

RESOLUTION NO. 2003-211

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR BOND ROAD 17, PROJECT NO. EG-02-380, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Bond Road 17, represented by Manikas Properties (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 127-0160-004); 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 July 24 and August 14, 2003 and recommended City Council approval of the project.

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

Approve the Bond Road 17 Tentative Subdivision Map and Design Review based on the following findings and the attached conditions of approval/MMRP.

Findings

CEQA

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

Finding: The City shall not approve any proposed development project unless the following findings are made, based on substantial evidence in the record:

- (a) There is a reasonable probability that the land use or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time.
- (b) The project is consistent with the latest version of the Draft Land Use Policy Map and any draft General Plan Elements which have been reviewed by the General Plan Advisory Committee as of the date on which the project is approved.
- (c) There is little or no probability of substantial detriment to or interference with the future adopted general plan if the proposed use or action is ultimately inconsistent with the plan.
- (d) The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence:

- (a) The City of Elk Grove Draft General Plan identifies the project site for Low Density Residential development. The Bond Road 17 project is designed to provide a residential density consistent with the land use densities and design described in the Elk Grove Draft General Plan.
- (b) The proposed project is consistent with the adopted Draft Land Use Policy Map. The Bond Road 17 project as proposed is consistent with the most current draft General Plan Elements which have been reviewed by the General Plan Advisory Committee.
- (c) The project is consistent with land use entitlements required for this project by the Elk Grove Draft General Plan. The Draft General Plan designates certain properties for single-family development within the City limits and this project is consistent with this designation.
- (d) The proposed project is consistent with the regulations, guidelines and development standards of the City of Elk Grove. The requested Rezone and Tentative Subdivision Map are consistent with state law and local ordinances as described by the following findings and evidence.

Rezone

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 Elk Grove Draft General Plan and Draft 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.

Tentative Subdivision Map

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 is 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 Draft General Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the Draft General Plan policies, development standards of the municipal code and adopted city-wide design guidelines for residential development.
- 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 as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Bond Road 17 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 Bond Road 17 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 has been identified.

Design Review

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

Evidence: The Elk Grove Draft General Plan identifies the project site as Low Density Residential and specifies policies for such development with which the proposed project complies. The 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 rights-of-way for a circulation pattern consistent with the requirements of the Elk Grove Draft General Plan. Traffic calming measures have also been included to reduce conflicts between varying modes of transportation.

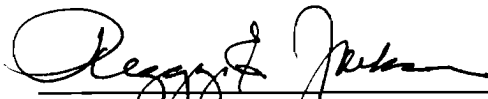
Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

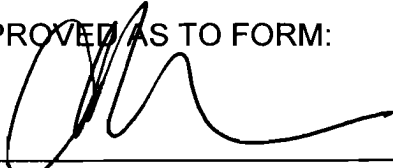
Evidence: The Bond Road 17 project has been designed in accordance with the policies of the Draft General Plan, and provides connectivity to the existing street network and provides for future connections as part of the internal roadway pattern. The project creates an individual neighborhood with primary residential roadways 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 5th day of November 2003.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

ANTHONY B. MANZANETTI,
CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-211**

**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 5th day of November 2003 by the following vote:

AYES 3: COUNCILMEMBERS: Briggs, Cooper, Leary

NOES 2: COUNCILMEMBERS: Scherman, Soares

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:



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

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>
1. The development approved by this action is for a Rezone and Tentative Subdivision Map (dated September 10, 2003) as described in the Planning Commission report and associated Exhibits and Attachments dated July 24 and August 14, 2003 .	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	
Prior to grading, building or any other site improvements, or the recordation of any Final Maps			
5. The Applicant/developer shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Bond Road 17 subdivision map (17.46 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$3,000 has been paid, no Final 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 grading, building or any other site improvements, or the recordation of any Final Maps	Planning	

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<p>6. Should any discrepancies arise between the adopted Tentative Subdivision Map and the final Conditions of Approval / Mitigation Monitoring and Reporting Program (MMRP), the Conditions of Approval/MMRP shall prevail. Should any conditions be adopted that result in changes to the design of the subdivision map, a revised Tentative Subdivision Map that accurately reflects the changes shall be submitted prior to Final Map.</p>	<p>Prior to Final Map</p>	<p>City of Elk Grove Development Services, Planning and Public Works</p>	
<p>7. Prior to grading, building or any other site improvements, or the recordation of any Final Maps related to this project, the applicant shall assure compliance with the City's Land Grading and Erosion Control Ordinance.</p>	<p>Prior to grading, building or any other site improvements, or the recordation of any Final Maps</p>	<p>SCWA Department of Water Resources</p>	
<p>8. Within thirty days of the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through September 1, or at any time of year for burrowing owl), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds, including Swainson's hawk, burrowing owl and other special-status species, occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. In the event that nesting raptors (other than Swainson's hawk) are found, a 250-foot no-construction zone shall be established around the nest until the young have fledged, as determined by a qualified biologist. If nesting Swainson's hawks are found, a ¼-mile no-construction zone shall be established around the nest until the young have fledged, as determined by a qualified biologist. The applicant shall consult with CDFG to determine the measures necessary to mitigate or avoid impacts to the</p>	<p>Prior to any site disturbance, such as clearing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first</p>	<p>City of Elk Grove Development Services, Planning; CDFG</p>	

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<p>species. Any required permits or approvals shall be obtained from CDFG prior to disturbance of the site. Mitigation measures may include flagging the burrow to avoid disturbance, passive relocation, active relocation to move owls from the site, or other measures required by the biologist or CDFG.</p>			
<p>9. Prior to issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Maps on the subject property, the project applicant shall:</p> <ol style="list-style-type: none"> 1) Preserve 13.1 acres (17.46 acres x 0.75 = 13.1 acres) of similar habitat within a 10-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the CDFG and proof of fee title or conservation easement shall be submitted to the City of Elk Grove Planning Department; Or, 2) Prepare and implement, to the satisfaction of the CDFG, a Swainson's hawk mitigation plan for loss of 17.46 acres of foraging habitat that will include preservation of Swainson's hawk foraging habitat, and submit a copy of the approved plan to City of Elk Grove Planning; Or, 3) Submit payment of a Swainson's hawk impact mitigation fee per acre impacted (17.46 acres) to City of Elk Grove Planning in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as may be amended from time to time and to the extent said Chapter remains in effect. 	<p>Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property</p>	<p>City of Elk Grove Development Services, Planning; CDFG</p>	
<p>10. Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first, a list of native and non-native</p>	<p>Prior to the issuance of any permits for grading, building or</p>	<p>City of Elk Grove Development Services, Planning</p>	

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<p>trees to be preserved on the project site, including the species, condition, and diameter at breast height of each tree, and an exhibit depicting the location of those trees shall be submitted to Elk Grove Planning for review and approval.</p> <p>All oak and California black walnut trees (<i>Juglans nigra</i>) that are 6 inches dbh or larger, or Landmark trees (native or non-native trees more than 18" DBH) on the project site that have been selected for preservation, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be protected as follows:</p> <ol style="list-style-type: none"> 1) A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area. 2) Any protected trees on-site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall comply with American National Standards Institute (ANSI) A300 pruning standards and International Society of Arboriculture (ISA) "Tree Pruning Guidelines." 3) Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems. 	<p>any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first</p>		

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<p>4) No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.</p> <p>5) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.</p> <p>6) No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except as authorized by the City Arborist.</p> <p>7) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.</p> <p>8) No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.</p> <p>9) The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.</p> <p>10) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.</p>			

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<p>11) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
<p>11. Native & Landmark trees within land to be conveyed to EGCS D shall be protected and preserved according to standard tree preservation standards (see Conditions 10 and 54). Native & Landmark trees to be removed shall be compensated on an inch per inch basis consistent City tree mitigation measures. Prior to the conveyance of land, the applicant shall provide an updated arborist report assessing species, size, health and location of trees contained on the subject property and comply with findings of the report to the satisfaction of EGCS D. All costs incurred in complying with the arborists' recommendations will be the responsibility of the project proponent.</p>	<p>Prior to Recordation Final Map</p>	<p>EGCS D</p>	
<p>12. 1. The following actions are required to reduce emissions from construction equipment: <u>Category 1: Reducing NO_x Emissions from Off-Road Diesel Powered Equipment</u> The project shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction⁽¹⁾ compared to the most recent CARB fleet average; and,</p>	<p>Noted on Improvement Plans prior to approval; on- going during construction</p>	<p>City of Elk Grove Development Services, Planning; SMAQMD</p>	

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<p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>(1) Acceptable options for reducing emissions may include use of late-model vehicles, low-emission diesel products, alternative fuels, energy retrofit technology, after-treatment products, and/or other options as they become available.</p> <p align="center">AND:</p> <p><u>Category 2: Controlling Visible Emissions from Off-Road Diesel Powered Equipment</u></p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation</p>			

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<p>equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this Section shall supercede other SMAQMD or state rules or regulations.</p> <p>2. During the construction phase of this project, the provisions of District Rule 403 - Fugitive Dust will apply. This rule requires that steps be taken to prevent airborne dust from traveling beyond the boundaries of the construction site.</p> <p>3. Architectural coatings used must comply with District Rule 442 - Architectural Coatings.</p>			
<p>13. 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>Noted on Improvement Plans prior to approval; On-going during construction</p>	<p>Sacramento County Environmental Health Division</p>	
<p>14. 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</p>	<p>Noted on Improvement Plans prior to approval; On-going during construction</p>	<p>City of Elk Grove Development Services, Planning and Building</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>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.</p>			
<p>15. Prior to approval of Improvement Plans, the project must demonstrate the following items to the satisfaction of the Elk Grove Water Service:</p> <ul style="list-style-type: none"> a. When available, the applicant shall use non-potable water during construction and grading; 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. Prior to abandoning any existing agricultural wells, the applicant shall use water from agricultural wells for grading and construction. 	<p align="center">Noted on Improvement Plans prior to approval; On-going during construction</p>	<p align="center">Elk Grove Water Service (EGWS)</p>	
<p>16. This project is required to connect to Elk Grove Water Service (EGWS) system at a minimum of two locations. A loop water system shall be installed. Off-site improvements shall be made with the installation of water transmission mains prior to improvement plan approval.</p>	<p align="center">Noted on Improvement Plans prior to approval</p>	<p align="center">Elk Grove Water Service</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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17.	Elk Grove Water Service will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of EGWS.	Prior to approval of Improvement Plans	EGWS	
18.	Landscape corridor walls on Bond Road shall be of masonry construction and shall provide sound attenuation as described in the Environmental Noise Analysis prepared by Brown-Buntin Associates, Inc. (BBA Project No. 03-203) dated March 6, 2003. Wall design and materials shall be subject to City of Elk Grove and CSD approval. Graffiti resistant materials shall be used.	Noted on Landscape Plans, implemented during construction	EGCSD Parks and Recreation	
19.	Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first, the owners of all real property within the boundaries of the project shall execute and deliver to the Elk Grove Community Services District a written petition in an acceptable form approved by the District 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 used 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. 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 submittal of Improvement Plans or recording Final Maps, whichever occurs first	EGCSD Parks and Recreation	

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20.	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 w the area, Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCS D approval. Any deviation from CSD's specifications would need to be submitted to the CSD and approved in writing.	Noted on Landscape Plans, implemented during construction	EGCS D Parks and Recreation	
21.	CSD-1 shall require an approved sewer study prior to submittal of improvement plans or the recordation of Final Maps, whichever occurs first.	Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first.	CSD-1	
22.	Connection to the public sewer system shall be required to the satisfaction of CSD-1. 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 sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Noted on Improvement Plans, implemented during construction	CSD-1	
23.	The developer shall improve the 25-foot wide landscape corridor on Bond Road and shall dedicate the corridor by grant deed to the EGCS D once the corridor improvements are complete.	Noted on Improvement Plans, implemented during construction	EGCS D Parks and Recreation	
24.	Provide fire hydrants at the intersections of 'A' and 'B' Ways on the south side of Bond Road, per the requirements of EGCS D Fire Department.	Noted on Improvement Plans, implemented during construction	EGCS D Fire	

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25. Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvements Standards, including any fees required by the SCWA.	Prior to Issuance of Grading Permit (and/or as deemed appropriate by Public Works)	City of Elk Grove Development Services, Public Works	
26. Provide separate public water service to each parcel and dedicate maintenance easements in all public streets over all water lines to the satisfaction of Elk Grove Water Service (EGWS) prior to final map.	Prior to Final Map Approval	EGWS	
27. Prior to Final Map approval, the Bond Road 17 project area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.	Prior to Final Map Approval	City of Elk Grove Finance and Development Services, Planning	
28. Pay all appropriate development fees charged by the City, service agencies and other Special Districts providing services to the site, including CSD-1, SCWA and EGWS.	Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first.	City of Elk Grove Development Services Public Works	
29. Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency ordinance.	Prior to Final Map Approval	SCWA Department of Water Resources	
30. Provide drainage easements to off-set projected impacts as necessary, including a 25-foot wide easement along the entire length of the westerly project boundary. All easements shall be provided at no cost to the City of Elk Grove pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code. Permanent survey markers identifying the	Prior to Final Map Approval	City of Elk Grove Development Services Public Works	

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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>
drainage easement shall be provided.			
31. Dedicate to the City of Elk Grove a maintenance easement located between the easterly boundary of the 25-foot wide drainage easement located along the westerly project boundary(per Condition # 30) and the west side of the sound wall, as shown on the Bond Road 17 Tentative Subdivision Map, dated September 2003. In addition, the applicant shall pay a one-time stipend in the amount of \$58,662 to the City of Elk Grove to compensate for the annual maintenance of that area.	Prior to Final Map Approval	City of Elk Grove Development Services Public Works	
32. Provide calculation for pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards.	Prior to approval of Improvement Plans	City of Elk Grove Development Services Public Works	
33. 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.	Prior to Final Map Approval	EGCSD Parks and Recreation	
34. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.	Prior to Final Map Approval	SMUD	
35. Grant the City of Elk Grove right-of-way on Bond Road based on an 84' 4-lane arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Sidewalk to be separated from Bond Road and located within the 25' landscape corridor.	Prior to Final Map Approval	City of Elk Grove Development Services Public Works	
36. In accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works, grant the City of Elk Grove right-of-way on internal streets as shown in the Bond Road 17 Tentative Subdivision Map, in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Final Map Approval	City of Elk Grove Development Services, Public Works	

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>
37. The curb return on the east side of 'B' Way shall be redesigned and relocated to be completely within the project boundary, or fee title shall be acquired by the developer to accommodate the off-site improvement Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first.	Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first.	City of Elk Grove Development Services Public Works	
38. An entry island shall be installed on 'A' Way and 'B' Way at the intersection of Bond Road. Based upon the entry island design, 'A' Way and 'B' Way at Bond Road may be required to be wider. The entry at 'A' Way shall be designed in accordance with the Bond Road widening project.	Design Approval Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first; Installation Prior to 1 st Building Permit	City of Elk Grove Development Services Public Works	
39. Install to the satisfaction of Public Works three sets of speed cushions and two sets of speed cushions shall be installed on both 'A' Way and 'B' Way.	Design Approval Prior to submittal of Improvement Plans or recording Final Maps, whichever occurs first; Installation Prior to 1 st Building Permit		
40. If construction phasing is to occur, a Phasing Plan shall be prepared and submitted to Public Works for review and approval.	Prior to Improvement Plan Approval	City of Elk Grove Development Services Public Works	
41. Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public streets.	Prior to Final Map Approval	Public Works, SMUD	
42. The location of all utility service points on all land to be maintained by or dedicated to the EGCS D shall be approved by the District.	Noted on Improvement Plans prior to Approval	EGCS D Parks and Recreation	

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>
Prior to Issuance of Building Permit			
43. Provide the City of Elk Grove the cost to design and construct street improvements on Bond Road along the subdivision's frontage based on an 84' 4-lane arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Improvements that are part of a fee program will not be included in determining the amount to be contributed by the applicant. Improvements to Bond Road are currently under design and will be constructed as part of the City's Bond Road Widening project. The applicant shall design and construct landscaping and sidewalk along the Bond Road frontage as part of the required subdivision improvements. The design of the subdivision, landscaping and sidewalk must be coordinated with the City's Bond Road Widening project.	Prior to 1 st Building Permit	City of Elk Grove Development Services Public Works	
44. Install all internal public streets as shown in the Bond Road 17 Tentative Subdivision Map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works, with the addition of a sidewalk on the east side of 'B' Way.	Prior to Issuance of Building Permit	City of Elk Grove Development Services Public Works	
45. The floor elevation must be a minimum of one foot above the 100-year water level for the area. The minimum floor elevation for any enclosed structure proposed with this development shall be set at an elevation of 41.0' or higher.	Prior to Issuance of Building Permit	City of Elk Grove Development Services Public Works	
46. 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.	Prior to Issuance of Building Permit	City of Elk Grove Development Services Building	

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>
Appropriate acoustical insulation, building materials and or construction techniques shall be incorporated into the building plans for these units to meet acceptable noise levels and comply with the Draft General Plan Noise Element policies.			
47. All residential units located adjacent to the Bond Road frontage and UPRR corridor shall be limited to a single story to enhance sound attenuation. A detailed analysis of interior noise levels for all residential structures shall be prepared by a qualified acoustical professional and 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 to meet the thresholds for acceptable noise levels and compliance with the Draft General Plan Noise Element.	Prior to Issuance of Building Permit	City of Elk Grove Development Services Planning and Building	
48. No more than 40 forty homes shall be constructed without providing two points of access that meet the standards for the Elk Grove Community Services District Fire Department.	Prior to Issuance of Building Permit	EGCSD Fire Department	
49. Prior to the acceptance of improvements, a Letter of Map Revision (LOMR) shall be approved by FEMA.	Prior to Acceptance of Improvements	City of Elk Grove Development Services Public Works and SCWA	
50. Provide drainage easements and install facilities prior to the issuance of building permits pursuant to the City of Elk Grove Floodplain Management Ordinance, SCWA Code, and Elk Grove Improvement Standards, including any fee required by SCWA Code. SCWA fees and improvement standards referenced above shall be effective at the time of improvement plan submittal. Off-site drainage easements and improvements may be required to be provided and installed to ensure adequate gravity flow to the south.	Prior to Issuance of Building Permit	City of Elk Grove Development Services Public Works and SCWA	

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>51. Prior to the issuance of building permits, a Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6-inches dbh and all non-native trees larger than 18-inches dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with City Code and General Plan policies, and shall include the following elements:</p> <ol style="list-style-type: none"> 1) Species, size and location of all replacement plantings; 2) Method of irrigation; 3) Planting, irrigation and maintenance schedules; 4) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 5) Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period; 6) The minimum spacing for replacement oak trees shall be 20 feet on center; 7) Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation; 8) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees; 	<p>Prior to the issuance of Building Permits</p>	<p>City of Elk Grove Development Services, 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>9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees, except as authorized by the City Arborist;</p> <p>10) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree;</p> <p>11) No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored and jacked under the supervision of a certified arborist;</p> <p>12) The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p> <p>13) No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended;</p> <p>14) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
<p>52. Prior to the issuance of building permits, the applicant/developer shall pay development impact fees in accordance with the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact</p>	<p>Prior to the Issuance Building Permits</p>	<p>City of Elk Grove Finance</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>
Fee Program (EGWV Fee Program) as adopted by the City of Elk Grove on July 1, 2000 and October 25, 2000, including authorized adjustments and updates thereto.			
Construction / Installation Prior to Occupancy			
53. A sound barrier shall be constructed along the west boundaries of Lots 1 through 17, 20 and 21 to reduce noise levels in the rear yards of those lots located adjacent to the Union Pacific Railroad, as described in the Environmental Noise Analysis prepared by Brown-Buntin Associates, Inc. (BBA Project No. 03-203) dated March 6, 2003. Suitable materials for the property line barrier include earthen berms, masonry block, precast concrete panels, or combinations of materials	Shown on Improvement Plans prior to approval; Constructed prior to Occupancy	City of Elk Grove Development Services Planning	
54. All residential units located adjacent to the Bond Road frontage and UPRR corridor shall be limited to a single story to enhance sound attenuation. A detailed analysis of interior noise levels for all residential structures shall be prepared by a qualified acoustical professional and 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 to meet the thresholds for acceptable noise levels and compliance with the Draft General Plan Noise Element.	Installed Prior to Occupancy	City of Elk Grove Development Services Planning and Building	
55. Air conditioning shall be included for all residences in this development to allow the occupants to close doors and windows as desired to achieve additional acoustical isolation.	Installed Prior to Occupancy	City of Elk Grove Development Services, Planning and Building	
56. The Applicant shall disclose to all buyers of property within the subdivision that surrounding agricultural properties and uses may continue in perpetuity, subject to the provisions of the City's adopted Right to Farm	Prior to the issuance of occupancy permits	City of Elk Grove Development Services, Planning and Building	

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>Ordinance. The Applicant, or his successors, shall include such disclosure in the title report, in any Covenants, Conditions and Restrictions recorded for the project, and shall require each homebuyer to sign such a disclosure. Proof of such disclosures shall be provided to City Planning for verification prior to the issuance of occupancy permits.</p>			
<p>57. The Applicant shall disclose to all buyers of property within the subdivision that the property is adjacent to an active railroad corridor, which could result in activity interference and annoyance due to train horn noise events that are expected to occur during daytime and nighttime hours. The Applicant, or his successors, shall include such disclosure in the title report, in any Covenants, Conditions and Restrictions recorded for the project, and shall require each homebuyer to sign such a disclosure. Proof of such disclosures shall be provided to City Planning for verification prior to the issuance of occupancy permits.</p>	<p>Prior to the issuance of occupancy permits</p>	<p>City of Elk Grove Development Services, Planning and Building</p>	
<p>58. The applicant shall construct improvements to Bond Road in accordance with the City-initiated Bond Road Widening Project and as represented to City Council 11/5/03, including full improvement of the intersection of Elk Grove-Florin and Bond Roads, widening of the north side of Bond Road adjacent to the Strong property, and center medians to the satisfaction of the City Engineer. Such improvements are subject to reimbursement by the City to the applicant, contingent on the continuing availability of funds through the Traffic Fee program. Improvements required for the Bond Road 17 project frontage shall not be subject to reimbursement.</p>	<p>Prior to the issuance of occupancy permits</p>	<p>City of Elk Grove Development Services, Public Works</p>	

General Compliance Items for Building Permit

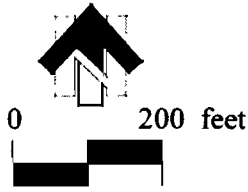
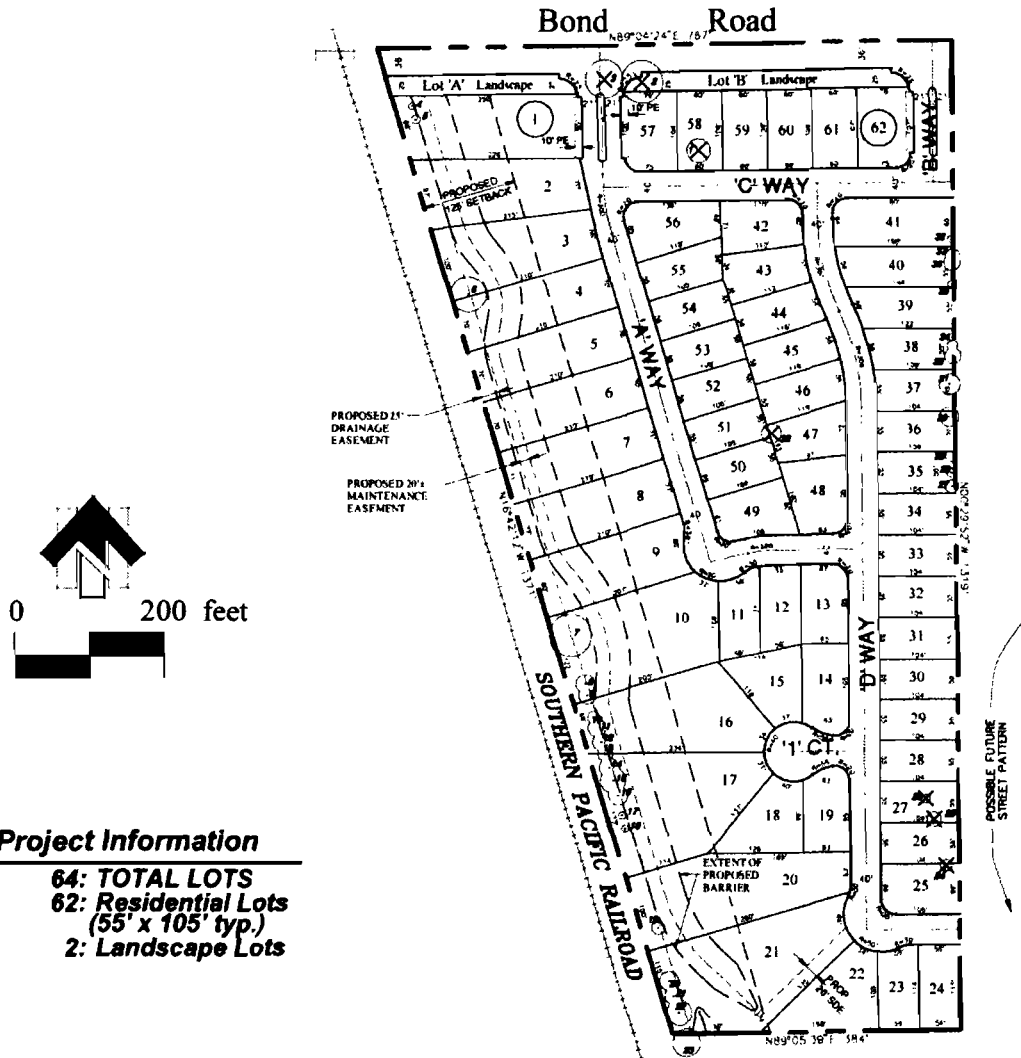
1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Provide separate water service to each parcel.
3. Two points 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

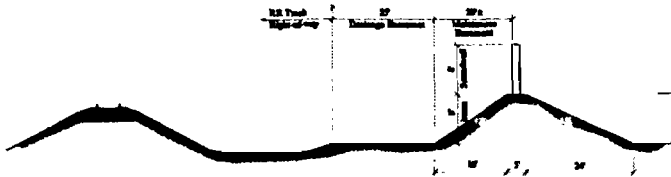
13. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
14. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for 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. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

Tentative Subdivision Map
Bond Road 17 (EG 02-380)



Project Information

- 64: TOTAL LOTS**
- 62: Residential Lots (55' x 105' typ.)**
- 2: Landscape Lots**



CROSS SECTION
Not to Scale

Revised Project Layout

Bond Road 17

City of Elk Grove, California

Scale: 1" = 200'

August 27, 2003

Rev. Sept. 10, 2003

TRACY & SOYPS
CIVIL ENGINEERS, INC.

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