

## RESOLUTION NO. 2003-35

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP FOR A PORTION OF ASSESSOR PARCEL NUMBER 132-0030-038 AND 046, ELK GROVE MEADOWS PHASE 2 (EG-02-330), SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Elk Grove Meadows Phase 2, represented by Reynen & Bardis (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone of ±16.7 acres from AG-80 to RD-7, RD-20, and "O", a Tentative Subdivision Map creating 45 single-family residential lots, 1 multi-family residential lot, 1 open space lot, 1 well site lot, and 1 landscape corridor lot. (a portion of Assessor's Parcel Number 132-0030-038 and 132-0030-046); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after 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 January 23, 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 Elk Grove Meadows Phase 2 project, Tentative Subdivision Map based on the following findings and the attached conditions of approval (Exhibits A and B). Exhibit A is the Tentative Subdivision Map, and Exhibit B is the Conditions of Approval.
  - a. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

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

- b. 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 proposed rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Elk Grove Meadows Phase 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 Elk Grove Meadows Phase 2 project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

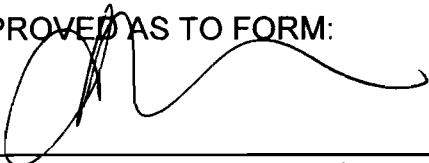
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 19<sup>th</sup> day of February 2003.

  
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RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

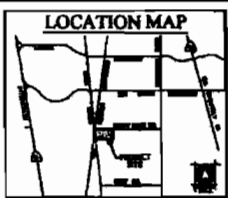
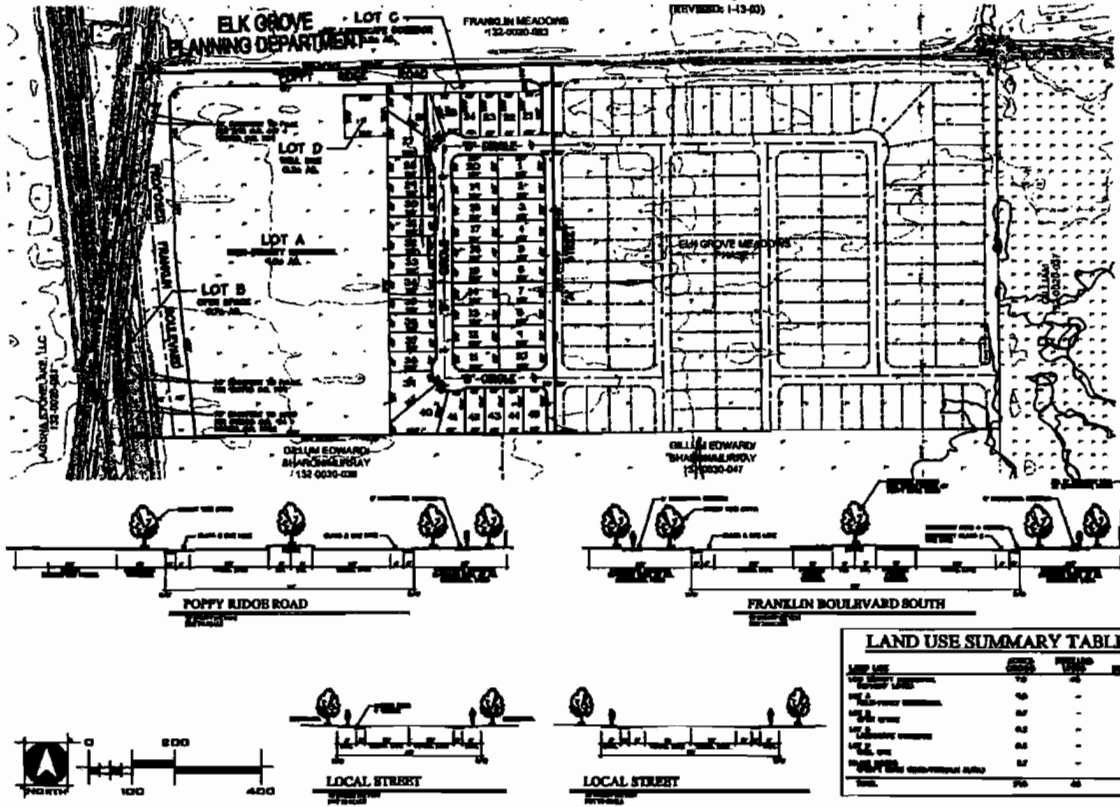
**AYES:** Soares, Briggs, Cooper  
Scherman, Leary  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

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# TENTATIVE SUBDIVISION MAP ELK GROVE MEADOWS PHASE 2

CITY OF ELK GROVE, CALIFORNIA

AUGUST 9, 2002  
(REVISED: 1-13-03)



**PROJECT NOTES**

1. SEE ALL NOTES PERTAINING TO ALL PREVIOUS PHASES.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
6. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
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10. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS.

**LAND USE SUMMARY TABLE**

LAND USE	ACRES	PERCENT	TOTAL
RESIDENTIAL SINGLE-FAMILY	10.00	100.00	10.00
RESIDENTIAL MEDIUM-DENSITY	0.00	0.00	0.00
RESIDENTIAL HIGH-DENSITY	0.00	0.00	0.00
COMMERCIAL	0.00	0.00	0.00
INDUSTRIAL	0.00	0.00	0.00
OFFICE	0.00	0.00	0.00
RECREATION	0.00	0.00	0.00
UTILITY	0.00	0.00	0.00
TOTAL	10.00	100.00	10.00

**WOOD ROBBERS**  
SURVEYORS & ENGINEERS  
2005 G. St., Suite 100-04, Elk Grove, CA 95624  
TEL: 916.484.7700 FAX: 916.484.7702

Exhibit A  
 to Tentative Subdivision Map Resolution  
 for Elk Grove Meadows Phase 2

TENTATIVE SUBDIVISION MAP

**Exhibit B: FINAL 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>
<b>A. On-Going</b>				
1.	The development approved by this action is for a Tentative Subdivision Map (to create 45 single-family residential lots, 1 multi-family residential lot, 1 open space lot, and 1 landscape corridor lot) and for a Rezoning of 16.7 acres from AG-80 to RD-7, RD-20, and O, as further described in the staff report dated January 23, 2003, and as illustrated by the Tentative Subdivision Map and Rezone exhibits in Attachment A.	On-Going	Development Services – Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Development Services – Planning	
3.	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	Development Services – Planning	
4.	No more than 39 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 Elk Grove CSD Fire Department should be consulted on this matter.	On-Going	Elk Grove CSD Fire Department	
5.	During the construction phase of this project, the provisions of	On-Going	SMAQMD	

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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.			
6. If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City. (Mitigation Measure CR-1)	On-Going	Development Services – Planning	
7. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. (Mitigation Measure CR-2)	On-Going	Development Services – Planning	
8. 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.	Development Services – Planning	
<b>8. Prior to Submittal of Grading or Improvement Plan</b>			
9. Submit a detailed analysis of the interim channel and drainage for review. The analysis shall be approved prior to improvement plan approval by the Sacramento County Water Agency and the City of Elk Grove. (Mitigation Measure	Prior to Submittal of Grading or Improvement Plan	Development Services – Public Works	

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	HW-1)			
10.	Modifications to the currently approved sewer study are needed to the satisfaction of CSD-1 prior to submittal of improvement plans.	Prior to Submittal of Grading or Improvement Plan	CSD-1	
<b>C. Prior to Issuance of Grading Permit / Improvement Plan</b>				
11.	Demonstrate how captured run-off is conveyed to the receiving water system.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Public Works	
12.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. The owners of all real property within the boundaries of the project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by the District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes used to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail	Prior to Issuance of Grading Permit / Improvement Plan	Elk Grove CSD	

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systems, lakes, creeks and other recreational and aesthetic amenities.			
13. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$4,500 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Planning	
14. In order to reduce emissions from construction equipment, the applicant shall do the following: <ul style="list-style-type: none"> <li>• <u>Category 1: Reducing NOx emissions from off-road diesel powered equipment.</u> 1.) The project shall provide a plan for approval by the City of Elk Grove and the SMAQMD demonstrating that the heavy-duty (&gt;50 horsepower) 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 NOx reduction and 45 percent particulate reduction<sup>1</sup> compared to the most recent CARB fleet average; and 2.) The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for</li> </ul>	Prior to Issuance of Grading Permit / Improvement Plan	SMAQMD and Development Services – Planning	



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<p>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. The use of "Lubrizol" as a fuel for diesel-powered equipment is also recommended, and could be used to help comply with Category 1. This alternative fuel was recently certified by the California Air Resources Board, and is commercially available. Use of this fuel in a diesel engine will reduce NOx emissions by 14% and PM<sub>10</sub> emissions by 63%. Questions regarding the use of Lubrizol should be directed to Mr. Tom Swenson, at the District Offices by calling (916) 874-4889.</p> <ul style="list-style-type: none"> <li>• <u>Category 2: Controlling visible emissions from off-road diesel powered equipment.</u> 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</li> </ul>			

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<p>submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p><sup>1</sup> Acceptable options for reducing emissions may include use of late model vehicles, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p>			
<p>15. 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. (Mitigation Measure BR-2)</p>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Planning</p>	
<p>16. Mitigate for the loss of Swainson's Hawk habitat as follows:</p> <ul style="list-style-type: none"> <li>▪ For projects within a one- mile radius of an active nest site, the project proponent should preserve 1.0 acre of similar habitat for each acre lost (16.7 acres). This land should be protected through a fee title or conservation</li> </ul>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Planning</p>	

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	<p>easement acceptable to the California Department of Fish and Game (CDFG); OR</p> <ul style="list-style-type: none"> <li>▪ Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk foraging habitat; OR</li> <li>▪ 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 City of Elk Grove Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR</li> <li>▪ 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 measures above, the project proponent may be subject to that program instead. (Mitigation Measure BR-1)</li> </ul>			
17.	<p>Nesting surveys to determine the presence of this species (i.e. Raptors, Burrowing Owls, and Tricolored Blackbirds) should be conducted during the spring/early summer.</p> <ul style="list-style-type: none"> <li>▪ If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have</li> </ul>	Prior to Issuance of Grading Permit / Improvement Plan	Development Services - Planning	

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<p>fledged.</p> <ul style="list-style-type: none"> <li>▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.</li> <li>▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or tricolored blackbirds are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species.</li> <li>▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, and purchase nesting and upland foraging habitat at off-site preserve sites. (Mitigation Measure BR-3)</li> </ul>			
<p>18. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of Development Services – 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"> <li>▪ Preserve 10.52 acres (i.e. 16.7 acres * 0.63) of agricultural land within specified boundaries, or</li> <li>▪ Contribute \$1,025.00 per acre, or in an amount as may be adjusted annually by the City Council, into a fund to be used to purchase conservation easements (16.7 acres * \$1,025.00 = \$17,117.50), or</li> <li>▪ Comply with a program implemented by the City of Elk</li> </ul>	<p>Prior to Issuance of Grading Permit / Improvement Plan</p>	<p>Development Services – Planning</p>	

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	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p align="center"><u>Conditions of Approval / Mitigation Measure</u></p> <p>Grove to address such mitigation for loss of Agricultural Resources. (Mitigation Measure SG-1 from the EFSP EIR)</p>			
<b>D. Prior to the Recordation of the Final Map</b>			
<p>19. The following is a partial list of restrictions affecting the transmission line easement:</p> <ul style="list-style-type: none"> <li>• All cut, fill, and grading within SMUD's easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utilities Commission General Order No. 95. Any violations shall be corrected at the owner's expense.</li> <li>• Vehicular access must be provided to Pole No. 47 (1525) at all times.</li> <li>• All metal fixtures placed within the easement area must be properly grounded. A grounding plan shall be submitted to SMUD's Property Administrator for review and approval.</li> <li>• Trees, landscaping, light standards, and equipment shall not exceed 15-feet in height within the easement area.</li> <li>• No structures or buildings are permitted within the easement area including swimming pools, spas, gazebos, wells and man-made reservoirs, lakes or similar bodies of water.</li> </ul>	<p>Prior to the Recordation of the Final Map</p>	<p>SMUD and Development Services – Planning</p>	
<p>20. Final maps shall not be approved until:</p> <p>1. Sacramento County Water Agency has approved a site</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Water Supply</p>	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>acquisition agreement for the Franklin Boulevard Water Storage and Treatment Facility as identified in the 1997 East Franklin Specific Plan Water Study prepared by Murray Smith &amp; Associates Engineering, Inc.</p> <p>2. Sacramento County Water Agency has determined that there is adequate water production capacity to serve the subject proposed development.</p>			
21.	<p>If the conditions contained herein regarding the reservation of a water well site in the northeast corner of lot A cannot be satisfied, then two alternate sites within the project 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 City of Elk Grove Code and Government Code Title 7, Division 2, Article 4.</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Water Supply</p>	
22.	<p>Annex to the City of Elk Grove Stormwater Utility, as administered by the County of Sacramento Department of Water Resources, pursuant to the Sacramento County Water Agency Code and the City of Elk Grove Improvement Standards.</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Development Services – Public Works</p>	
23.	<p>The applicant shall be required to pay an East Franklin Specific Plan Preparation Reimbursement Fee of \$18,207.95 (i.e. \$38,309.36 is the total due for the 40.1 acre Elk Grove Investors site, less the \$20,101.41 paid to date for Elk Grove Meadows, Phase 1), as adopted by the City of Elk Grove, for</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Development Services – Planning</p>	

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the purpose of reimbursing property owners within the specific plan through the East Franklin Property Owners Association for the costs the property owners in the specific plan incurred to prepare the Specific Plan.			
<b>E. With the Recordation of the Final Map</b>			
24. Grant the City of Elk Grove right-of-way on Franklin Boulevard, Poppy Ridge Road and all other internal streets in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan, and to the satisfaction of Development Services – Public Works.	With the Recordation of the Final Map	Development Services – Public Works	
25. Dedicate a 12.5-foot public utility easement for underground and/or overhead facilities and appurtenances adjacent to all public street right-of-ways.	With the Recordation of the Final Map	Development Services – Public Works and SMUD	
26. Provide park land dedication and/or fees as required by the City of Elk Grove Code.	With the Recordation of the Final Map	Elk Grove CSD	
27. Land dedicated to the Elk Grove Community Services District for Parks shall be zoned "O", will be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.	With the Recordation of the Final Map	Elk Grove CSD	

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	<b><u>Conditions of Approval / Mitigation Measure</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
28.	Locate a bus shelter within the public utility easement along Franklin Boulevard. If bus shelters cannot be accommodated within the PUE, Regional Transit will require a bus shelter easement, approximately 10-feet wide by 20-feet long.	With the Recordation of the Final Map	Regional Transit	
29.	Dedicate the Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.	With the Recordation of the Final Map	SMUD	
30.	Project proponents, future successors or interests shall reserve a minimum 100-foot by 100-foot water well site in the northeast corner of lot A and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling).	With the Recordation of the Final Map	Water Supply	
31.	Dedicate drainage easements, and install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code. (Mitigation Measure HW-1)	Prior to Issuance of First Building Permit	Development Services – Public Works	
32.	Offsite drainage improvements (the central shed channel will need to be completed all the way to I-5, per the EFSP DMP, excluding the railroad bridge improvements) and easements	Prior to Issuance of First Building Permit	Development Services – Public Works	



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<p>shall be provided pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards. Any proposed phasing of the off-site improvements shall be consistent with the approval of the City of Elk Grove and the Sacramento County Water Agency. (Mitigation Measure HW-1)</p>			
<p>33. Fire hydrants shall be provided as follows:</p> <ul style="list-style-type: none"> <li>• Provide fire hydrants at a maximum spacing of 300 feet along Franklin Boulevard and Poppy Ridge Road adjacent to Lot A-Multi-Family Residential.</li> <li>• Fire hydrants are required on both sides of the street (due to the median), spaced 1,350 feet apart on both Franklin Boulevard and Poppy Ridge Road.</li> <li>• Provide two fire hydrants, one on the north side of the intersection and one on the south side, at the intersection of Franklin Boulevard and Poppy Ridge Road.</li> <li>• Provide a fire hydrant at the intersection of Poppy Ridge Road and the proposed "A Street".</li> </ul> <p>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 CSD Fire Department and the water purveyor having jurisdiction.</p>	<p>Prior to Issuance of First Building Permit</p>	<p>Elk Grove CSD Fire Department</p>	
<p>34. Two points of connection to public water, a minimum of 10" in size, shall be provided for Lot A (Multi-family residential).</p>	<p>Prior to Issuance of First Building Permit</p>	<p>Elk Grove CSD Fire Department</p>	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35.	Two points of water connection shall be in place prior to construction of any homes.	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	
36.	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.	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	
37.	A permit release letter from the Elk Grove CSD Fire Department shall be required prior to the City of Elk Grove Building Department issuing any construction permits.	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	
38.	All required internal roadways, water mains, fire hydrants and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	
39.	Connection to the public sewer system shall be required to the satisfaction of CSD-1. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.	Prior to Issuance of First Building Permit	CSD-1	
40.	The Elk Grove Unified School District (the "School District") has funded and built, and is in the process of funding and	Prior to Issuance of First Building	Development Services -	

**Exhibit B: FINAL 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>
	building certain oversized infrastructure that will be of direct benefit to 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.	Permit	Planning	
41.	Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of the City of Elk Grove Water Agency.	Prior to Issuance of First Building Permit	Water Supply	
42.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Prior to Issuance of First Building Permit	Water Supply	
43.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the applicant shall use non-potable water during grading and construction.	Prior to Issuance of First Building Permit	Water Supply	
44.	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.	Prior to Issuance of First Building Permit	Water Supply	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
45.	The project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator.	Prior to Issuance of First Building Permit	Water Supply	
46.	For residential units that are not shielded by barriers and are proposed to be located within the 60dB L <sub>dn</sub> 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. (EFSP EIR)	Prior to Issuance of Building Permits	Development Services – Planning	
47.	This development is required to provide a fire flow from public water system capable of delivering a minimum of 1,000 gpm at 20 psi in residential areas. Hydrants shall be spaced a maximum of 500 feet apart in residential areas. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	
<b>G. Prior to the First Occupancy</b>				
48.	Install public street improvements on Franklin Boulevard (prior to the first occupancy for the multi-family site) and Poppy Ridge Road (prior to the first occupancy for the single family site) in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan, and to the	Prior to the First Occupancy	Development Services – Public Works	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
satisfaction of Development Services – Public Works.			
<p>49. Dedicate and improve landscape corridors consistent with the Laguna Reserve Landscape Design Guidelines as follows:</p> <ul style="list-style-type: none"> <li>• A 25-foot Landscape Corridor adjacent to the right-of-way for Poppy Ridge Road to the satisfaction of the Elk Grove CSD prior to the first occupancy for the adjoining single-family site.</li> <li>• A 36-foot landscape corridor adjacent to the right-of-way for Franklin Boulevard to the satisfaction of the Elk Grove CSD prior to the first occupancy for the adjoining multi-family site. Dedicate a landscape maintenance easement and enter into a maintenance agreement between the property owner and the Elk Grove CSD for a 36-foot Landscape Corridor adjacent to the right-of-way for Franklin Boulevard. The maintenance agreement shall address rights and obligations pertaining to any/all joint activities and interests of these parties. When improvements to the 36-foot corridor have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove CSD, 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</li> </ul>	Prior to the First Occupancy	Elk Grove CSD	

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<p>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>Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove CSD and shall be consistent with the Elk Grove CSD "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 Elk Grove CSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and approved in writing. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to CSD approval. Graffiti resistant materials shall be used. (Check planning area for type of material for masonry wall.) All fences shall be consistent with the Laguna Reserve Landscape Design Guidelines.</p>			
50. Two points of emergency access, a minimum of 500 feet apart, shall be required for Lot A (Multi-Family Residential).	Prior to the First Occupancy for Multi-Family	Elk Grove CSD Fire Department	
51. The installation of addresses, landscaping, pipe bollards, masonry sound walls, tree wells, and/or traffic islands are subject to standards outlined by the Elk Grove CSD Fire Department.	Prior to the First Occupancy	Elk Grove CSD Fire Department	
52. Traffic pre-emption devices, approved by the Elk Grove CSD	Prior to the First	Elk Grove CSD	

**Exhibit B: FINAL Conditions of Approval / Mitigation Monitoring and Reporting Program**

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Fire Department, shall be installed on all signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove CSD Fire Department.	Occupancy	Fire Department	
53. All street trees for this project shall be consistent with the Residential Design Guidelines that are ultimately approved by the City.	Prior to the First Occupancy	SMAQMD	
54. The owner/developer must disclose to future/potential owners the existing 69kV and 230 kV electrical facilities and future high-pressure gas line.	Prior to Each Occupancy	SMUD	
55. Provide separate public water service to each parcel.	Prior to Each Occupancy	Water Supply	
56. The project developer / applicant shall implement the following measures as applicable: <ul style="list-style-type: none"> <li>• Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices.</li> <li>• Install natural gas fireplaces in residential units in place of standard fireplaces.</li> <li>• Install electrical outlets in front and backyards of homes for use with electric powered yard equipment.</li> <li>• Install natural gas burning barbecues in residences.</li> <li>• Install energy efficient heating and appliances.</li> </ul>	Prior to Each Occupancy	Development Services – Planning	

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Construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6)			



Exhibit B: FINAL Conditions of Approval / Mitigation Monitoring and Reporting Program

Attachment A – Tentative Subdivision Map

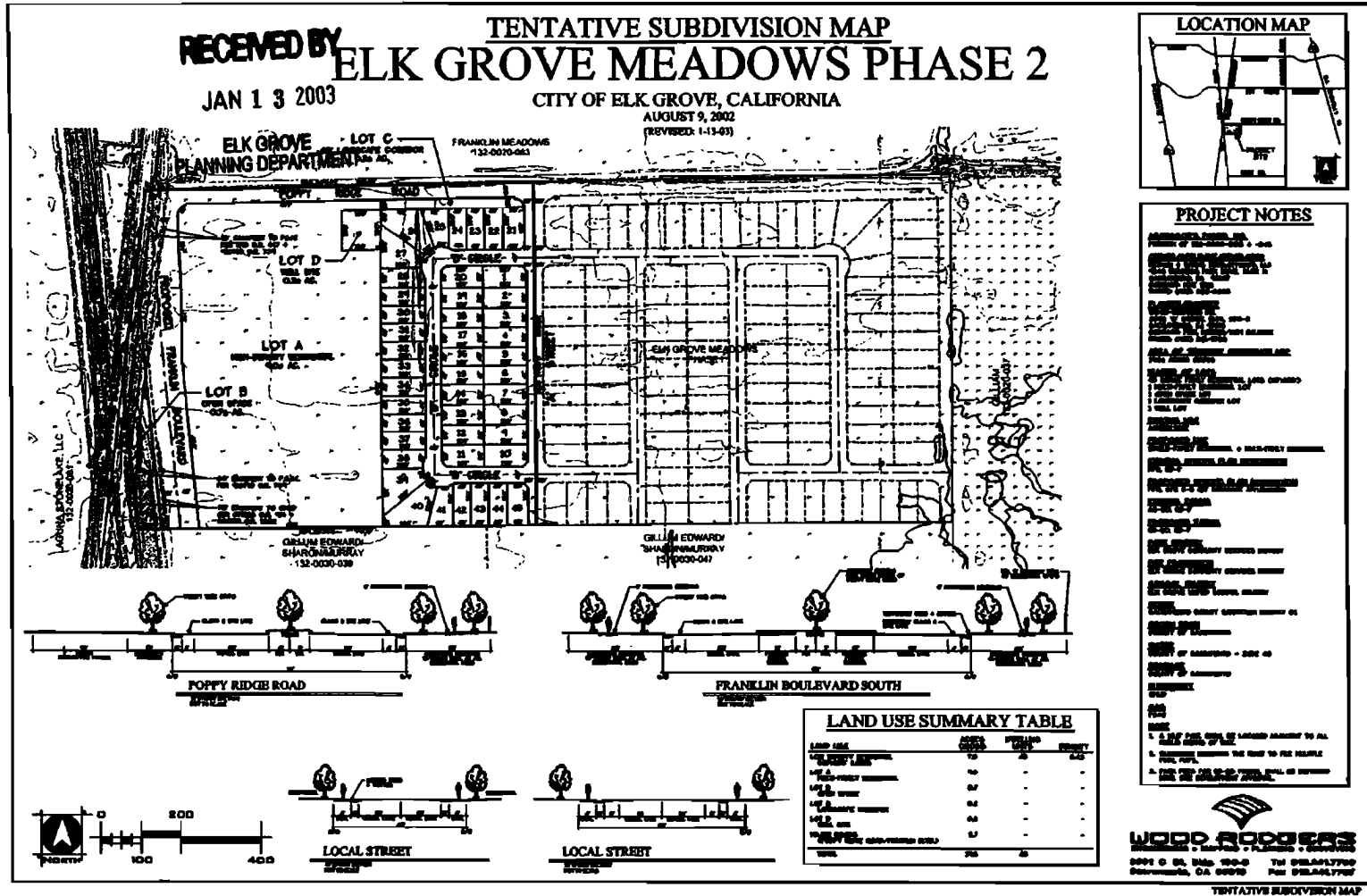


Exhibit B: FINAL Conditions of Approval / Mitigation Monitoring and Reporting Program

Attachment A – Rezone Exhibit

