

RESOLUTION NO. 2003-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT VESTING TENTATIVE SUBDIVISION MAP, SMALL LOT VESTING TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SOUTHMEADOWS UNIT #1, PROJECT NO. EG-02-358, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Southmeadows Unit #1, represented Bilby Road 59 Limited Partnership (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone of 66.2 acres from AG-80 to RD-5 and Open Space, a Large and Small Lot Vesting Tentative Map for 3 large village lots and 232 single family lots, (Assessor Parcel Numbers 132-0020-041, 132-0020-052, and 132-0020-053); 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 24, 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 Large and Small Lot Vesting Tentative Subdivision Map subject to the Conditions of Approval/MMRP (Exhibit A), based on the following findings:

A. California Environmental Quality Act

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.

B. General Plan Consistency

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 possibility of substantial detriment to or interference with the future adopted general plan if the proposed is 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 ordinance

Evidence: The following statements are made in support of the required findings stated above.

- a) The proposed general plan has acknowledged the East Franklin Specific Plan as a key component of the General Plan and has designated a land use category specifically for the Specific Plan. As such, any project proposed would be consistent with the Specific Plan and thus consistent with the proposed General Plan. The new Plan has not altered the land use designations or categories within the East Franklin Specific Plan and all projects have been reviewed and made consistent with the Specific 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 Plan would cause a change to the Specific Plan in order to maintain consistency. The proposed 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 Draft General Plan and the Specific Plan are consistent at this time and there is little possibility that the General Plan would change in this area. The new General Plan would designate certain properties for multi-family development 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 Specific Plan and is consistent with the policies and development standards as listed in the Plan. The requested rezone of AG-80 to RD-5 and Open Space is consistent with the adopted density ranges in the Land Use Policy Map of the Specific Plan.

C. Subdivision Map Act

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 density limits as specified in the East Franklin Specific Plan and Elk Grove General Plan. The 66.2-acre site will be designated 58.6 acres Low Density Residential (3-6 units per acre) and 7.6 acres of Open Space for the Poppy Ridge Drainage Channel.
- b. The design or improvements of the proposed subdivision are consistent with the East Franklin Specific Plan and Elk Grove General Plan.
- c. The site is physically suitable for the development. The applicant is proposing 232 single-family lots on a total of 58.6 acres, which conforms to the designated residential use of the Specific Plan and the General Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 232 single-family lots on a total of 58.6 acres, which conforms to the allowable densities of the RD-5 zoning.
- e. The Mitigated Negative Declaration prepared for the 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 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.

D. 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 Southmeadows 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.

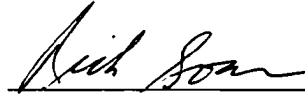
Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern consistent with the requirements of the East Franklin Specific Plan. Roadways have bicycle lanes where necessary and a trail system has been provided along a drainage parkway. Traffic calming measures have also 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 Southmeadows 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

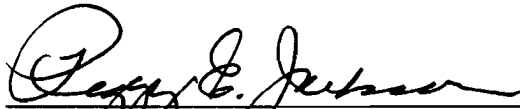
to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 4th day of June 2003.

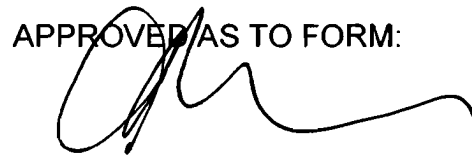


RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

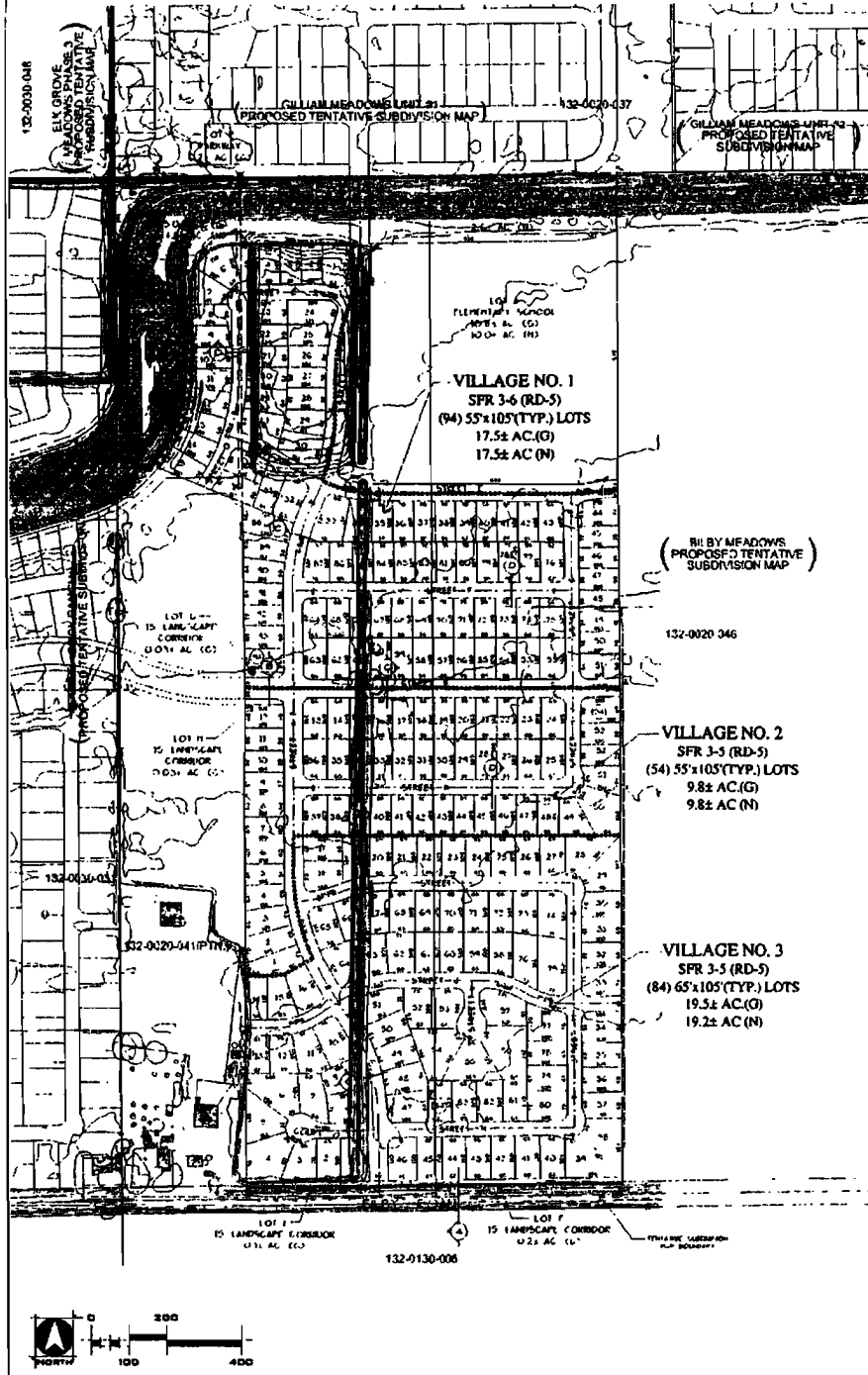
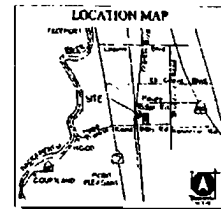
APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

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

LARGE LOT/SMALL LOT VESTING TENTATIVE SUBDIVISION MAP SOUTHMEADOW UNIT #1

CITY OF ELK GROVE, CALIFORNIA

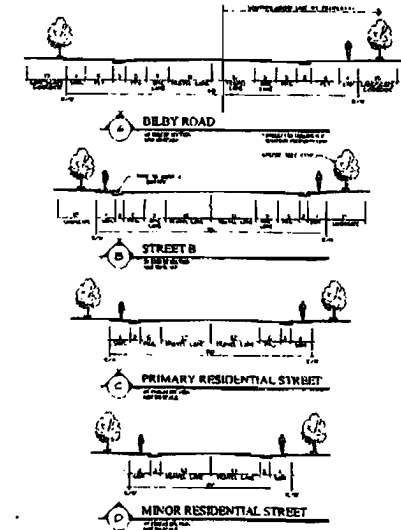
OCTOBER 4, 2007
(REVISED JANUARY 1, 2008)

PROJECT NOTES

- APPLICANT:** WOOD RODGERS, INC.
15000 15TH AVE. S.W. #100
BOOTHVILLE, GA 30062
TEL: 770-486-1111
FAX: 770-486-1112
WWW.WOODRODGERS.COM
- PROJECT:** SOUTHMEADOW UNIT #1
15000 15TH AVE. S.W. #100
BOOTHVILLE, GA 30062
TEL: 770-486-1111
FAX: 770-486-1112
WWW.WOODRODGERS.COM
- DESIGNER:** WOOD RODGERS, INC.
15000 15TH AVE. S.W. #100
BOOTHVILLE, GA 30062
TEL: 770-486-1111
FAX: 770-486-1112
WWW.WOODRODGERS.COM
- DATE:** OCTOBER 4, 2007
(REVISED JANUARY 1, 2008)
- SCALE:** 1" = 100'
- NOTES:**
1. ALL LOTS SHOWN ARE SUBJECT TO THE CITY OF ELK GROVE'S ZONING ORDINANCES.
 2. ALL LOTS SHOWN ARE SUBJECT TO THE CITY OF ELK GROVE'S SUBDIVISION MAP ACT.
 3. ALL LOTS SHOWN ARE SUBJECT TO THE CITY OF ELK GROVE'S LAND USE ORDINANCES.
 4. ALL LOTS SHOWN ARE SUBJECT TO THE CITY OF ELK GROVE'S PLANNING AND DEVELOPMENT DEPARTMENT'S REVIEW.

LAND USE SUMMARY

LOT NO.	ACRES	LAND USE	ACRES	PERCENT
1	17.52	RESIDENTIAL	17.52	100%
2	9.82	RESIDENTIAL	9.82	100%
3	19.51	RESIDENTIAL	19.51	100%
4	19.21	RESIDENTIAL	19.21	100%
TOTAL	66.06		66.06	100%



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Vesting Large and Small Tentative Subdivision Map

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, a Large and Small Lot Vesting Tentative Subdivision Map, as described in the Planning Commission report and associated Exhibits and Attachments, dated April 24, 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	
Prior to Grading/Improvement Plans				
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (66.2 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer	Prior to Issuance of Grading Permit	Planning	

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	connection, water connection, or occupancy permit from the City or County will be approved.			
6.	The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Prior to Improvement Plans	Department of Water Resources	
7.	<p>The applicant shall implement <u>one of the following options</u> to the satisfaction of the Planning 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"> • For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agricultural land within the area bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; or • For each acre of land being developed by this project, the applicant shall contribute \$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 	Prior to improvement plans or recordation of a final subdivision map, whichever occurs first.	Planning	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>approved by the Board of Supervisors); or</p> <ul style="list-style-type: none"> Should the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is intended to replace this condition, the applicant shall be subject to that program instead. The contribution rate (\$1,025.00 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. 			
<p>8. ▪ 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 (60.1 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR</p> <p> ▪ Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk foraging habitat; OR</p> <p> ▪ 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</p>	<p>Prior to improvement plans or recordation of a final subdivision map, whichever occurs first.</p>	<p>Planning</p>	

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<p>as such may be amended from time to time and to the extent that said Chapter remains in effect;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>9. 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"> a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily. b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled. c. Limit onsite construction vehicle speeds to 15 mph. d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust. e. Maintain at least two feet of freeboard when transporting soil or other material by truck. 	<p>Prior to improvement plans or grading permits, whichever occurs first.</p>	<p>Planning</p>	
<p>10. <u>Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment</u></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</p>	<p>Prior to improvement plans or grading permits, whichever occurs first.</p>	<p>Planning and SMAQMD</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:</p> <ul style="list-style-type: none"> • 175hp-750 hp 1996 and newer engines • 100hp-174 hp 1997 and newer engines • 50hp – 99 hp 1998 and newer engines <p>Said off-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 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;"><u>and</u></p> <p><u>Category 2: Reducing Nox Emissions from On-Road Diesel Powered Equipment</u></p> <p>1. The prime contractor shall submit, to ELK GROVE PLANNING, a comprehensive inventory of all heavy-duty on-road equipment (50 or greater</p>			

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<p>horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by 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><u>Category 3: Enforcement Plan</u></p> <p>An enforcement plan shall be established to weekly evaluate project-related engine emission opacities, modeled after the California Air Resources Board Heavy-Duty Diesel Smoke Enforcement Program. An environmental coordinator certified to perform Visible Emissions Evaluations would routinely "read" off-road equipment exhaust opacity, using opacity standards identified in the California Health and Safety Standards. Engines with readily visible emissions [i.e. a. – As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the U.S.</p>			

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<p>Bureau of Mines, or b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in section a.] shall be repaired immediately. The certified environmental coordinator may be a County inspector, a 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.</p> <p>A contractor can meet the emission mitigation requirement by choosing one measure from Category 1, and one measure from Category 2 listed above. Category 3, the Enforcement Plan, is required for both off-road and on-road equipment.</p> <p>This mitigation measure 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).</p>			

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<p>Additionally, construction-related emissions shall be reduced by application of this mitigation measure or shall be offset through the application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the 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>			

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>11. Consult with the California Department of Fish and Game (CDFG) to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence 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>Prior to Improvement Plans or grading permits, whichever occurs first.</p>	<p>Planning</p>	
<p>12.</p> <ul style="list-style-type: none"> ▪ If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. ▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. ▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. ▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. ▪ Prior to the approval of any grading and/or building 	<p>Prior to Improvement Plans or grading permits, whichever occurs first.</p>	<p>Planning</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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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.			
13. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.	Note on Improvement Plans	Planning	
14. 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	Prior to Improvement Plans	Sacramento County Water Agency	

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	<p>accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the improvement plans for the project;</p> <p>c. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency.</p>			
15.	This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations as part of the improvement plans.	Prior to Improvement Plans	Sacramento County Water Agency	
16.	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 Improvement Plans	Sacramento County Water Agency	
17.	Provide the design for the looped water distribution system as part of the improvement plan submittal.	Prior to Improvement Plans	Sacramento County Water Agency	
18.	All 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 proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in	Prior to acceptance of Improvements	EGCS D Parks and Recreation	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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	writing.			
19.	All landscape corridor walls shall be of masonry construction and consistent with the design guidelines in the EFSP. Graffiti resistant materials shall be used. (Check planning area for type of material for masonry wall.)	Noted on Improvement Plans	EGCSD Parks and City Planning	
20.	CSD-1 shall require an approved sewer study, prior to submittal of improvement plans.	Prior to Improvement Plans	CSD-1	
21.	Developer shall construct & install a 40-ft. wide landscaped parkway/ trail system for recreational uses on drainage channel lots D. Trail corridor shall include a 10-ft.wide minimum trail with 2-ft. shoulders on each side, with an aggregate of 26-ft. of adjacent landscaping designed to the satisfaction of EGCSD.	Improvement Plans and during construction	EGCSD Parks and Recreation	
22.	Trail will be located out of the 10-yr. floodplain and along the southern side of the drainage parkway.	Improvement Plans and during construction	EGCSD Parks and Recreation	
23.	Provide EGCSD all of the Trail & Open Space Easements/Dedications necessary to successfully interlink the Trail System with all adjoining property owners and transportation projects.	Improvement Plans and during construction	EGCSD Parks and Recreation	
24.	Signage for the trail will be funded and provided by the developer in accordance with EGCSD specifications (i.e. Sign Manual).	Noted on Improvement Plans	EGCSD Parks and Recreation	
25.	When the improvements to the corridor have received final acceptance by District, District will accept the grant of a landscape maintenance easement from	Noted on Improvement Plans	EGCSD Parks and Recreation	

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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>
	the Applicant and assume the future obligation for operation, maintenance, repair and replacement. Applicant shall be responsible to fund the direct cost of performing this work until the District has incorporated these costs into the annual budget for the Landscape and Lighting Assessment District. If the inclusion of these costs results in an increase in the assessments requiring a ballot approval pursuant to the provision of Proposition 218, the Applicant's funding obligation could continue until Prop 218 compliance is met. Applicant's funding obligation will be addressed in the agreement with the District.			
26.	All walls and fences shall be masonry or tubular steel adjacent to open space corridors shall be built to the satisfaction of the EGCS D and Planning.	Prior to Improvement Plans	EGCS D Parks and Recreation	
27.	The 31' landscape easement on Bilby Road including Landscape Lots E and F should be designed according to Figure 4.12 in the Laguna Reserve Design Guidelines. The cross section would include a 12 foot travel way, a 3 foot bike lane, a 3 foot curb and gutter, the maintenance easement begins at the back of curb, consisting of the 12 foot planter, a 4 foot sidewalk and a 15 foot landscape corridor. The sidewalk should link with adjacent developments. The developer should submit plans to EGCS D for approval.	Prior to Improvement Plans	EGCS D Parks and Recreation	
28.	Provide calculation for the pipe capacity in conference with the 1996 Hydrology Standards Volume 2 and City of Elk Grove Improvement Standards.	Prior to Improvement Plans	Public Works	

City Council Draft

Southmeadows (EG-02-358)

6/4/03

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29.	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 trunk 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.	Prior to Recordation of Final Map	CSD-1	
	Prior to Final Map Recordation			
30.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map	Public Works	
31.	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 Sac County Water Agency.	Prior to issuance of grading permit (and/or as deemed appropriate by Public Works)	Public Works	
32.	A financing plan will be developed for parks within the proposed project.	Prior to Final Map	EGCSD Parks and Recreation and Public Works	
33.	Provide on-site and off-site drainage easements, as necessary to offset project impacts, at no cost to 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.	Final Map	Public Works	

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34.	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	Public Works	
35.	Provide separate public water service to each parcel and dedicates maintenance easements in all public streets over all water lines to the satisfaction of Sacramento County Water Agency prior to final map approval.	Prior to Final Map	Sacramento County Water Agency	
36.	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	EGCSD Parks and Recreation and Public Works	
37.	Improve & Dedicate a 31-foot Landscape Easement to the Elk Grove Community Services District on Bilby Road to the satisfaction of EGCSD and Public Works.	Final Map and Improvement Plans	EGCSD Parks and Recreation and Public Works	
38.	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	Prior to Final Map	EGCSD Parks and Recreation	

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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.			
39. Grant the City of Elk Grove right-of-way on Bilby Road based on a 48' modified collector street with parkway strip in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of Public Works. The dimensions of Bilby Road are 12' travel lane, 3' bike lane, 3' curb and gutter, 12' planter, 4' sidewalk and 15' landscape corridor. The landscape corridor shall be dedicated to EGCS.	Prior to Final Map	Public Works	
40. Grant the City of Elk Grove right-of-way on all internal streets, (as displayed in the Southmeadow Unit #1 Large Lot/Small Lot Vesting Subdivision Map) with the exception of Street A, Street B and Street E, 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 and the adopted City-wide residential guidelines. Please note that all primary residential streets (62 foot right of way) shall have sidewalks separated from the street by a 6 foot landscaped planter. The resultant half street cross section will be 18 feet travel lane, 3 feet of vertical curb and gutter plate, 6 feet of	Prior to Final Map	Public Works	

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	landscaping and 4 feet of sidewalk. Street A, south of B Street and B Street, west of G & H Street shall have separated sidewalks as described above. The eastside of Street A and the north side of Street E, adjacent to the school site shall have a half street section of 11 feet travel lane, 8 feet of parking, 3 feet of vertical curb and gutter and 8 feet of sidewalk. The west side of A Street shall conform to a Primary Residential Street, and the southside of E Street shall conform to a 40 foot Secondary Residential Street.			
41.	Dedicate a 12.5-foot public utility easement for underground and/or overhead facilities and appurtenances adjacent to public/private streets.	Prior to Final Map	Public Works	
42.	Dedicate the landscape corridors adjacent to Bilby Road as a public utility easement for overhead and underground facilities and appurtenances. The owner/developer must disclose to future potential owners the existing 69kV electrical facilities.	Prior to Final Map	Public Works and EGCS	
43.	Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances as shown on the East Franklin Specific Plan.	Prior to Final Map	Public Works and EGCS	
44.	Final maps shall not be approved until Sacramento County Water Agency has determined that there is adequate water production capacity to serve the subject proposed development.	Prior to Final Map	Department of Water Resources	

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	Prior to Issuance of Building Permits			
45.	The designs of the buildings shall be consistent with the guidelines in <u>Section 2.2.8 Residential Design Guidelines</u> of the East Franklin Specific Plan and the City-wide design guidelines for Master Home Plans.	Prior to Issuance of Building Permits	Planning	
46.	Construct the gap channel and railroad bridge for Shed B or develop an interim solution to handle the 100-year flood event to eliminate or minimize the existing 100-year residual flood plain. The interim solution will have to be to the satisfaction of Public Works.	Prior to Issuance of 1 st Building Permit	Public Works	
47.	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 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.	Prior to Issuance of Building Permits	Planning	
48.	Install all internal public streets, (as displayed in the Southmeadow Unit #1 Large Lot/Small Lot Vesting Subdivision Map) with the exception of Street A and Street B in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public	Prior to 1 st Building Permit (model homes excluded)	Public Works	

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<p>Works and the adopted City-wide residential guidelines.</p> <p>Please note that all primary residential streets (62 foot right of way) shall have sidewalks separated from the street by a 6 foot landscaped planter. The resultant half street cross section will be 18 feet travel lane, 3 feet of vertical curb and gutter plate, 6 feet of landscaping and 4 feet of sidewalk. Street A, south of B Street and B Street, west of G & H Street shall have separated sidewalks as described above. The eastside of Street A and the north side of Street E, adjacent to the school site shall have a half street section of 11 feet travel lane, 8 feet of parking, 3 feet of vertical curb and gutter and 8 feet of sidewalk. The west side of A Street shall conform to a Primary Residential Street, and the southside of E Street shall conform to a 40 foot Secondary Residential Street.</p>			
<p>49. Install public street improvements on Bilby Road, based on a 48' modified collector, 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 dimensions of Bilby Road are 12' travel lane, 3' bike lane, 3' curb and gutter, 12' planter, 4' sidewalk and 15' landscape corridor. The landscape corridor shall be dedicated to EGCSO.</p>	<p>Prior to 1st building permit</p>	<p>Public Works</p>	
<p>50. The public street improvements on Franklin Blvd, based upon a 96' modified thoroughfare from Poppy Ridge Road to new Bilby Road and new Bilby Road, both connections with Franklin Blvd, based upon a</p>	<p>Determined by the Traffic Impact Study and prior to 1st building permits</p>	<p>Public Works</p>	

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	modified 48' collector must be installed in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Public Works.			
51.	The project proponent shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Issuance of Building Permits	Department of Water Resources	
52.	<p>The project developer / applicant shall implement the following measures to the maximum extent feasible:</p> <p>Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices.</p> <p>Install natural gas fireplaces in residential units in place of standard fireplaces.</p> <p>Install electrical outlets in front and backyards of homes for use with electric powered yard equipment.</p> <p>Install energy efficient heating and appliances.</p> <p>Construct homes and other buildings with additional insulation factors to reduce energy use.</p>	Prior to Issuance of Building Permits	Planning	
53.	Single-story structures shall be placed on lots abutting Bilby Road, unless it can be demonstrated that two-story units can be designed that will allow natural ventilation from the second floor windows and be in accordance with Noise Mitigation Measures of the MMRP for the Specific Plan. Village Number 3, lots 10 - 21 will be subject to this requirement.	Prior to Issuance of Building Permits	Building	

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54.	The floor elevation must be a minimum of 1 foot above the 100-year water level for the area.	Prior to Issuance of Building Permits	Public Works	
	Prior to Residential Final of Certificates of Occupancy			
55.	Install a 7 foot high noise barrier between the sensitive residential uses along Bilby Road that were identified as needing mitigation in the acoustical noise analyses required in the EFSP EIR. Masonry walls shall be constructed in accordance with the EFSP. Standard masonry walls shall be constructed along A Drive. The sound barrier shall be airtight and massive with no significant gaps in construction. Where the sound barrier approaches openings for roadways, the barrier shall be wrapped around the corners of the end lots to the intersections of the first internal streets to provide sufficient shielding. However, the barrier height must taper down at the corners to allow for clear sight distance for motorists approaching the intersections.	Prior to Issuance of Occupancy Permits	Planning	
56.	Determine mutually agreed upon traffic calming devices and locations to increase pedestrian safety and walkability within the new and adjoining neighborhoods. The traffic calming devices around the new school site shall be given first priority for installation.	Prior to Issuance of Occupancy Permits	Public Works	
57.	No more than 40 forty homes shall be occupied without providing 2 two points of access that meet the standards for the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall	Prior to Issuance of Occupancy Permits	Police Department and CSD Fire Department	

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	connect to a major road.			
58.	Rough grade the school site pursuant to plans approved by the District.	Prior to Final Inspection or Certificate of Occupancy of the first unit.	EGUSD	
59.	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.	Prior to Final Inspection or Certificate of Occupancy of the first unit of each neighborhood unit.	EGCSD-Fire Department	

General Compliance Items for Building Permit

1. Provide separate water service to each parcel.
2. Two points of water connection shall be in place prior to construction of any homes.
3. 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)
4. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
5. 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.
6. The development is required to provide fire flow from public water system capable of delivering a minimum of 1,000 gpm at 20 psi in residential areas. Hydrants shall be spaced a maximum of 300 feet apart in the commercial areas and a maximum of 500 feet apart in residential 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. (EGCSD – Fire Department)
7. 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.
8. 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. (EGCSD – Fire Department)
9. 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. (EGCSD – Fire Department)
10. 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.
11. 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.
12. 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.
13. Required fire alarm systems (other than on single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.
14. 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.
15. Turning radius for fire apparatus is a minimum of 38 feet inside and 55 feet outside with a minimum, unobstructed width of 20 feet.