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**GOVERNMENT CODE SECTION 6103**

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

City of Elk Grove  
Office of the City Clerk  
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Elk Grove, CA 95758

Sacramento County Recording  
Craig A Kramer, Clerk/Recorder  
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**RESOLUTION NO. 2003-102**

STATE OF CALIFORNIA     )  
  )  
COUNTY OF SACRAMENTO )

I, PEGGY JACKSON, City Clerk of the City of Elk Grove, County of Sacramento, State of California, certify that the attached Resolution No. 2003-102 dated May 21, 2003 is a full, true and correct copy of the whole and said original record.

Witness my hand and official seal this 2nd day of January, 2008.

  
\_\_\_\_\_  
PEGGY JACKSON, CITY CLERK and  
Clerk of the Council of the  
City of Elk Grove



## **RESOLUTION NO. 2003-102**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A VESTING TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL SUBDIVISION MAP, AND ABANDONMENT OF A ROAD EASEMENT FOR ASSESSOR PARCEL NUMBERS 132-0050-004 AND 132-0050-038, FOR EAST MEADOWS UNIT 1 & 2 PROJECT NO. EG-02-351, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL**

**WHEREAS**, East Meadows Unit 1 & 2, represented by Michael Winn (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a, Rezone, Vesting Tentative Subdivision Map and Road Easement Abandonment (Assessor's Parcel Number 132-0050-004 & 132-0050-038); 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 April 10, 2003 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 East Meadows Unit 1 & 2 Vesting Tentative Subdivision Map, Design Review and Road Easement Abandonment based on the following findings and the attached conditions of approval/MMRP (Exhibits A and B). Exhibit A is the Vesting Tentative Subdivision Map and Exhibit B is the 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 proposed Elk Grove General Plan has acknowledged the East Franklin Specific Plan as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The East Meadows Unit 1 & 2 project has been reviewed and is consistent with the land use densities and design within the East Franklin Specific Plan and subsequently the Elk Grove General Plan.
- (b) As stated above, the Specific Plan and the latest version of the adopted Draft Land Use Policy Map are consistent with one another. Any changes to the Draft Land Use Policy Map would cause a change to the Specific Plan in order to maintain consistency. The proposed East Meadows Unit 1 & 2 project is consistent with the policies and guidelines of the East Franklin Specific Plan and conditions of approval have been recommended for the project, that are consistent with the draft policies of the Elements of the General Plan.
- (c) The project is consistent with existing land use entitlements required for this project by the East Franklin Specific Plan and Elk Grove General Plan. The project does not include a vesting development agreement, and would not be exempt from any future policies or goals of the adopted Elk Grove General Plan. The new General Plan would designate certain properties for multi-family development within the East Franklin Specific Plan to support the Housing Element, however this project is not listed or designated for that land use category in either the General Plan or the Specific Plan.

- (d) The proposed project is requesting no amendments to the East Franklin Specific Plan and is consistent with the policies and development standards as listed in the Plan. The requested Rezone and Vesting Tentative Subdivision Map is consistent with state law and local ordinances as discussed 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 East Franklin Specific Plan, Elk Grove General Plan and Draft General Plan Land Use Map. The proposed amendment 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 & Road Easement Abandonment

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 the residential development and will be consistent with the proposed General 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 East Meadows Unit 1 & 2 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 East Meadows Unit 1 & 2 project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- 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. The applicant is requesting the abandonment of a 20 foot road easement that runs along the northern property line of the project. The 20 foot road easement is no longer necessary for access to the property. The abandonment would not be inconsistent with the circulation of the General Plan or the East Franklin Specific Plan. The abandonment of the easement is necessary in order to develop the future sports park site.

## 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 proposed Elk Grove General Plan has acknowledged the East Franklin Specific Plan as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The East Meadows Unit 1 & 2 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 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.

**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 parks where required. 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.

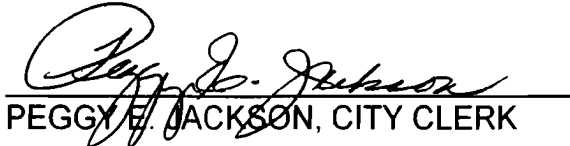
Evidence: The East Meadows Unit 1 & 2 project has been designed in accordance with the East Franklin Specific Plan and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have 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 21<sup>st</sup> day of May 2003.



RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**AYES:** Soares, Scherman, Briggs, Cooper, Leary  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None





**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1. The development approved by this action is for a Rezone and a Vesting Tentative Subdivision Map as described in the Planning Commission report and associated Exhibits and Attachments dated April 10, 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 Vesting 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	
<b>Prior to Grading/Improvement Plans</b> 5. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (64.7 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$6,000 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. (Planning)	Prior to Issuance of Grading Permit	Planning	
6. The project shall comply with the City's Land Grading and Erosion Control Ordinance. (Department of Water Resources)	Improvement Plans	Department of Water Resources	

**Exhibit B**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>7. Prior to approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of the Planning Director, to mitigate 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"> <li>• For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agriculture land within the are bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne Rive/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; <b>or</b></li> <li>• For each acre of land being developed by this project, the applicant shall contribute \$1,025.00 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); <b>or</b></li> <li>• Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agriculture land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent</li> </ul>	Prior to Grading	Planning	

# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>program is intended to replace this condition, the applicant shall be subject to that program instead.</p> <ul style="list-style-type: none"> <li>The contribution rat (\$1,025 per acre) may be adjusted annually on or about July 1, subject to approval by the Board, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area.</li> </ul> <p>8. 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.</p> <p>9. <ul style="list-style-type: none"> <li>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 (64.7 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); <b>OR</b></li> <li>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; <b>OR</b></li> <li>Submit payment of a Swainson's hawk impact mitigation fee (\$750.00) 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</li> </ul> </p>	<p>Note on Improvement Plans and prior to approval of Improvement plans</p>	<p>Planning</p>	
	<p>Prior to Grading</p>	<p>Planning</p>	

## Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>(64.7X750.00= 48,525.00 + 382.00 = \$48,907.00); OR</p> <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>			
<p>10. 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> <ul style="list-style-type: none"> <li>a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily.</li> <li>b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled.</li> <li>c. Limit onsite construction vehicle speeds to 15 mph.</li> <li>d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust.</li> <li>e. Maintain at least two feet of freeboard when transporting soil or other material by truck.</li> </ul>	<p>Note on Improvement Plan and during construction activities</p>	<p>Planning</p>	
<p>11. AQ -2 Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment</p>	<p>Note on Improvement Plan</p>	<p>Planning and SMAQMD</p>	
<p>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</p>			

# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>certified off-road engines, as follows:</p> <ul style="list-style-type: none"> <li>• 175hp-750 hp 1996 and newer engines</li> <li>• 100hp-174 hp 1997 and newer engines</li> <li>• 50hp – 99 hp 1998 and newer engines</li> </ul> <p>Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p style="text-align: center;"><b><u>or</u></b></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 style="text-align: center;"><b><u>and</u></b></p> <p>Category 2: Reducing Nox Emissions from On-Road Diesel Powered Equipment</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</p>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p style="text-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 style="text-align: center;"><u>and</u></p> <p>Category 3: Enforcement Plan</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. <b>a.</b> – 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>b.</b> Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke</p>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p><i>described in section a.] shall be repaired immediately. The certified environmental coordinator may be a County inspector, a 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, <b>and</b> 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 intract subdivision improvements or shall be offset through the application of a twenty-five dollar assessment attached to each</i></p>			

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p>residence constructed in the East Franklin Specific Plan Area, due and payable by the 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>12. Any architectural coatings used must comply with District Rule 442-Architectural Coatings. The developer/contractor is required to use coatings that comply with the volatile organic compound content limits specified in Rule 442. Questions regarding Rule 442 should be directed to the District's Compliance Assistance Hotline at (916) 874-4884. In addition, Rule 442</p>	<p>Prior to Building Permit</p>	<p>Planning and SMAQMD</p>	



# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>can also be found at the District's website.</p> <p>13. The project applicant shall place the following mitigation requirements on all grading and improvement plans and construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. During the construction phase of the project, compliance with District Rule 403-Fugitive Dust is required. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits.</p> <ul style="list-style-type: none"> <li>• The project applicant and/or prime contractor shall comply with SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces which can give rise to airborne dust."</li> <li>• Clean earth-moving construction equipment with water once per day.</li> <li>• Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.</li> <li>• Use low-emissions on-site stationary equipment whenever possible.</li> <li>• Encourage construction employees to carpool to the work site.</li> </ul>	<p>Prior to approval of Construction Contracts &amp; During Construction Activities</p>	<p>Planning Division &amp; SMAQMD</p>	

# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>Minimize idling time to 10 minutes.</li> <li>Maintain construction equipment through regular and proper maintenance.</li> <li>All material transported offsite shall be either sufficiently watered or securely covered to prevent public nuisance.</li> <li>During initial grading, earthmoving, or site preparation a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress.</li> </ul>			
<p>14. 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 with all applicable regulations, and in coordination with all applicable agencies. (EFSP MM HS-4)</p>	<p>Prior to demolition of structures</p>	<p>Planning and SMAQMD</p>	
<p>15. <ul style="list-style-type: none"><li>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.</li><li>If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.</li></ul></p>	<p>Construction Note and Pre Development Survey</p>	<p>Planning</p>	

# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites.</li> <li>▪ 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.</li> </ul>			
<p>16. Appropriate habitat within the project site will be surveyed for Dwarf Downingia, Slender Orcutt Grass, Legenere, and Boggs Lake Hedge-Hyssop prior to construction activities. If any of the species are found on-site, and cannot be avoided, a transplanting program will be undertaken (if feasible) to move the plant to suitable habitat off-site or credits will be purchased by the developer at an approved mitigation bank, at the discretion of the City of Elk Grove and the CDFG.</p>	<p>Prior to Site Disturbance (including clearing &amp; grubbing) or Issuance of grading permit and maintained during construction activities</p>	<p>Planning</p>	
<p>17. Complete wet season surveying for Vernal Pool Branchipods prior to construction. Prior to approval of development plans and/or grading permits, applicant will consult with US Fish and Wildlife Service and receive approval for a mitigation program for the loss of wetlands where these species are located. A copy of any/all required permits and verification of any required actions shall be submitted to the City.</p>	<p>Prior to Site Disturbance (including clearing &amp; grubbing) or Issuance of grading permit and maintained during construction activities.</p>	<p>Planning</p>	
<p>18. The project proponent shall ensure that the project will</p>	<p>Prior to Site</p>	<p>Planning</p>	

### Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>result in no net loss of any wetland habitat found on the site. No net loss shall be achieved by the following methods:</p> <ul style="list-style-type: none"> <li>• Preserve and protect the existing on-site wetlands</li> </ul> <p><u>or</u>, if any wetlands are to be disturbed:</p> <ul style="list-style-type: none"> <li>• Prior to any disturbance of on-site wetlands, submit a Wetland Habitat Mitigation Plan to the City of Elk Grove for review and approval. The Wetland Habitat Mitigation Plan shall provide a detailed description describing of how the created wetlands will be monitored and managed to ensure the success of the mitigation effort <b>or</b></li> <li>• Prior to any disturbance of on-site wetlands, purchase credits at an approved wetland mitigation bank. Documentation of such purchase shall be submitted to City of Elk Grove Development Services – Planning for review and approval.</li> </ul>	<p>Preparation or Construction Activities</p>		
<p>19. All oak trees that are 6 inches dbh or larger, or landmark trees, on the project site that have been selected for preservation, all portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by improvements associated with this project, shall be protected as follows:</p> <p>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</p>	<p>Note on Improvement Plans</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>of each tree. Removing limbs that make up the dripline does not change the protected area.</p> <p>2) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."</p> <p>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> <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.</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</p>			

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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> <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>12) Several trees to be preserved have grading, road construction, or house construction within the radius-dripline of the tree. These special situations will allow preservation of the tree while providing for reasonable development of the site consistent with the East Franklin Specific Plan. Specific measures proposed such as aeration systems, grade-beam foundations, and grading criteria for each situation will be based on recommendations by the project arborist.</p> <p>20. 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 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-inch dbh and all non-native trees larger than 19-</p>	<p>Prior to Improvement Plans</p>	<p>Planning</p>	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review. The current policies require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> <li>1) Species, size and location of all replacement plantings;</li> <li>2) Method of irrigation;</li> <li>3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage;</li> <li>4) Planting, irrigation and maintenance schedules;</li> <li>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;</li> <li>6) The minimum spacing for replacement oak trees shall be 20 feet on center;</li> <li>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;</li> <li>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;</li> <li>9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</li> <li>10) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted</li> </ol>			

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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 or 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>21. 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</p>	<p>Note on Improvement Plans</p>	<p>Planning</p>	



**Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
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)			
22. 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.	Note on Improvement Plans and During Construction	Sacramento County Environmental Health Division	
23. Prior to approval of Improvement Plans, the project must demonstrate the following items to the 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;  c. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources)	Note on Improvement Plans	Sacramento 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	Sacramento County Water Agency	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
25.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Prior to approval of Improvement Plans	Sacramento County Water Agency	
26.	At improvement plan submittal provide calculation for the pipe capacity in conference with the 1996 Hydrology Standards Volume 2 and City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
27.	Rough grade the park site pursuant to plans approved by the District. Rough grading can be permitted by the District prior to final agreements for park improvements with the CSD. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation and Public Works	
28.	Construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, vertical curb, gutter, street frontage and sidewalks. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation and Public Works	
29.	Provide utility stubs into the park site for water, drainage, and sewer per the EGCSD. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation	
30.	Locations of all utility service points on all land to be maintained by the EGCSD shall be approved by the District. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation	
31.	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 CSD approval. Graffiti resistant materials shall used.	Improvement Plans	EGCSD Parks and Recreation	
32.	If the park site abuts residential lots, or private facility lots, developer will be required to install a 6 ft, masonry wall, which will be built to the specifications of the EGCSD along the park area where it abuts these lots; location of fence is to be decided upon by the developer and the CSD. The fence is to be installed when the CSD is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first.	Improvement Plans and built prior to residential occupancy next to park site.	EGCSD Parks and Recreation	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
33. Provide adequate drainage facilities to the boundary of the park site pursuant to plans approved by the District. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation	
34. 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; an easement shall be conveyed to the District 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.	Improvement Plans	EGCSD Parks and Recreation	
35. 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 EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.	Improvement Plans and during construction	EGCSD Parks and Recreation	
36. A financing plan will be developed for parks within the proposed projects.	Improvement Plans	EGCSD Parks and Recreation	
37. Native and Landmark trees within land to be conveyed to the EGCSD shall be protected and preserved according to standard county tree preservation measures. Native and landmark trees to be removed	Improvement Plans	EGCSD Parks and Recreation	

## Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>shall be compensated on an inch per inch basis consistent with city tree mitigation measures. Prior to conveyance of land provide an arborist report assessing species, size, health and location of trees contained on subject properties and comply with findings of report to the satisfaction of the EGCSD. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent.</p>	Prior to grading	EGCSD Parks and Recreation and Public Works	
<p>38. The landscape corridor along Bruceville shall be consistent with the EFSP Landscape Design Guidelines and must be designed to the satisfaction of the Department of Transportation's Tree Coordinator and to the satisfaction of the EGCSD. The EGCSD shall approve grading and soundwall design prior to issuance of grading permits for landscape corridors and lots adjacent landscape corridors containing oak trees to remain. (Public Works Department of Transportation)</p>	Prior to grading	EGCSD Parks and Recreation and Public Works	
<p>39. 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>	Improvement Plans	CSD-1	
<p>The trunk and collector sewer system for East Meadows Units 1 &amp; 2 will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system is operational, including, but not limited to, the Poppy Ridge Pump Station and Force Main.</p>	Improvement Plans	CSD-1	
<p>40. Each parcel must have a separate connection to the public sewer system. Sacramento County Improvement</p>	Improvement Plans	CSD-1	

# Conditions of Approval / Mitigation Monitoring and Reporting Program

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
41. Standards apply to on-site sewer connection. CSD-1 shall require an approved sewer study prior to submittal of improvement plans.	Prior to Improvement Plans	CSD-1	
42. In order to obtain sewer service, construction of public trunk and collector 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 in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Shown on Improvement Plans and during construction.	CSD-1	
43. Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency.	At Grading Permit and/or deemed needed by Public Works	Public Works	
44. <b>Prior to Final map</b> Reservation of an area of land for Sacramento Regional County Sanitation District (SRCSD) will be required to provide for future interceptor sewer construction. The area of land will be 90 feet wide as shown on the tentative map. A note shall be placed on the final map and the applicant shall disclose to residents of the intent of Sacramento Regional County Sewer District's to construct a sewer interceptor at a future date.	Prior to Final Map	CSD-1	
45. Notice to Purchaser: The applicant, owner or successor in interest shall notify each potential home buyer that he/she is purchasing a home near a proposed multifamily site. This shall be done in the form of a disclosure statement.	Recorded at time of Final Map	Planning	
46. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map	Public Works	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
47. Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency ordinance. (Department of Water Resources)	Prior to Final Map	Sacramento County Water Agency	
48. Provide separate public water service to each parcel and 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.	Prior to Final Map	Sacramento County Water Agency	
49. 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. This includes lots J and C.	Prior to Final Map	EGCSD Parks and Recreation and Public Works	
50. Land dedicated to the EGCSD for Park purposes shall be zoned "O", will 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 District's specifications and in accordance with all applicable laws and regulations prior to the acceptance by the EGCSD of any grant deed or easement. (EGCSD)	Prior to Final Map	EGCSD Parks and Recreation and Planning	
51. Improve & Dedicate a 36 foot Landscape Corridor to the Elk Grove Community Services District adjacent to the right-of way for Bruceville Rd.	Final Map and Improvement Plans	EGCSD Parks and Recreation and Public Works	
52. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to CSD approval and comply with the Landscape Design Guidelines for Laguna Reserve. Graffiti resistant materials shall be used.	Final Map and Improvement Plans	EGCSD Parks and Recreation and Public Works	
53. The Parkway Corridor (Lot B) should be developed as a landscape corridor, per EGCSD standards, with a 10 foot meandering walkway for bike/pedestrian use. Plan for this corridor must be approved by EGCSD prior to	Final Map and Improvement Plans	EGCSD Parks and Recreation	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p>54. construction. 100 foot-wide Sewer Interceptor Reservation (Lot D, E, F, H, I, and J) should be landscaped according to the same standards used on Poppy Ridge Road. This should include 15 foot landscape corridor adjacent to roadway, 25 foot bike/maintenance path/shoulders, and 65 foot of wildflower/grass mix. When improvements have been completed, an easement shall be conveyed to the District for ongoing maintenance, operation, repair and replacement. The landscape plans shall also be reviewed and approved by CSD-1</p>	Prior to Final Map	EGCSD Parks and Recreation	
<p>55. All the real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by 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 use to establish the amount of the annual assessments; the (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>	Prior to Final Map	EGCSD Parks and Recreation	
<p>56. Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at</p>	Prior to Final Map	Department of Water Resources	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Lot L (Attachment A) and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then alternate sites on Machado Dairy shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.</p> <p>57. On the final map, grant the City of Elk Grove right-of-way on Bruceville Road based on a 96 foot modified thoroughfare in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works. Bruceville Road is currently offset approximately 25 feet to the east.</p> <p>58. Determine mutually agreed upon traffic calming devices locations and designs to increase pedestrian safety and walkability. The traffic calming devices shall be installed prior to occupancy or to the satisfaction of Public Works.</p> <p>59. Grant the City of Elk Grove right-of-way on "K" Way based on a 59 foot right of way modified collector adjacent to a school collector, figure F in the Landscape Design Guidelines for Laguna Reserve, in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works. The cross section starting</p>	<p>Final Map</p> <p>Prior to Final Map</p> <p>Final Map</p>	<p>Public Works</p> <p>Public Works</p> <p>Public Works</p>	



**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>from the south side of "K" Way shall be 8 foot sidewalk, 3 foot curb and gutter, 9 foot parking lanes, 4 foot bike lanes, 11 foot travel lane, 11 foot travel lane, 4 foot bike lane, 6 foot parking lane, and 3 foot curb and gutter.</p>			
<p>60. Grant the City of Elk Grove right-of-way on Franklin High Road based on a 68 foot right-of-way collector with planter as designated in the Laguna Reserve East Franklin Specific Plan, figure 4.7. From "K" Way to "A" Circle the cross section will be modified to eliminate the 6 foot parking lane and increase the amount of landscaping by 6 feet. The half street cross-section will consist of an 11 ft. travel lane, 4 ft. bike lanes, 3 ft. vertical curb and gutter and 16 ft. planter with a 4 ft. meandering sidewalk.</p>	Final Map	Public Works	
<p>61. Grant the City of Elk Grove right-of-way on all internal streets in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works.</p>	Final Map	Public Works	
<p>62. Grant the City of Elk Grove right-of-way at the intersection of Bruceville and "K" Drive based upon a 70 foot expanded intersection in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works.</p>	Final Map	Public Works	
<p>63. Provide drainage easements to off-set proved impacts, as necessary, at no cost of the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.</p>	Final Map	Public Works	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

	<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
64.	Provisions for public sewer easements may be required. If required, the sewer easement shall be dedicated to CSD-1, be a minimum of 20 feet in width and ensure continuous access for maintenance. (CSD-1)	Final Map	CSD-1	
65.	Dedicate on the Final Map a 12.5- foot public utility easement for underground facilities and appurtenances adjacent to all public/private streets except for lots D, E, F, G, H, I, and J.(SMUD)	Final Map	Public Works	
66.	<p>Final maps shall not be approved until:</p> <ul style="list-style-type: none"> <li>▪ Sacramento County Water Agency has approved a site acquisition agreement for the Franklin Boulevard Water Storage and Treatment Facility consistent with the 1997 East Franklin Specific Plan Water Study prepared by Murray Smith &amp; Associates Engineering, Inc.</li> <li>▪ Sacramento County Water Agency has determined that there is adequate water production capacity to serve the subject proposed development</li> </ul> <p><b>Prior to Issuance of Building Permits</b></p>	Final Map	Department of Water Resources	
67.	<p>The project developer / applicant shall implement the following measures as applicable:</p> <ul style="list-style-type: none"> <li>• Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices.</li> <li>• Install natural gas fireplaces in residential units in place of standard fireplaces.</li> <li>• Install electrical outlets in front and backyards of homes for use with electric powered yard equipment.</li> </ul>	Prior to Issuance of Building Permits	Planning	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>• Install natural gas burning barbecues in residences.</li> <li>• Install energy efficient heating and appliances.</li> <li>• Construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6)</li> </ul>			
68. Prior to building permit issuance install facilities pursuant to the 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.	Prior to Issuance of Building Permits	Department of Water Resources	
69. Prior to building permit issuance, offsite drainage improvements (the central shed canal will need to be completed all the way from the projects pipe outfall to I-5, per the EFSP DMP) and easements shall be provided pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards. Any proposed phasing of the offsite improvements shall be consistent with the approval of the City of Elk Grove and the Sacramento County Water Agency.	Prior to Issuance of Building Permit	Department of Water Resources	
70. Install public street improvements on Bruceville Road based on a 96 foot modified thoroughfare in accordance with the City of Elk Grove Improvement Standards, East Franklin Specific Plan, or to the satisfaction of Public Works	Prior to 1 <sup>st</sup> Building Permit	Public Works	
71. Install public street improvements on "K" Way based on a 59 foot right of way modified collector adjacent to a school collector, figure F in the Landscape Design Guidelines for Laguna Reserve, in accordance with the City of Elk Grove Improvement Standards, the East	Prior to 1 <sup>st</sup> Building Permit	Public Works	

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Franklin Specific Plan, or to the satisfaction of Public Works. The cross section starting from the south side of "K" Way shall be 8 foot sidewalk, 3 foot curb and gutter, 9 foot parking lanes, 4 foot bike lanes, 11 foot travel lane, 11 foot travel lane, 4 foot bike lane, 6 foot parking lane, and 3 foot curb and gutter.			
72. Install public streets on all other internal streets in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan or to the satisfaction of Public Works.	Prior to 1 <sup>st</sup> Building Permit	Public Works	
73. Install public street improvements on Franklin High Road based on a 68 foot right-of-way collector with planter as designated in the Laguna Reserve East Franklin Specific Plan figure 4.7 in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan, or to the satisfaction of Public Works. From "K" Way to "A" Circle, the cross section will be modified to eliminate the 6 foot parking lane and increase the amount of landscaping by 6 feet. The half street cross-section will consist of an 11 ft. travel lane, 4 ft. bike lanes, 3 ft. vertical curb and gutter and 16 ft. planter with a 4 ft. meandering sidewalk. Franklin High Road shall be constructed with two 11 foot travel lanes for the entire property frontage.	Prior to 1 <sup>st</sup> Building Permit	Public Works	
74. Install public street improvements at the intersection of Bruceville and "K" Drive based upon a 70 foot expanded intersection in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan or to the satisfaction of Public Works.	Prior to 1 <sup>st</sup> Building Permit	Public Works	
75. The floor elevation must be a minimum of 1 foot above the 100-year water level for the area.	Building Permit	Public Works.	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
76. 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 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)	Prior to Building Permit	Planning	
77. No more than 40 homes shall be constructed without providing 2 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.	Prior to Issuance of Building Permits	CSD Fire Department	
<b>Prior to Final Occupancy</b>			
78. <ul style="list-style-type: none"> <li>• A six (6) foot tall sound wall shall be constructed at the location shown on Figure 1 to reduce future Bruceville Road traffic noise levels in the back yards located adjacent to Bruceville Road.</li> <li>• Suitable materials for the noise barrier include earthen berms, masonry block, precast concrete panels, or combinations of berms and solid barriers.</li> <li>• Air conditioning should be included for all residences in this development to allow the occupants to close doors and windows as desired to achieve additional acoustical isolation.</li> </ul>	Prior to Final Occupancy	Planning	
79. Install the traffic signal at the intersection of Bruceville Road and "K" Way in accordance with the City of Elk	Prior to Occupancy of 1 <sup>st</sup> Home	Public Works	

**Conditions of Approval / Mitigation Monitoring and Reporting Program**

<b>Conditions of Approval / Mitigation Measure</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
Grove Improvement Standards, the East Franklin Specific Plan, or to the satisfaction of Public Works.			

**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. The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.
4. Two points of water connection shall be in place prior to construction of any homes.
5. 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)
6. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
7. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. 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.
10. This development is required to provide fire flow from a public water system capable of delivering at a minimum 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 flow above this minimum. (EGCSD – Fire Department)
11. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits.
12. 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.
13. 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.
14. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. All required roadways, water mains, fire hydrants and fire flow shall be provided *prior to the* existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.

15. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
16. The installation of roadway gates, addresses, hardscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD.
17. Traffic pre-emption devices, approved by the EGCSDFD, shall be installed on all 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 EGCSDFD.
18. Fire apparatus access roads shall be provided for each building constructed when any portion of the building is located more than 150 feet from a fire lane as measured by an approved route around the exterior of the building.
19. Turning radius for fire apparatus is a minimum of 38 feet inside and 55 feet outside with a minimum, unobstructed width of 20 feet.
20. Addressing for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
21. 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 packets 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.
22. 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.
23. 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