construct traffic calming devices (such as chokers, or speed cushions, or island) in Street 'A' between Rio De Onar Way and Street 'C' to the satisfaction of Public Works.	Improvement Plans	Public Works	
41.	Place a stop sign on Street 'A' at Franklin High Road, and stop signs on Rio De Onar Way at Street 'A'.	Improvement Plans	Public Works	
42.	All interior local roads shall be constructed in accordance with 40' local street standards.	Improvement Plans	Public Works	
43.	Where practicable, and to prevent cuts in newly paved streets, utility lines shall be stubbed out a minimum of 1' behind pavement/curb/sidewalk to the satisfaction of Public Works.	Improvement Plans	Public Works	
44.	In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public trunk sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to	Shown on Improvement Plans and during construction.	CSD-1	

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CSD-1 in a form approved by District engineers, <u>be at least 20 feet</u> in width and ensure continuous access for installation and maintenance. Sacramento County Improvement Standards apply to any sewer construction.			
45. Provide separate public water service to each parcel and dedicating maintenance easements in all public streets over all water lines to the satisfaction of Sacramento County Water Agency prior to final map approval.	Improvement Plans/Final Map	Sac County Water Agency	
Prior to Final map			
46. Improvement Impact Fees for CDS-1 shall be paid prior to final map approval or issuance of building permit, whichever ever is first.	Final Map	CSD-1	
47. Submit a property description and a copy of the approved map to the City of Elk Grove for the inclusion of this development to the City of Elk Grove Stormwater Utility.	Prior to Final Map	Public Works	
48. Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public streets.	Final Map	Public Works	
49. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Final Map	Public Works	
50. Improvement plan must be approved by Public Works prior to City Council approval of Final Map.	Final Map	Public Works	
51. All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
52. All improvements shall be dedicated in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
53. Provide a minimum 20-foot wide drainage easement	Final Map	Public Works	

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<p>in favor of the City of Elk Grove for construction, placement and maintenance of the proposed 24-inch storm drain pipeline across Lot 70 (as shown on the TM) unless this requirement can be satisfied through the acquisition of a similar easement from EGCS D in the adjacent parklands. No roof overhangs, trees, driveways, patios or other permanent improvements may be placed in the easement and a deed restriction shown on the final map for the encumbered lot. This requirement may result in the loss of one lot.</p>			
<p>54. Land dedicated to EGCS D 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 Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.</p>	<p align="center">Final Map</p>	<p align="center">EGCS D Parks and Recreation</p>	
<p>55. Dedicate land or pay in-lieu fees, or both, for park purposes, as required by and in accordance with the standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code.</p>	<p align="center">Prior to Final Map</p>	<p align="center">EGCS D Parks and Recreation and Public Works</p>	
<p>56. The developer will prepare the documents needed to grant this easement from EGCS D to the City of Elk Grove.</p>	<p align="center">Prior to Final Map</p>	<p align="center">EGCS D Parks and Recreation and Public Works</p>	
<p>57. Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval. (Department of Water Resources)</p>	<p align="center">Prior to Final Map</p>	<p align="center">Sac County Water Agency</p>	
<p>58. Landscape Improvement plans must be approved by the EGCS D prior to City Council approval of Final Map.</p>	<p align="center">Final Map</p>	<p align="center">EGCS D Parks and Recreation and Planning</p>	
<p>59. Provide park land dedication and/or fees according to the standards set forth in Chapter 20.40, Title 22 of</p>	<p align="center">Prior to Final Map</p>	<p align="center">EGCS D Parks and Recreation</p>	

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the City of Elk grove Code.			
60. Dedicate the landscape corridors adjacent to Bilby Road as a public utility easement underground facilities and appurtenances.	Final Map	EGCSD Parks and Recreation and Public Works	
61. Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances as shown on the East Franklin Specific Plan. (SMUD)	Final Map	EGCSD Parks and Recreation and Public Works	
62. Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax	Prior to Final Map	Finance	
63. Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Prior to Final Map	Finance	
Prior to Issuance of Building Permits			
64. Final Map completed, approved and recorded.	Prior to issuance of 1 st Building Permit	Public Works	
65. The Elk Grove Unified School District has funded and built, and is in the process of funding and building certain oversized infrastructure that will be of direct benefit to the Developer's Project. Prior to the issuance of the first building permit for residential construction or any building permit for commercial construction within the boundaries of the Developer's Project, Developer shall provide written	Prior to Issuance of Building Permits	Planning	

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correspondence from the School District's Assistant Superintendent of Facilities establishing that Developer has adequately provided for the reimbursement of infrastructure costs incurred by the School District on behalf of Developer's Project. (EGUSD)			
<p>66. AQ-6 Future development projects shall implement the following measures to the maximum extent feasible.</p> <p>a. Whether the builder chooses a gas-fired or wood burning system, install the lowest emitting commercially viable fireplaces, for each system type.</p> <p>b. The developer must provide an additional electrical outlet in the garage of each single family unit, conveniently located, to facilitate the use of a rechargeable lawn mower, and an electrical outlet in front and backyards of homes for use with electric powered yard equipment.</p> <p>c. Install energy efficient heating and appliances.</p>	Prior to Issuance of Building Permits	Planning	
<p>67. The project developer / applicant shall implement the following measures as applicable:</p> <ul style="list-style-type: none"> • Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices. • Install natural gas fireplaces in residential units in place of standard fireplaces. • Install electrical outlets in front and backyards of homes for use with electric powered yard equipment. 	Prior to Issuance of Building Permits	Planning	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Install natural gas burning barbecues in residences. • Install energy efficient heating and appliances. • Construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6) 			
<p>68. For residential units that are not shielded by barriers and are proposed to be located within the 60dB L_{dn} noise contours, a detailed analysis of interior noise levels at second floor facades shall be submitted with floor plans, building plans and façade construction details. Appropriate acoustical insulation, building materials and or construction techniques shall be incorporated into the building plans for these units to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element. Lots within the 60 L_{dn} noise contour include: Lots 59-70 (EFSP EIR.)</p>	<p>Prior to Issuance of Building Permits</p>	<p>Building</p>	
<p>69. No more than 39 homes shall be constructed without providing 2 two points of access that meet the standards for the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall connect to a major road.</p>	<p>Prior to Issuance of Building Permits</p>	<p>CSD Fire Department</p>	
<p>70. The project shall pay all applicable City of Elk Grove administered development impact fees prior to building permit issuance.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Finance</p>	
Prior to Residential Final			
<p>71. Install a 7 foot high noise barrier between the sensitive residential uses along Bilby Road that were identified as needing mitigation in the acoustical noise analyses</p>	<p>Prior to Residential Final</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>	
<p>required in the EFSP EIR. Masonry walls shall be constructed in accordance with the EFSP. Standard masonry walls shall be constructed along A Drive. The sound barrier shall be airtight and massive with no significant gaps in construction. Where the sound barrier approaches openings for roadways, the barrier shall be wrapped around the corners of the end lots to the intersections of the first internal streets to provide sufficient shielding. However, the barrier height must taper down at the corners to allow for clear sight distance for motorists approaching the intersections.</p>				
Prior to Occupancy Permits				
72.	Submit Flood Elevation Certification for each structure.	Prior to Occupancy	Public Works	
73.	Each lot shall have a separate connection to the public sewer system.	Prior to issuance of Occupancy Permit	CSD-1	
74.	The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Prior to issuance of Occupancy Permit	CSD-1	
75.	Landscape areas dedicated to the Elk Grove Community Services District (EGCSD) will be installed to the satisfaction of the district prior to occupancy of residential units. If the landscaping cannot be completed, a cash payment shall be held by the District for any and all remaining work until improvements are finished and accepted. The City will issue no occupancy permits until the cash payment is received by the EGCSD.	Prior to Final Inspection for Occupancy of Residential Units	EGCSD Parks and Recreation/ Planning	

General Compliance Items for Building Permit

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Provide separate water service to each parcel.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
7. Dead-end streets in excess of 150 feet require emergency vehicle turn-a-rounds.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. 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 and homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
10. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet.
11. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the Fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of a signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.
12. All civil engineering plans are required to be submitted in an electronic format. When plan is ready for final signature, it is required that the engineering firm will 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:

DFX (Drawing Interchange file) release 2002 or previous
DWG (Applies to AUOCAD drawing file) release 2002 or previous

13. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
14. 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 the units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
15. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
16. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten- (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
17. 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.
18. 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 15 % for concrete. The roadways shall be constructed to a 20-foot minimum width with a minimum of three (3) inches AC over six (6) inches AB with good drainage.
19. Traffic pre-emption devices of a typed approved by the Elk Grove Fire Department, shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
20. Required fire alarm systems (other than single family dwellings) shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
21. Permits and/or fees are required for the following plan reviews: site plan, architectural plan, fire sprinkler plan, fire alarm plan, and special extinguishing plans.
22. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.
23. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or traffic calming devices are subject to standards outlined by the Elk Grove Fire Department.

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

- A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
- B. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- D. Provide at least ten (8) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-146

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

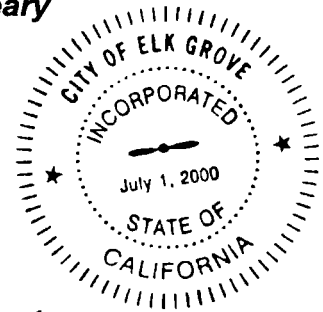
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 16th day of June 2004 by the following vote:

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

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Cooper



A handwritten signature in cursive script, appearing to read "Peggy E. Jackson", written over a horizontal line.

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