

RESOLUTION NO. 2003-154

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 RESIDENTIAL DESIGN REVIEW FOR GILLIAM MEADOWS UNIT 2 PROJECT NO. EG-02-356, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Gilliam Meadows Unit 2, represented by Mike Winn and Donna Fragoso (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map and Design Review (Assessor's Parcel Number 132-0020-037); 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 June 12, 2003 and recommended City Council approval of the project.

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

Approve the Gilliam Meadows Unit 2 Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map and Design Review based on the following findings and the attached conditions of approval/MMRP.

Findings

CEQA

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

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

General Plan

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

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

Evidence:

- (a) The 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 Gilliam Meadows Unit 2 project 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 Gilliam Meadows Unit 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 is consistent with the draft policies 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 new General Plan would designate certain properties for single-family and parkland development within the East Franklin Specific Plan with which this project is consistent.
- (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 Maps are 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 project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Vesting Tentative Subdivision Maps

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the Elk Grove General Plan, East Franklin Specific Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, East Franklin Specific Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development and is consistent with the specific plan.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to commercial densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Gilliam Meadows Unit 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 Gilliam Meadows Unit 2 project determined that no potential serious health problems were identified from the project.
 - g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

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

Evidence: The Draft 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 Gilliam Meadows Unit 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 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.

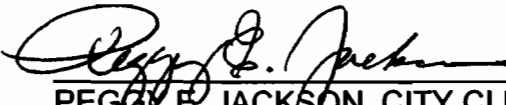
Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Gilliam Meadows Unit 2 project has been designed in accordance with the East Franklin Specific Plan and provides connectivity to the existing street network as well as provides 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 6th day of August 2003.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-154

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

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 6th day of August, 2003 by the following roll call vote:

AYES: 5 COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper, Leary

NOES: 0 COUNCILMEMBERS:

ABSTAIN: 0 COUNCILMEMBERS:

ABSENT: 0 COUNCILMEMBERS:





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

<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 Lot Tentative Subdivision Map and Vesting Tentative Subdivision Map as described in the City Council report and associated Exhibits and Attachments dated August 6, 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, building or any other site improvements, or the recordation of any Final Maps				
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (78.9 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$3,000 has been paid, no Final Map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to grading, building or any other site improvements, or the recordation of any Final Maps	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6. Should any discrepancies arise between the adopted Vesting Tentative Subdivision Map and the final Conditions of Approval / Mitigation Monitoring and Reporting Program (MMRP), the Conditions of Approval/MMRP shall govern. If any conditions result in changes to the design of the subdivision map, a revised Vesting Tentative Subdivision Map that accurately reflects the changes shall be submitted prior to Final Map.	Prior to Final Map	City Planning, Public Works	
7. Prior to grading, building or any other site improvements, or the recordation of any Final Maps related to this project, the applicant shall assure compliance with the City's Land Grading and Erosion Control Ordinance.	Prior to grading, building or any other site improvements, or the recordation of any Final Maps	SCWA Department of Water Resources	
8. Prior to issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Maps on the subject property, the applicant shall implement <u>one of the following options</u> to the satisfaction of City Planning to mitigate for the loss of agriculture land: <ul style="list-style-type: none"> • For each acre of land being developed by this project (78.9 acres), the applicant shall preserve 0.63 acres of agricultural land (49.7 acres) 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 \$1025.00 per 	Prior to grading, building or any other site improvements, or the recordation of any Final Maps	Department of Conservation, Elk Grove Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); OR,</p> <ul style="list-style-type: none"> Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is intended to replace this condition, the applicant shall be subject to that program instead. <p>The contribution rate (\$1025.00 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 a detailed analysis of land values within the affected area.</p>			
<p>9. Prior to issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Maps on the subject property, the project proponent shall:</p> <ol style="list-style-type: none"> 1) Preserve 78.9 acres (one acre of similar habitat for each acre lost) within a one-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the California Department of Fish and Game (CDFG) and proof of fee title or conservation 	<p>Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property</p>	<p>Planning</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>easement shall be submitted to Elk Grove City Planning; OR</p> <p>2) Prepare and implement, to the satisfaction of the California Department of Fish and Game (CDFG), a Swainson's hawk mitigation plan for loss of 78.9 acres of foraging habitat that will include preservation of Swainson's hawk foraging habitat, and submit a copy of the approved plan to Elk Grove City Planning; OR</p> <p>3) Submit payment of a Swainson's hawk impact mitigation fee of \$750.00 per acre impacted (78.9 acres) to Elk Grove City Planning as set forth in Chapter 16.130 of the Elk Grove City Code, or as may be amended from time to time and to the extent said Chapter remains in effect.</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. (BR-1) Applicants for future development projects within the EFSP area shall submit a wetland delineation of the proposed development area and shall provide a detailed plan that describes the specific methods to be implemented to mitigate any project impacts upon wetlands such that no net loss in wetland habitat is achieved.</p>	<p>Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property</p>	<p>U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game, and Elk Grove Planning</p>	
<p>11. (BR-2) Applicants for future development projects within the EFSP area shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 Clean Water Act, and all necessary California</p>	<p>Prior to grading, building or any other site improvements, or the recordation of any</p>	<p>U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department</p>	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Endangered Species Act permits and Streambed Alteration Agreements from the California Department of Fish and Game pursuant to the Fish and Game Code.	Final Maps on the subject property	of Fish and Game, and Elk Grove Planning	
12.	<p>(BR-3) Implementation of off-site sewer and drainage facility improvements including storage of spoils, shall not occur until the following items have been submitted to the City of Elk Grove for review and approval:</p> <ul style="list-style-type: none"> • Wetland Delineation for the improvement area verified by the U.S. Army Corps of Engineers; • Detailed mitigation plan for wetlands to be impacted by the proposed improvements that specifically describes the measures that will be implemented to achieve no net loss in wetland habitat acreage and values; • Determinate surveys of the improvement areas for presence of special status species; • Detailed mitigation plan, developed in cooperation the regulatory resource agencies (U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game), designed to reduce impacts on any special status species identified in the determinate studies to a less than significant level. 	Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property	U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game, and Elk Grove Planning	
13.	(BR-4) Implementation of off-site sewer and drainage facility improvements, including storage of spoils, shall not occur until all necessary permits have been obtained from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and/or California Department of Fish and Game.	Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property	U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game, and Elk Grove Planning	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	<p>(BR-5) Applicants for future development projects within the project area shall conduct (or update) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species. If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.</p> <p>Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.</p> <p>Where project impacts include taking of a state listed species, an Incidental Take Permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act.</p>	<p>Prior to grading, building or any other site improvements, or the recordation of any Final Maps on the subject property</p>	<p>U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game, and Elk Grove Planning</p>	
15.	<p>(AQ-1) In order to control fugitive dust emission during the construction phase of any development within the project area, the following measures shall be implemented:</p> <p>a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily.</p>	<p>Noted on Improvement Plans prior to approval; On-going during the construction phase of project development</p>	<p>Planning</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled.</p> <p>c. Limit onsite construction vehicle speeds to 15 mph.</p> <p>d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust.</p> <p>e. Maintain at least two feet of freeboard when transporting soil or other material by truck.</p> <p>These actions shall be noted on the Improvement Plans prior to approval and shall be completed during construction activities.</p>			
<p>16. 1. The following actions are required to reduce emissions from construction equipment:</p> <p><u>Category 1: Reducing NO_x Emissions from Off-Road Diesel Powered Equipment</u></p> <p>The project shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction⁽¹⁾ compared to the most recent CARB fleet average; and,</p> <p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or</p>	<p>Noted on Improvement Plans prior to approval; on-going during construction</p>	<p>Planning and SMAQMD</p>	

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

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this Section shall supercede other SMAQMD or state rules or regulations.</p> <p>2. During the construction phase of this project, the provisions of District Rule 403 - Fugitive Dust will apply. This rule requires that steps be taken to prevent airborne dust from traveling beyond the boundaries of the construction site.</p> <p>(AQ-2) These requirements 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. These requirements 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> <p>Additionally, construction-related emissions shall be reduced by application of these provisions for in-tract subdivision improvements or shall be offset through the application of a twenty-five dollar (\$25) 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</p>			

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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.			
17. 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.	Noted on Improvement Plans prior to approval; On-going during construction	Sacramento County Environmental Health Division	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>18. 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.</p>	<p>Noted on Improvement Plans prior to approval; On-going during construction</p>	<p>Planning</p>	
<p>19. Prior to approval of Improvement Plans, the project must demonstrate the following items to the satisfaction of the Department of Water Resources:</p> <ul style="list-style-type: none"> a. Provide a non-potable water distribution system for use during grading and construction. When available, the applicant shall use non-potable water during construction and grading; b. Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the 	<p>Noted on Improvement Plans prior to approval; On-going during construction</p>	<p>Sacramento County Water Agency (SCWA)</p>	

Exhibit A**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>
	applicant shall use water from agricultural wells for grading and construction.			
20.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency.	Noted on Improvement Plans prior to approval	SCWA Department of Water Resources	
21.	This project is required to connect to the existing Sacramento County Water Agency (SCWA) system at a minimum of two locations.	Noted on Improvement Plans prior to approval	SCWA Department of Water Resources	
22.	The Sacramento County Water Agency 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	SCWA Department of Water Resources	
23.	Provide a looped water distribution system.	Noted on Improvement Plans prior to approval	SCWA Department of Water Resources	
24.	The 40-foot wide parkway on the eastern boundary of the project site and Lots L and K on the southern boundary, shall comprise 26 feet of landscaping, including shrubs and groundcovers, a ten-foot wide bike/pedestrian path and two-foot wide, decomposed granite shoulders on either side of the path. The Bike/Pedestrian path shall link to adjacent paths developed in South Meadow Unit #1 and Elk Grove Meadows Phase 3. A crosswalk shall be installed to accommodate the path crossing Street 'B' and Street 'U'.	Noted on Improvement Plans, implemented during construction	EGCSD Parks and Recreation, Public Works, Planning	
25.	All landscape corridor walls shall be of masonry construction and shall provide sound attenuation as shown in Figure 1 (attached) of the Environmental Noise Assessment for Gilliam Meadows Unit #2.	Noted on Landscape Plans, implemented during construction	EGCSD Parks and Recreation	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Wall design and materials shall be consistent with the EFSP Landscape Design Guidelines and subject to City of Elk Grove and CSD approval. Graffiti resistant materials shall be used.			
26.	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 EGCSO approval. Any deviation from CSD's specifications would need to be submitted to the CSD and approved in writing.	Noted on Landscape Plans, implemented during construction	EGCSO Parks and Recreation	
27.	The developer shall install a six-foot masonry wall along the south boundary of Lot A (Park Site) adjacent to Lots 1 through 4 in Village No. 2. The developer shall also install a six-foot masonry wall, incorporated with the sound barrier wall, along the west boundary of Lot A adjacent to Lot 1 in Village No. 1.	Noted on Landscape Plans, implemented during construction	EGCSO Parks and Recreation	
28.	CSD-1 shall require an approved sewer study prior to submittal of improvement plans. The East Franklin Specific Plan Update sewer study may be approved prior to the submittal of improvement plans for plan check to CSD-1. If this study is not completed, CSD-1 will require a broader, project-specific study for Gilliam Meadows Unit #2.	Prior to approval of Improvement Plans	CSD-1	
29.	Connection to the public sewer system shall be required to the satisfaction of CSD-1. In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1.	Noted on Improvement Plans, implemented during construction	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.</p> <p>Construction of trunk sewer will be required down Blossom Ridge Road to the satisfaction of CSD-1. Trunk sewer design and construction may be reimbursed by CSD-1.</p> <p>This project is within the boundaries of the East Franklin Specific Plan and will be initially served by developer funded interim services. The project shall participate in its fair share of costs of interim facilities. Interim services shall be provided on a first come first serve basis.</p> <p>The trunk and collector sewer system for Gilliam Meadows Unit #2 will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system is accepted for maintenance, including, but not limited to, the Poppy Ridge Pump Station and Force Main.</p>			
<p>30. Open fencing shall be provided along all open space corridors with specifications being determined by the City of Elk Grove and the Elk Grove Community Services District (EGCSD) and consistent with the East Franklin Specific Plan Landscape Guidelines.</p> <p>All fences shall be masonry/tubular steel consistent with the East Franklin Specific Plan Landscape Guidelines.</p>	<p>Noted on Improvement Plans, implemented during construction</p>	<p>EGCSD Parks and Recreation</p>	

Exhibit A**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>
31.	The developer shall improve the 25-foot wide landscape corridor on Poppy Ridge Road and shall dedicate the corridor by grant deed to the EGCSD once the corridor improvements are complete.	Noted on Improvement Plans, implemented during construction	EGCSD Parks and Recreation	
32.	Signage for the trail shall be funded and provided by the developers in accordance with EGCSD specifications (i.e. Sign Manual).	Noted on Improvement Plans, implemented during construction	EGCSD Parks and Recreation	
33.	Locations of all utility service points on all land to be maintained by the EGCSD shall be approved by the District. (EGCSD)	Noted on Improvement Plans prior to approval	EGCSD Parks and Recreation	
34.	All Traffic Calming proposals shall be submitted to the EGCSD Fire Department for review and approval prior to implementation.	Noted on Improvement Plans, implemented during construction	EGCSD Fire	
35.	Provide fire hydrants at 300-foot spacing on the south side of Poppy Ridge Road, per the requirements of Section 7 of the amended Appendix III-B of the 2001 California Fire Code. The addition of medians to other streets will trigger this requirement also.	Noted on Improvement Plans, implemented during construction	EGCSD Fire	
36.	Provide a fire hydrant at the intersection of Poppy Ridge Road and Blossom Ridge Road, to the satisfaction of EGCSD Fire Department.	Noted on Improvement Plans, implemented during construction	EGCSD Fire	
37.	Provide non-combustible fencing between the Drainage Channel and all homes abutting the channel, including those homes on the south side of Streets O and P. Solid masonry walls be provided between the Drainage Channel and Lot 25 in Village No. 2, Lot 57 in Village No. 3 and Lot 41 in Village No. 4 to mitigate privacy concerns.	Noted on Improvement Plans, implemented during construction	EGCSD Fire	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
38. Construct the gap channel and railroad bridge for Shed B or develop an interim solution that can be implemented before October 15, 2003 to handle the 100-year residual floodplain. Any interim solution shall be reviewed for approval by Public Works.	Prior to issuance of Grading Permit	Public Works	
39. Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvements Standards, including any fees required by the SCWA.	Prior to Issuance of Grading Permit (and/or as deemed appropriate by Public Works)	Public Works	
40. <u>Install Bots Dots at the elbows on:</u> Street "C" Street "I" Street "G" (both locations) Street "F" Street "R" Street "M" Street "N" Street "O" <u>Islands on:</u> Blossom Ridge Road south of Poppy Ridge Road. <u>Speed Cushions on:</u> <ul style="list-style-type: none"> Blossom Ridge Road north of Street "T" Blossom Ridge Road north of Street "B" <u>Stop Signs on:</u> <ul style="list-style-type: none"> Street "C" at Blossom Ridge Road Street "D" at Blossom Ridge Road Street "T" at Blossom Ridge Road Street "B" at Blossom Ridge Road 	Design Approval Prior to Final Map Installation Prior to Occupancy	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Street "E" at Street "B" • Street "I" at Street "B" • Street "M" / Street "R" at Street "U" • Street "N" / Court "Q" at Street "U" • Street "O" / Street "P" at Street "U" <p><u>Choker on:</u></p> <ul style="list-style-type: none"> • Street "C" / "I" adjacent to the park <p><u>Strip a Parking Lane on:</u></p> <ul style="list-style-type: none"> • Blossom Ridge Road • "B" Street <p>Please note no parking will be allowed where islands or choker are to be installed.</p> <p><u>On Street Angle Parking on:</u></p> <ul style="list-style-type: none"> • east side of Street "C" / "I" adjacent to the park <p><u>Red curb – no parking on:</u></p> <ul style="list-style-type: none"> • west side of Street "C" / "I" adjacent to the park <p>Narrow Drainage Bridge between Gilliam Meadows Unit #1 and Gilliam Meadows Unit #2.</p> <p>The above devices will be installed as shown in the attached map, to the satisfaction of Public Works.</p>			
41. Provide separate public water service to each parcel and dedicate 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 Approval	SCWA	
42. Prior to approval of improvement plans, the Developer shall enter into a park development agreement with the Elk Grove Community Services District to address conditions of approval.	Prior to Improvement Plan Approval	EGCSD Parks and Recreation	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
43. When improvements to the corridors and medians have been completed in accordance with plans, specifications and 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.	Prior to Final Map Approval	EGCSD Parks and Recreation	
44. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map Approval	Public Works	
45. Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency ordinance.	Prior to Final Map Approval	SCWA Department of Water Resources	
46. Provide drainage easements to off-set projected impacts, as necessary, at no cost of the City of Elk Grove pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Final Map Approval	Public Works	
47. 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 and as provided in the East Franklin Specific Plan. Should this requirement result in the over	Prior to Final Map Approval	EGCSD Parks and Recreation	

Exhibit A**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>
	dedication of park property, the property owner shall accept as full compensation for the over dedicated property a sum based on a value of \$125,000 per acre or such other value as may be established in the City of Elk Grove Municipal Code, Chapter 22.40.041. If cash is not available, the property owner shall accept a non-interest bearing promissory note, the payment of which will be subordinate to other promissory notes of earlier dates.			
48.	Dedicate 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 Approval	SCWA Department of Water Resources	
49.	Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.	Prior to Final Map Approval	SMUD	
50.	Grant the City of Elk Grove right-of-way on Poppy Ridge Road based on a 72' street section in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of Public Works.	Prior to Final Map Approval	Public Works	
51.	Grant the City of Elk Grove right-of-way on Blossom Ridge Road based on a 62' street section as shown on the Large Lot/Small Lot Vesting Subdivision Map, in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of Public Works.	Prior to Final Map Approval	Public Works	
52.	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 or to the satisfaction of the Department of Public Works. The cross section for primary residential streets	Prior to Final Map Approval	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	shall be modified to 62' and include 6' planter strips with 4' detached sidewalks. This applies to both sides of Street 'B' from the eastern boundary of the subdivision to Blossom Ridge Road. The street adjacent to the Park (Lot A) shall be 44' of Right-of-way consisting of a ½ street cross-section of a 4 feet sidewalk, 3 feet vertical curb and gutter, and 15 feet of pavement.			
53.	If construction phasing is to occur, a Phasing Plan shall be prepared and submitted to Public Works for review and approval.	Prior to Submittal of Improvement Plans	Public Works	
54.	As part of the Phasing Plan, full street improvements shall be installed on Poppy Ridge Road, Street 'B' and Blossom Ridge Road, north of Street 'B' and adjacent to Lots 10 through 14 in Village No. 5, and south of Street 'B' adjacent to Lots 1 through 4 in Village No. 4. Any additional construction shall require full width street improvements on Blossom Ridge Road.	Prior to Final Map Approval	Public Works	
55.	The standard street elbow design shall be used at all right angle turns in the street system (i.e., adjacent to Lots 28, 29 and 65 in Village No. 3). This requirement may be modified if it can be demonstrated that the turning radii of emergency vehicles and trash trucks can be accommodated with on street parking on both sides of the street.	Prior to Improvement Plan Approval	Public Works	
56.	A Lot Line Adjustment affecting Lots 1 through 4 of Village No.4 shall be filed, approved and recorded prior to the approval of the Final Map.	Prior to Final Map Approval	Public Works	
57.	Standard street tangents shall be provided at the intersection of Street 'B' and Blossom Ridge Road.	Prior to Improvement Plan Approval	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	All street curves shall meet standard radii requirements.	Prior to Improvement Plan Approval	Public Works	
59.	Driveway access shall be provided as follows: <ul style="list-style-type: none"> • Lot 41 in Village No. 4 from Street 'P' • Lot 57 in Village No. 3 from Street 'O' • Lot 29 in Village No. 5 from Street 'E' 	Prior to Improvement Plan Approval	Public Works	
60.	Provide visibility easements to the satisfaction of Public Works.	Prior to Improvement Plan Approval	Public Works	
61.	Dedicate on the Final Map a 12.5- foot public utility easement for underground facilities and appurtenances adjacent to all public/private streets, exclusive of the sewer lift station easement.	Prior to Final Map Approval	Public Works, SMUD	
62.	The developer shall provide water, sewer and drainage utility stubs to the park site, and shall complete rough grading of the park site, to the satisfaction of EGUSD.	Noted on Improvement Plans, implemented during construction of Village No.1 and Village No. 2	EGCSD Parks and Recreation, Public Works, SMUD	
63.	The location of all utility service points on all land to be maintained by or dedicated to the EGCSD shall be approved by the District.	Noted on Improvement Plans prior to Approval	EGCSD Parks and Recreation	
64.	Final maps shall not be approved until: <ul style="list-style-type: none"> • 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 & Associates Engineering, Inc. • Sacramento County Water Agency has determined that there is adequate water production capacity to serve the subject proposed development. 	Prior to Final Map Approval	SCWA Department of Water Resources	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
65.	Project proponents, future successors or interests shall reserve two separate minimum 100-foot by 100-foot water well sites; one located near the northern portion of the project site (Lots 48 and 49 in Village No. 1) and one located in the southwest portion (Lots 1 and 2 in Village No. 4) to the satisfaction of 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 two alternate sites on the Gilliam Meadows #2 Subdivision shall be selected and similarly evaluated. Prior to Final Map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Elk Grove Municipal Code and Govt. Code Title 7, Division 2, Article 4.	Prior to Final Map Approval	SCWA Department of Water Resources	
Prior to Issuance of Building Permit				
66.	Install public street on Blossom Ridge Road based on a 62' street section as shown on the Large Lot/Small Lot Vesting Subdivision Map, 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.	Prior to 1 st Building Permit	Public Works	
67.	Install all internal streets in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan, or to the satisfaction of the Department of Public Works. The cross section for primary residential streets shall be modified to 62' and include	Prior to 1 st Building Permit	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	6' planter strips with 4' detached sidewalks. This applies to both sides of Street 'B' from the eastern boundary of the subdivision to Blossom Ridge Road. The street adjacent to the Park (Lot A) shall be 44' of Right-of-way consisting of a ½ street cross-section consisting of 4 feet of sidewalk, 3 feet of vertical curb and gutter, and 15 feet of pavement.			
68.	Install public street on Poppy Ridge Road based on a 72' street section in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan or to the satisfaction of the Department of Public Works.	Prior to Issuance of Building Permit	Public Works	
69.	The floor elevation must be a minimum of one foot above the 100-year water level for the area.	Prior to Issuance of Building Permit	Public Works	
70.	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.	Prior to Issuance of Building Permit	EGUSD, Planning	
71.	(AQ-6) Future development projects shall implement the following measures to the maximum extent feasible: a. Whether the builder chooses a gas- fired or wood burning system, install the lowest emitting	Prior to Issuance of Building Permit	Planning	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>commercially viable fireplaces, for each system type.</p> <p>b. The developer must provide an additional electrical outlet in the garage of each single family unit, conveniently located, to facilitate the use of a rechargeable lawn mower, and an electrical outlet in front and backyards of homes for use with electric powered yard equipment.</p> <p>c. Install energy efficient heating and appliances.</p>			
72.	<p>(AQ-6) The project developer/applicant shall implement the following measures as applicable:</p> <ul style="list-style-type: none"> • Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices. • Install natural gas fireplaces in residential units in place of standard fireplaces. • Install electrical outlets in front and backyards of homes for use with electric powered yard equipment. • Install natural gas burning barbecues in residences. • Install energy efficient heating and appliances. • Construct homes and other buildings with additional insulation factors to reduce energy use. 	Prior to Issuance of Building Permit	Planning	
73.	<p>For residential units that are not shielded by barriers and are proposed to be located within the 60dB L_{dn} noise contours, a detailed analysis of interior noise levels at second floor facades shall be submitted with floor plans, building plans and façade construction details. Appropriate acoustical insulation, building materials and/or construction techniques shall be incorporated into the building plans for these units to meet acceptable noise levels and to comply with the Draft General Plan Noise Element.</p>	Prior to Issuance of Building Permit	Building	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
74.	No more than 40 forty homes shall be constructed without providing two points of access that meet the standards for the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall connect to a primary road (Streets 'P', 'R', 'S' and Court 'T').	Prior to Issuance of Building Permit	EGCSD Fire Department	
75.	Provide drainage easements and install facilities prior to the issuance of building permits pursuant to the City of Elk Grove Floodplain Management Ordinance, SCWA Code, and Elk Grove Improvement Standards, including any fee required by SCWA Code. SCWA fees and improvement standards referenced above shall be effective at the time of improvement plan submittal.	Prior to Issuance of Building Permit	Public Works	
Construction / Installation Prior to Occupancy				
76.	<ul style="list-style-type: none"> A sound barrier shall be constructed along the north boundaries of Lots 1 through 13 in Village No. One to reduce future traffic noise levels in the rear yards of those lots located adjacent to Poppy Ridge Road. Barrier height shall be six (6) feet, which shall be enhanced masonry as shown in Figure 3-10 of the East Franklin Specific Plan. The sound barrier wall shall also extend south along the east side of Lot 1 and along the west side of Lot 13, to a distance of 123 feet from the centerline of Poppy Ridge Road. Suitable materials for the property line barrier include earthen berms, masonry block, precast concrete panels, or combinations of berms and solid barriers. 	Shown on Improvement Plans prior to approval; Constructed prior to Occupancy	Planning	
77.	Air conditioning shall be included for all residences in this development to allow the occupants to close doors and windows as desired to achieve additional acoustical isolation.	Installed Prior to Occupancy	Building	

Exhibit A**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>
78.	Landscaping along the western boundary and northern boundary of the Drainage Channel/Parkway shall include 24-inch boxed specimen trees, including but not limited to evergreens.	Landscape Plan approval prior to Occupancy Permits	Planning	

General Compliance Items for Building Permit

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Provide separate water service to each parcel.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
7. Dead-end streets in excess of 150 feet require emergency vehicle turn-a-rounds.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
10. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4,999 square feet.
11. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the Fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of a signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.
12. All civil engineering plans are required to be submitted in an electronic format. When plan is ready for final signature, it is required that the engineering firm will submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

Conditions of Approval / Mitigation Monitoring and Reporting Program

DFX (Drawing Interchange file) release 2002 or previous

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

13. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
14. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which the units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.
15. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
16. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten- (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.
17. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
18. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 15 % for concrete. The roadways shall be constructed to a 20-foot minimum width with a minimum of three (3) inches AC over six (6) inches AB with good drainage.
19. Traffic pre-emption devices of a typed approved by the Elk Grove Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
20. Required fire alarm systems (other than single family dwellings) shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
21. Permits and/or fees are required for the following plan reviews: site plan, architectural plan, fire sprinkler plan, fire alarm plan, and special extinguishing plans.
22. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.
23. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or traffic calming devices are subject to standards outlined by the Elk Grove Fire Department.

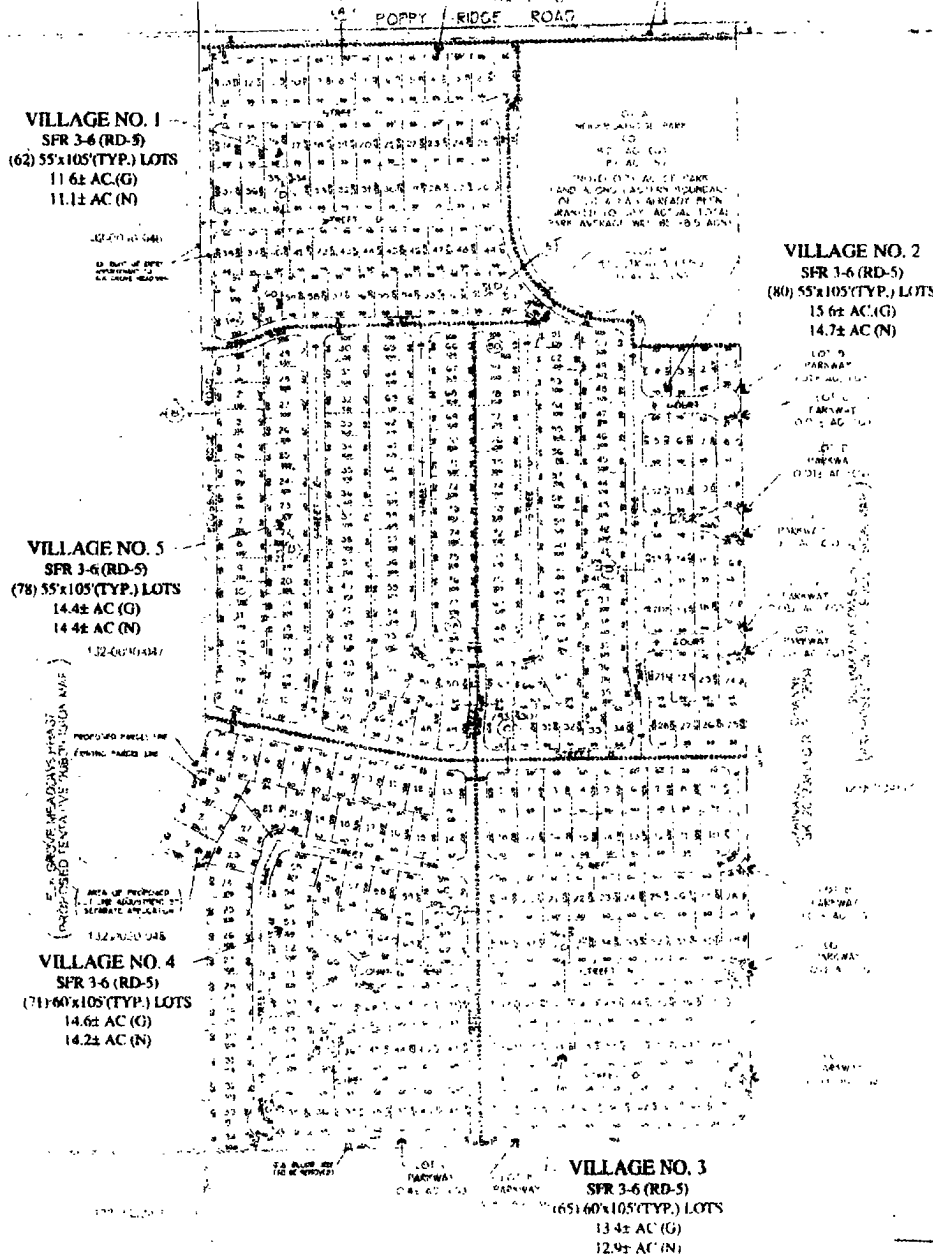
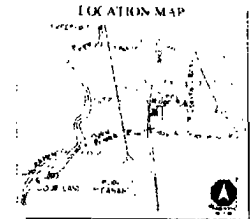
24. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

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

LARGE LOT/SMALL LOT VESTING TENTATIVE SUBDIVISION MAP GILLIAM MEADOWS UNIT #2

CITY OF ELK GROVE, CALIFORNIA

OCTOBER 4, 2002
(REVISED JANUARY 1, 2003)
(REVISED MARCH 12, 2003)

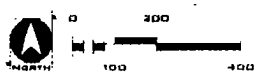
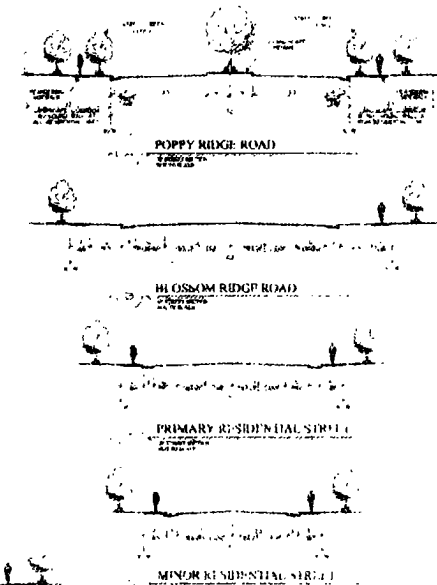


PROJECT NOTES

1. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF ONE (1) SINGLE-FAMILY RESIDENTIAL UNIT.
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL HILLSIDE VEGETATION AND TREES TO REMAIN ON THE PROJECT.
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL HILLSIDE VEGETATION AND TREES TO REMAIN ON THE PROJECT.
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10. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL HILLSIDE VEGETATION AND TREES TO REMAIN ON THE PROJECT.

LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE OF TOTAL
SINGLE-FAMILY RESIDENTIAL	111.6	100%
TOTAL	111.6	100%



WOOD RODGERS
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