

RESOLUTION NO. 2003-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR STOECKER RANCH PROJECT NO. EG-03-449, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Stoecker Ranch, represented by Scott Hoisington and Stan Mette (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Tentative Subdivision Map and Design Review. (Assessor's Parcel Number 132-0020-041); 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 November 6, 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 Stoecker Ranch Tentative Subdivision Map and Design Review based on the following findings and the attached subdivision map and conditions of approval included as Exhibit A and B.

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 Stoecker Ranch 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 Stoecker Ranch 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 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 multi-family development within the East Franklin Specific Plan to support the Housing Element; however, this project is not listed or designated for that land use category in either the General Plan or the Specific Plan.
- (d) The proposed project is requesting no amendments to the East Franklin Specific Plan and is consistent with the policies and development standards as listed in

the Plan. The requested Rezone and Vesting Tentative Subdivision 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.

Tentative Subdivision Map – Small Lot and Tentative Subdivision Map – Large Lot

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

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

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

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

- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to commercial densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Stoecker Ranch 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 Stoecker Ranch 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 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 Stoecker Ranch 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.

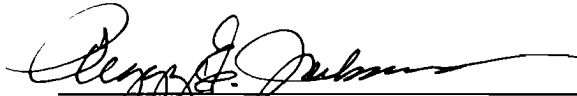
Evidence: The Stoecker Ranch project has been designed in accordance with the East Franklin Specific Plan and provides connectivity to the existing street network

as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.


PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 3rd day of December 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

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-243

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 3rd day of December 2003 by the following 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

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 Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map and Design Review as described in the City Council report and associated Exhibits and Attachments dated December 3, 2003.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
Prior to Grading/Improvement Plans				
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (14.3 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$1,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. (Planning)	Prior to Issuance of Grading Permit	Planning	
6.	The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Grading and Improvement Plans	Public Works	

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<p>7. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, 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 \$1025.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); or • Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same 	Prior to Grading	Planning	

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<p>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> <ul style="list-style-type: none"> 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 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 (14.3 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 per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County (Elk Grove) Code as such may be amended from time to time and to the extent that said Chapter remains in effect;OR</p> <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</p>	<p>Prior to Grading</p>	<p>Planning</p>	

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	permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead.			
9.	<p>AQ-1 In order to control fugitive dust emission during the construction phase of any development within the Specific Plan area, the following measures shall be implemented:</p> <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. 	Note on Improvement Plan and during construction activities	Planning	
10.	<p><u>AQ -2 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 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 	Note on Improvement Plan	Planning and SMAQMD	

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

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

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

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<p>governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin. Funds resulting from this mitigation shall be placed by the developer(s) into an escrow account until such time as they are directed by the Sacramento Metropolitan Air Quality Management District to be transferred to the appropriate institution for use. These funds will likely assist the Elk Grove School District in the purchase of low-emission school buses, or assist in the purchase of low-emission refuse vehicles serving the East Franklin area. Similarly, projects for funding may be identified by the developer, the City, or the Sacramento Metropolitan Air Quality Management District, but shall only be chosen to receive East Franklin air quality mitigation fees by the Sacramento Metropolitan Air Quality Management District Air Pollution Control Officer.</p>			
<p>11. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination</p>	<p>Prior to demolition of structures</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>
with all applicable agencies. (EFSP MM HS-4)			
12. Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.	Note on Improvement Plans and prior to approval of Improvement Plan	Planning	
13. <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 	Construction Note and Pre Development Survey	Planning	

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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.			
14.	During grading and construction, destroy all septic tanks and systems on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed septic systems on the improvement plans for the project.	Note on Improvement Plans and During Construction	Sacramento County Environmental Health Division	
15.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains. (EFSP MM CR-4)	Note on Improvement Plans	Planning	
16.	Prior to approval of Improvement Plans, the project must demonstrate the following items to the satisfaction of the Department of Water Resources:	Note on Improvement Plans	Sac County Water Agency / Sac County Environmental Health	

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	<p>a. Provide non-potable water for use during grading and construction, which could be an agricultural well;</p> <p>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.</p>			
	Construction Activities/Improvement Plans			
17.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
18.	This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
19.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Prior to approval of Improvement Plans	Sac County Water Agency	
20.	Provide a looped water distribution system.	Improvement Plans	Sac County Water Agency	
21.	Locations of all utility service points on all land to be maintained by the EGCSD shall be approved by the District. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation	
22.	All landscape corridor walls shall be of masonry construction. Wall design and materials shall be consistent with the EFSP Landscape Design Guidelines and subject to City of Elk Grove and CSD approval. Graffiti resistant materials shall used.	Improvement Plans	EGCSD Parks and Recreation	
23.	When improvements to the corridors and medians have been completed in accordance with plans,	Improvement Plans	EGCSD Parks and Recreation	

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<p>specifications and the inspection procedures approved by the Elk Grove Community Services District; a grant deed 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.</p>			
<p>24. Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.</p>	<p>Landscape Plans</p>	<p>EGCSD Parks and Recreation</p>	
<p>25. Connection to the public sewer system shall be required to the satisfaction of CSD-1.</p> <p>This project is within the boundaries of the East Franklin Specific Plan and will be initially served by developer funded interim services. The project shall participate in its fair share of costs of interim facilities. Interim services shall be provided on a first come first serve basis.</p>	<p>Shown on Improvement Plans and during construction.</p>	<p>CSD-1</p>	

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	The trunk and collector sewer system for Stoecker Ranch 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.			
26.	Open fencing shall be provided along all open space corridors with specifications being determined by Elk Grove Community Services District and consistent with the Laguna Reserve Landscape Guidelines.	Improvement Plans and during construction	EGCSD Parks and Recreation and EGCSD Fire	
27.	Pay Park and Recreation Review Fees as required by the EGCSD.	Improvement Plans and during construction	EGCSD Parks and Recreation	
28.	The 15' landscape corridor on A Drive (Lots A,B and C) should be designed according to Figure 4.12 in the Laguna Reserve Design Guidelines, which includes a 6' planter at back of curb, a 4' sidewalk, and an 15' landscape corridor with fencing backing up to houses. The sidewalk should link with adjacent developments. The developer should submit plans to EGCSD for approval.	Improvement Plans and during construction	EGCSD Parks and Recreation	
30.	Provide calculation for the pipe capacity and hydraulic grade line in conference with the 1996 Hydrology Standards Volume 2 and City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
31.	If the project is to be phased, submit a phasing plan to Public Works for review and approval, prior to the first improvement plan submittal.	1 st Improvement plan Submittal	Public Works	
32.	All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage.	Improvement Plans/Grading/ Building Permit	Public Works	
33.	Install on-site drainage facilities as required pursuant to	Grading Permit and/or	Public Works	

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	the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency.	deemed needed by Public Works		
34.	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.	Shown on Improvement Plans and during construction.	CSD-1	
35.	The masonry walls located adjacent to the Rusmore property shall be constructed prior to residential development.	Shown on Improvement Plans and during construction.	Planning	
36.	The Rusmore property will be included as part of the overall drainage plan for the area.	Shown on Improvement Plans and during construction.	Public Works	
37.	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.	Improvement Plans/Final Map	Sac County Water Agency	
Prior to Final map				
38.	Improvement Impact Fees for CDS-1 shall be paid prior to final map approval or issuance of building permit, whichever is first.	Final Map	CSD-1	
39.	Grant the City of Elk Grove Right of Way on Bilby Road based on a 68 feet modified collector, as indicated in the East Franklin Specific Plan, and to the satisfaction of the Department Public Works, City Engineer. The	Final Map	Public Works	

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	street section should include a 12 foot travel lane, a 3 foot bike lane, 3 foot curb and gutter, 10 foot planter and a 4 foot meandering sidewalk and a 17 foot landscaped corridor/ Public Utilities Easement.			
40.	Grant the City of Elk Grove right-of-way on all internal streets, (as displayed on Large Lot/Small Lot Tentative Subdivision Map, Stoecker Ranch) 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 "A" drive shall have vertical, Type 2 curbs.	Final Map	Public Works	
41.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Final Map	Public Works	
42.	If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	Final Map	Public Works	
43.	Submit a property description and a copy of the approved tentative map to the City of Elk Grove for the inclusion of this development to the City of Elk Grove Stormwater Utility.	Final Map	Public Works, Drainage	
44.	Provide drainage easement to off-set projected impacts, as necessary, 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 Code.	Final Map	Public Works	
45.	Land dedicated to EGCSD for Parkways shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any	Final Map	EGCSD Parks and Recreation	

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structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.			
46. 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	
47. Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval. (Department of Water Resources)	Prior to Final Map	Sac County Water Agency	
48. All the real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; the (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Prior to Final Map	EGCSD Parks and Recreation	

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49.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public/private streets.	Final Map	Public Works	
50.	Dedicate the landscape corridors adjacent to Bilby Road as a public utility easement underground and overhead facilities and appurtenances. The owner/developer must disclose to future potential owners the existing 69kV electrical facilities.	Final Map	EGCSD Parks and Recreation and Public Works	
51.	Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances as shown on the East Franklin Specific Plan. (SMUD)	Final Map	EGCSD Parks and Recreation and Public Works	
52.	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 	Final Map	Department of Water Resources	
53.	At Final Map abandon the section of Bilby Road as shown on Detail A of the Large Lot/Small Lot Tentative Subdivision Map.	Final Map	Public Works	
54.	Install public street improvements on new Bilby Road based upon a modified 68' collector in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction	Prior to Final Map	Public Works	

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	of the Public Works. The dimensions of Bilby Road are 12' travel lane, 3' bike lane, 3' curb and gutter, 10' planter, 4' sidewalk and 17' landscape corridor.			
55.	Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) 2003-1 (Poppy Ridge) and Street and Maintenance District #1.	Final Map	Finance	
56.	Notice to Purchaser: The applicant, owner or successor in interest of lot 21 of Village 2 shall notify each potential home buyer that he/she is purchasing a parcel that contains tree 27 a 30 inch diameter SOCAL WALNUT tree that will be preserved on the property. This shall be done in the form of a disclosure statement.	Final Map	Public Works	
57.	Notice to Purchaser: The applicant, owner or successor in interest of lot 21 and 22 of Village 2 shall notify each potential home buyer that the property is limited to a single story structure. This shall be done in the form of a disclosure statement.	Final Map	Public Works	
	<u>Prior to Issuance of Building Permits</u>			
58.	A traffic study will be conducted to determine how many units within the southwestern portion of the East Franklin Specific Plan can be constructed prior to the opening of the new East Franklin Boulevard. The results of this study could result in additional conditions being placed on this project. If East Franklin Boulevard is constructed, this study will not be necessary.	Prior to 1 st Building Permit	Public Works	
59.	Provide 100-yr flood protection by completing all drainage improvements as they relate to the Railroad Bridge, East Franklin Gap channel and related flood control improvements.	Prior to 1 st Building Permit	Public Works	
60.	Install all internal public streets, (as displayed on the Stoecker Ranch, Large Lot/Small Lot Subdivision Map), in accordance with the City of Elk Grove Improvement	1 st Building Permit	Public Works	

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	Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works and the adopted City-wide residential guidelines. Note: "A" Drive shall have vertical Type 2 Curbs.			
61.	Install public street improvements on Franklin Blvd based upon a 96' modified thoroughfare from Bilby Road to Poppy Ridge Road in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards or to the satisfaction of the Public Works. If these improvements are not constructed prior to the first building permit, provide a bond for these improvements	Prior to 1 st Building Permit or as determined by the Traffic Impact Study currently underway	Public Works	
62.	The Elk Grove Unified School District has funded and built, and is in the process of funding and building certain oversized infrastructure that will be of direct benefit to the Developer's Project. Prior to the issuance of the first building permit for residential construction or any building permit for commercial construction within the boundaries of the Developer's Project, Developer shall provide written correspondence from the School District's Assistant Superintendent of Facilities establishing that Developer has adequately provided for the reimbursement of infrastructure costs incurred by the School District on behalf of Developer's Project. (EGUSD)	Prior to Building Permit	Planning	
63.	Install : <ul style="list-style-type: none"> • Stop sign on "D" Street and "A: Drive • Stop sign on "C" Street and "A: Drive • Two sets of speed cushions on "D" Street between "A" Drive and "H" Way. The above devices shall be installed to the satisfaction of Public Works. 	Design Approval on Improvement Plans/Install Prior to 1 st Occupancy	Public Works	
64.	A Lot Merger will be completed conveying Lot E to the Rusmore parcel.	Prior to Building Permit	Planning	

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<p>65. AQ-6 Future development projects shall implement the following measures to the maximum extent feasible.</p> <ul style="list-style-type: none"> a. Whether the builder chooses a gas- fired or wood burning system, install the lowest emitting commercially viable fireplaces, for each system type. 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. c. Install energy efficient heating and appliances. 	Prior to Building Permit	Planning	
<p>66. 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 	Prior to Issuance of Building Permits	Planning	

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	additional insulation factors to reduce energy use. (EFSP MM AQ-6)			
67.	For residential units that are not shielded by barriers and are proposed to be located within the 60dB L _{dn} noise contours, a detailed analysis of interior noise levels at second floor facades shall be submitted with floor plans, building plans and façade construction details. Appropriate acoustical insulation, building materials and or construction techniques shall be incorporated into the building plans for these units to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element. Lots within the 60 L _{dn} noise contour include: Village 2 lots 17 through 31 (EFSP EIR.)	Prior to Issuance of Building Permits	Building	
68.	No more than 40 forty homes shall be constructed without providing 2 two points of access that meet the standards for the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall connect to a major road.	Prior to Issuance of Building Permits	CSD Fire Department	
	Prior to Residential Final			
69.	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	Prior to Residential Final	Planning	

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	sufficient shielding. However, the barrier height must taper down at the corners to allow for clear sight distance for motorists approaching the intersections.			

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:

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DFX (Drawing Interchange file) release 2002 or previous

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

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

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

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