

RESOLUTION NO. 2001-23

**A RESOLUTION
OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A MITIGATED NEGATIVE DECLARATION, A TENTATIVE
SUBDIVISION MAP, AND MASTER PARCELIZATION MAP #EG-00-059
TO ALLOW THE LAGUNA CREEK SOUTH (270 +/- ACRE) PROJECT,
IN THE EAST FRANKLIN SPECIFIC PLAN AREA**

WHEREAS, Forecast Homes, represented by Edward R. Gillum (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for an Amendment to the East Franklin Specific Plan, Rezone from AG-20, RD-5 and O Open Space zones to RD-4, RD-5, RD-7, RD-20 and O Open Space zones, a Master Parcelization Map, a Vesting Tentative Subdivision Map for 855 single-family residential units, a 10-acre multifamily parcel, and additional parcels for a school site, two parks, landscape strips and drainage corridors, and a request to defer payment of park fees on the multifamily parcel. (Assessor's Parcel Numbers 132-0020-014, 132-0020-015, and 132-0020-019.)

WHEREAS, Title I, Chapter 15, Article 2 of the City of Elk Grove Zoning Code establishes the City Council as the appropriate authority to hear and decide all Specific Plan and Zoning Amendments, after a recommendation by the Planning Commission.

WHEREAS, Title 22, Chapter 22.25 addresses Vesting Tentative Maps and establishes the City Council as the appropriate authority to hear and decide such matters.

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).

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on March 1, 2001 and recommended City Council approval of the project.

WHEREAS, the City Council considered the following Findings and Evidence in regard to the California Environmental Quality Act:

1. 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: The proposed project is a component of a Specific Plan where environmental issues were analyzed within a program level Environmental Impact Report. An Initial Environmental Study was also prepared specifically

for the proposed project and mitigation measure have been developed that 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.

WHEREAS the City Council considered the following Findings and Evidence in regard to the California Subdivision Map Act and Title 22 of the Elk Grove Code for the Tentative Subdivision Map and Master Parcelization Map for the Laguna Creek South Project (270 +/- Acre):

2. 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 Tentative Subdivision Map.

- a. The proposed map is consistent with the proposed amendments to the East Franklin Specific Plan.
- b. The design of the improvements of the proposed subdivision is consistent with the existing and proposed amendments to the East Franklin Specific Plan.
- c. The site is physically suitable and consistent with the type of single family residential development approved in the East Franklin Specific Plan.
- d. The site is appropriate for the Plan 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 Laguna Creek South Project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less

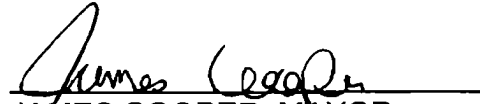
than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.

- f. The Mitigated Negative Declaration prepared for the Laguna Creek South 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.

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

1. Adopt the Mitigated Negative Declaration prepared for the Laguna Creek South (270+/- acre) project and direct staff to file a Notice of Determination.
2. Approve the Laguna Creek South Master Parcel Map (Exhibit A), Tentative Subdivision Map ("Vesting" request removed by City Council) for 855 single-family residential units, a 10-acre multi-family residential parcel, and additional parcels for a school site, two parks, landscape strips and drainage corridors (Exhibit B), based on the findings contained in this Resolution and the March 1, 2001 Planning Commission staff report, and the attached Conditions of Approval (Exhibit C).

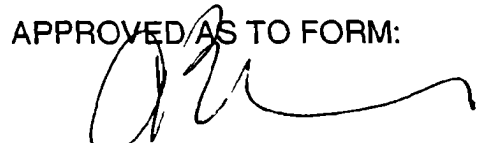
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 25th day of April 2001.


JAMES COOPER, MAYOR
CITY OF ELK GROVE

ATTEST:


PEGGY JACKSON, CITY CLERK
CITY OF ELK GROVE

APPROVED AS TO FORM:

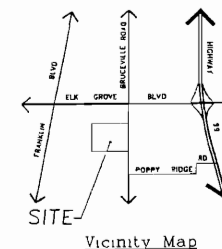

ANTHONY MANZANETTI,
CITY ATTORNEY
CITY OF ELK GROVE

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

EXHIBIT B



| LAND USE | EXISTING ZONING | | PROPOSED ZONING | | DIFFERENCE | |
|--------------|--|-------|-----------------|-------|------------|-------|
| | AREA | UNITS | AREA | UNITS | AREA | UNITS |
| RD-10 | AGRICULTURE - 10 ACRES MINIMUM PARCELS | 64.2 | 0 | | (64.2) | (112) |
| RD-15 | AGRICULTURE - 15 ACRES MINIMUM PARCELS | 0 | 15.6 | 7.4 | 15.6 | 26 |
| RD-20 | SINGLE-FAMILY RESIDENTIAL (1/2 ACRE) | 0 | 134.0 | 541 | 134.0 | 159.0 |
| RD-25 | SINGLE-FAMILY RESIDENTIAL (1/4 ACRE) | 0 | 15.2 | 6 | 15.2 | 22.4 |
| RD-30 | MULTI-FAMILY RESIDENTIAL (1/2 ACRE) | 0 | 18.0 | 208 | 18.0 | 246 |
| RD-35/SCHOOL | EDUCATIONAL | 0 | 18.0 | 208 | 18.0 | 246 |
| RD-40 | COMMUNITY PARK (20 ACRE) & PARKWAY | 7.3 | 0 | 0 | (7.3) | |
| RD-45/O | ORANGE GROVE | 0 | 0 | 0 | 0 | 0 |
| RD-50/O | INTERSECTION LINE | 0 | 0 | 0 | 0 | 0 |
| RD-50/O | PROPERTY ROAD ROAD | 0 | 0 | 0 | 0 | 0 |
| | SPRUELL ROAD | 0 | 0 | 0 | 0 | 0 |



Proposed Zone
RD- 4, RD-5, RD-7, RD- 20, RD-5/O,
RD-5/SCHOOL, O



SEPTEMBER 7, 2000



**LAGUNA CREEK SOUTH
FORECAST HOMES**

AMENDED 12-1-2000
 TENTATIVE SUBDIVISION MAP
 LOTTING PLAN
 SHEET 1 of 2
 SEPTEMBER 7, 2000



EXHIBIT C

**FINAL
CONDITIONS OF APPROVAL
June 6, 2001**

**Laguna Creek South
270+/- Acres**

**Tentative Subdivision Map
File #EG-00-059
(APN: 132-0020-014, -015, and 019)**

General Conditions

1. The development approved by this action is for a Specific Plan Amendment, Rezone and Tentative Subdivision Map for 855 single-family residential lots and other parcels as described in the City Council report and associated Exhibits and Attachments dated April 25, 2001.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.
3. The Tentative Map approval is valid for three years from the date of City Council approval, or by April 25, 2004, unless an extension of time is approved.
4. The property owner shall pay development impact fees in accordance with any Public Facilities Financing Plan Fee Program as may be adopted by the City Council, including any authorized adjustments and updates thereto. (Public Works – Infrastructure Finance)
5. 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.

Conditions Required Prior to Issuance of Grading Permit

6. Comply with, record, and pay fees for the MMRP associated with Laguna Creek South (270+/- acres). Until the MMRP has been recorded and the estimated MMRP fee of \$15,000 has been paid, no final subdivision 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.
7. The project shall comply with the City's Land Grading and Erosion Control Ordinance. (Department of Water Resources)
8. Tree Mitigation Plan to be submitted to Public Works Department James Schubert in coordination with Phil Hollingshead of the CSD. (Public Works Department of Transportation)
9. Rough grade the park site pursuant to plans approved by the District. Rough grading can be permitted by the City of Elk Grove prior to final agreements for park improvements with the CSD. (EGCSD)

10. Native & Landmark trees within land to be offered for dedication to the City of Elk Grove shall be protected and preserved according to standard county tree preservation measures. Native & landmark trees to be removed shall be compensated on an inch per inch basis consistent with the City of Elk Grove tree mitigation measures. Prior to conveyance of land provide an arborist report assessing species, size, health and location of trees contained on subject properties and comply with findings of report to the satisfaction of the EGCSO. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent. (EGCSO)
11. 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:
 - 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. (EFSP MM AQ-1)

12. Construction contracts for the project shall include the following measures to be monitored by the City and SMAQMD:

Category 1: Reducing NOx emissions from off-road diesel powered equipment.

The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and

The prime contractor 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 the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.

and:

Category 2: Controlling visible emissions from off-road diesel powered equipment.

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a

monthly summary of the visual survey results shall be submitted to the City and SMAQMD 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.

13. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies. (EFSP MM HS-4)
14. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any 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)
15. Prior to issuance of grading permits, or as specified in adopted Swainson's Hawk mitigation policies or programs in effect at the time of request, the project developer shall mitigate for potential impacts to Swainson's Hawk habitat according to the following measure:
 - a. 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 (270 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR
 - b. 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
 - c. Submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the City of Elk Grove in the amount as set forth in Chapter 16.130 of the City of Elk Grove (formerly Sacramento County) Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR
 - d. Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead. {Mitigation Measure #1 of the Mitigated Negative Declaration}

16. Prior to the beginning of construction activities (grading, demolition, or habitat disturbance), the project developer shall mitigate for potential impacts to habitat for *Raptors, Breeding Bats and Tricolored Blackbirds* according to the following measure:
 - e. If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey (including burrowing owls) 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.
 - f. If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.
17. Prior to alteration of the existing agricultural ditches and as described below, the project developer shall mitigate for potential impacts to *Sanford's Arrowhead* according to the following measure:
 - a. In order to mitigate potential impacts to Sanford's arrowhead, surveys shall be performed by a qualified botanist during the species non-dormant, flowering period (June-July) prior to alteration of the existing agricultural ditches. If no plant is found during the survey, no further mitigation would be required. If plant(s) are found the botanist shall establish distribution of the colony(s) and estimate the number of individuals in the population. Since the plant's rhizomes should be moved during the plant's dormant period (when they are not easily recognizable) the colony(s) should be marked or flagged for future reference.
 - b. Sanford's arrowhead usually grows in distinct patches along a stream corridor and has habitat potential in the various agricultural ditches on the project site. Transplant no less than one plug (1ft x 1ft x 1ft) per colony, with no fewer than three individual plants per plug, so that no less than 25% of the population is transplanted, to a protected area (not subject to disturbance or maintenance activities during the reestablishment period) which will provide adequate hydrology and substrate for the plant's survival. Success criteria should seek the survival of at least 80% of the transplanted plugs after three years.
 - c. Prior to any alteration of the agricultural ditches on the project site, submit to the City a copy of the pre-construction surveys for Sanford's arrowhead that were conducted, and written evidence which indicates that all Sanford's arrowhead plants that were identified in the pre-construction surveys have been properly transplanted under the direction of a qualified biologist. Include clear and legible maps that indicate the original locations and the new transplant locations of all of the Sanford's arrowhead plants.
 - d. Notify the City no later than 48 hours prior to the start of transplanting work, and no later than 24 hours after its completion.
 - e. After the transplanting work has been completed, submit to the City by September 1 of each monitoring year a report prepared by a qualified biologist that documents the status of the transplanting effort. The annual monitoring reports shall be submitted until the success criteria have been achieved (i.e., 80% survival after three years of planting). The transplanting effort shall be conducted in an iterative manner as

described above until the success criteria have been met. (Mitigation Measure #3 of the Mitigated Negative Declaration)

18. Prior to alteration of the existing agricultural ditches and as described below, the project developer shall mitigate for potential impacts to *Rose Mallow* according to the following measure:
 - a. In order to mitigate potential impacts to *Rose Mallow* a focused rare plant survey for this species shall be conducted prior construction. The survey is required to determine the presence or absence of this species in the plan area.
 - b. The survey shall be completed by a qualified botanist during the appropriate peak blooming period (May-July). If *Rose Mallow* is found in the plan area, locations of these occurrences shall be mapped and consultation with CNPS and CDFG should be initiated. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species should be developed in consultation with CNPS and the CDFG upon confirming the presence of this species in the plan area.
 - c. If this species is not found in the plan area, no further studies are necessary. (Mitigation Measure #4 of the Mitigated Negative Declaration)
19. Prior to approval of Final Map, the project developer shall mitigate for potential impacts to *Valley Elderberry Longhorn Beetle* according to the following measure:
 - a. In order to mitigate potential impacts to *Valley Elderberry Longhorn Beetle* a focused survey for this species shall be conducted prior to approval of subsequent site plans and/or tentative maps. The survey is required to determine the presence or absence of this species in the plan area.
 - b. Consultation with USFWS is required for removal of this shrub. Ideally, the project should avoid removal or indirect impacts to this shrub. Typically, the USFWS requires a 50-foot setback from the outer drip-line edge of each shrub; or,
 - c. If the shrub cannot be avoided, then a mitigation plan, which likely includes one or more of the following, shall be implemented:
 - i. Obtain credits at an approved mitigation bank; or
 - ii. Implement an onsite mitigation and monitoring plan that includes transplantation of the shrub and planting of elderberry seedlings.
 - d. Any mitigation plan shall be reviewed and approved by the USFWS and the City prior to habitat disturbance or plan implementation. (Mitigation Measure #5 of the Mitigated Negative Declaration)
20. Prior to approval of Final Map, the project developer shall mitigate for potential impacts to *Vernal Pool Invertebrates* according to the following measure:
 - a. In order to mitigate potential impacts to protected invertebrate species (vernal pool fairy shrimp and vernal pool tadpole shrimp), a focused survey for these species shall be conducted prior to approval of subsequent site plans and/or tentative maps. The survey is required to determine the presence or absence of these species in the plan area.
 - b. Consultation with USFWS is required if protected invertebrate species are found. Typically, the USFWS requires a 250-foot setback from the edge of

- each avoided vernal pool (to protect threatened, listed and special concern species), or,
- c. If vernal pools will be impacted, the applicant shall prepare a mitigation plan that may include one of the following:
 - iii. Credits may be obtained at an approved mitigation bank, or
 - iv. Completion of an onsite mitigation and monitoring plan that includes onsite creation/preservation of the pools.
 - d. Any mitigation plan shall be reviewed and approved by the USFWS and the City prior to habitat disturbance or plan implementation. (Mitigation Measure #6 of the Mitigated Negative Declaration)
21. Prior to the start of construction activities, (including clearing and grubbing), the project developer shall mitigate for potential impacts to *Giant Garter Snake* according to the following measure:
- a. The project site shall be surveyed for giant garter snakes by a qualified biologist within 24 hours prior to the start of construction activities (including clearing and grubbing). Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If a giant garter snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Giant garter snakes encountered during construction should be allowed to move away on their own. Capture and relocation of trapped or injured individuals shall only be attempted by personnel or individuals with current USFWS recovery permits. Any incidental take shall be reported to the USFWS at (916) 979-2725, the California Department of Fish and Game (CDFG) at (916) 358-2921 and the City Environmental Coordinator at (916) 361-8384 within one working day. Any giant garter snake sightings shall be reported within 24 hours to the CDFG at (916) 358-2921 and the City of Elk Grove.
 - b. Include the above measure verbatim as a Construction Note on any/all Preliminary Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the City for this project, and any/all revisions to those Plans which are subsequently submitted.
 - c. Submit a written survey to the City from the qualified biologist, which indicates compliance with the above measure.
 - d. Prior to the approval of Improvement Plans or building permits, submit a written report prepared by the qualified biologist to the City, which indicates the findings of the required survey. Include the name, address and phone number of the qualified biologist.
 - e. Notify the City no later than 48 hours prior to the start of each phase of construction work (including clearing and grubbing), and no later than 24 hours after its completion.
 - f. Notify the City Environmental Coordinator no later than 48 hours prior to any/all final inspections(s) by the Public Works / Engineering Department. (Mitigation Measure #7 of the Mitigated Negative Declaration)
22. Prior to the start of construction activities, (including clearing and grubbing), the project developer shall mitigate for potential impacts to *Northwestern Pond Turtle* according to the following measure:
- a. The project site shall be surveyed for northwestern pond turtles by a qualified biologist within 24 hours prior to the start of construction activities

(including clearing and grubbing). Survey of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If a northwestern pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the turtle will not be harmed. Northwestern pond turtles encountered during construction should be allowed to move away on their own. Capture and relocation of trapped or injured individuals shall only be attempted by personnel or individuals with current USFWS recovery permits. Any incidental take shall be reported to the USFWS at (916) 979-2725, the California Department of Fish and Game (CDFG) at (916) 358-2921 and the City Environmental Coordinator at (916) 361-8384 within one working day. Any northwestern pond turtle sightings shall be reported within 24 hours to the CDFG at (916) 358-2921 and the City of Elk Grove.

- b. Include the above measure verbatim as a Construction Note on any/all Preliminary Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the City for this project, and any/all revisions to those Plans which are subsequently submitted.
 - c. Submit a written survey to the City from the qualified biologist, which indicates compliance with the above measure.
 - d. Prior to the approval of Improvement Plans or building permits, submit a written report prepared by the qualified biologist to the City, which indicates the findings of the required survey. Include the name, address and phone number of the qualified biologist.
 - e. Notify the City no later than 48 hours prior to the start of each phase of construction work (including clearing and grubbing), and no later than 24 hours after its completion.
 - f. Notify the City Environmental Coordinator no later than 48 hours prior to any/all final inspections(s) by the Public Works / Engineering Department. (Mitigation Measure #8 of the Mitigated Negative Declaration)
23. Prior to any clearing, grubbing or grading activities, and the following timelines, the project developer shall mitigate for potential impacts to *Burrowing Owls* according to the following measure:
- a. The project site shall be surveyed to assess the presence of burrowing owls during both the wintering and nesting seasons, unless the species is detected on the first survey. The winter survey shall be conducted between December 1 and January 31 (when the wintering owls are most likely to be present). The nesting survey shall be conducted between April 15 and July 31, prior to any clearing, grubbing or grading activities on the project site. If possible, the nesting survey should be conducted between April 15 and July 15 (the peak of the breeding season).
 - b. If no owls are found during the pre-breeding survey, no further mitigation would be required. If owls are present, a 250-foot wide "no entry" buffer zone shall be established and adequately marked around all active burrowing owl nest sites.
 - c. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game (CDFG) verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- d. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 300-foot foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the CDFG.
 - e. Alternative mitigation consistent with the CDFG's "Staff Report on Burrowing Owl Mitigation" (1995), such as purchase of credits at a mitigation bank acceptable to the CDFG may also be used.
 - f. Include the above measures verbatim as a Construction Note and incorporate it as necessary into any/all Preliminary Grading Plans, Improvement Plans and Building/Development Plans which are submitted to City for this project, and any/all revisions to those Plans which are subsequently submitted.
 - g. Prior to the approval of Improvement Plans or building permits, submit a written report prepared by the qualified biologist to the City, which indicates the findings of the two required surveys. Include the name, address and phone number of the qualified biologist.
 - h. Notify the City no later than 48 hours prior to the start of each phase of construction work (including clearing and grubbing), and no later than 24 hours after its completion.
 - i. Notify the City Environmental Coordinator no later than 48 hours prior to any/all final inspections(s) by the Public Works / Engineering Department. (Mitigation Measure #9 of the Mitigated Negative Declaration)
24. Prior to the approval of grading within project phases that contain oak trees (Example: Master Parcel Lot 6-A, etc.), and according to the timing required within an approved Replacement Oak Tree and Heritage Tree Planting Plan, the project developer shall mitigate for potential impacts to *Oak Trees and Heritage Trees* according to the following measure:
- a. Prepare and submit for review and approval a Replacement Oak Tree and Heritage Tree Planting Plan to mitigate for the loss of those oaks to be removed which are in fair to good health. This plan shall be prepared by a certified arborist or a landscape architect. The plan shall conform to the requirements of the City of Elk Grove Oak Tree Ordinance, the mitigation measures included in the East Franklin Specific Plan, and may involve coordination with the Community Services District, Sacramento Tree Foundation, and or the payment of compensatory fees into the Tree Preservation Fund.
 - b. Implement an approved Replacement Oak Tree and Heritage Tree Planting Plan according to the conditions and allowances approved by the City. (Mitigation Measure #10 of the Mitigated Negative Declaration)
25. Prior to grading permits being issued for the property that includes Workers Residence 2 (Example, Master Parcel Lot 6-A, etc.), the project developer shall mitigate for potential impacts to Workers Residence #2 according to the following measure:
- a. Move Workers Residence #2 to the proposed Historical Housing Area of the EFSP. Identify a funding mechanism for its restoration and long term maintenance. This mitigation measure may require the applicant to process appropriate maps, zone changes, development plan review

- applications, development agreements or other discretionary requests. Or, if preservation within the proposed Historical Housing Area of the East Franklin Specific Plan is not feasible,
- b. Document the structure for the Historic American Building Survey (HABS) prior to demolition. (Mitigation Measure #11 of the Mitigated Negative Declaration)
26. Prior to grading permits being issued for new residential structures in the Laguna Creek South project area, the project developer shall mitigate for potential impacts to the Nunnes Dairy site Silo according to the following measure:
- a. Retain the Silo in place on the proposed Elementary School Site. Identify, coordinate and implement a funding mechanism for its restoration and long-term maintenance. Or, if preservation within the proposed Elementary School site is not feasible,
 - b. Document the structure for the Historic American Building Survey (HABS) prior to demolition. (Mitigation Measure #12 of the Mitigated Negative Declaration)
27. Prior to approval of Improvement Plans, the project must demonstrate the following items to the satisfaction of the Department of Water Resources:
- a. Provide separate water service to each parcel;
 - b. Provide non-potable water for use during grading and construction;
 - c. 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;
 - d. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources)

Conditions Required Prior to Recordation of the Final Subdivision Map

28. Prior to recordation of the final map, the East Franklin Specific Plan (EFSP) Public Facilities Financing Plan (PFFP) shall be implemented.
29. Prior to the recordation of any final subdivision map, the applicant shall be required to pay or enter into an agreement to pay an East Franklin Specific Plan Preparation Reimbursement Fee, as adopted by the City of Elk Grove, for the purpose of reimbursing property owners [East Franklin Property Owners Association] for the costs they incurred to prepare the Specific Plan.
30. Offer for dedication to the City of Elk Grove on the map a 12.5- foot public utility easement for underground facilities and appurtenances adjacent to all public ways. (SMUD)
31. Offer for dedication to the City of Elk Grove on the map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances. (SMUD)
32. Offer for dedication to the City of Elk Grove the public utility easement and/or landscape easement adjacent to Bruceville Road as a public utility easement for overhead and underground facilities and appurtenances. There will be an overhead 69kv line constructed along the west side of Bruceville Road from

Kammerer Road to Elk Grove Boulevard as approved under the East Franklin Specific Plan (SMUD).

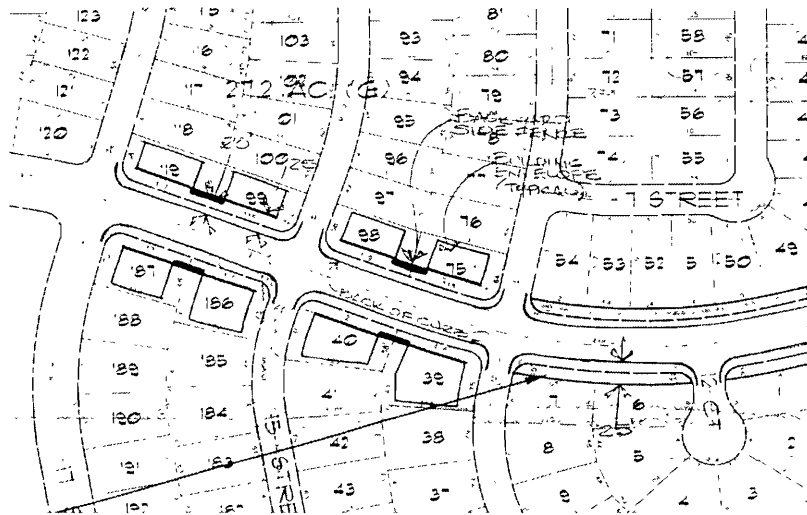
33. Designate a parcel of Land within the southerly portion of Lot O for an electric substation to be acquired by the Sacramento Municipal Utility District having an approximate size of 125 feet by 125 feet of net usable space along with all necessary easements for electrical facilities and all necessary rights of ingress and egress as required by SMUD. The exact size and location of the substation site shall be by mutual agreement of SMUD and the property owners prior to the recordation of the Final Map.(SMUD).
34. The Owner/Project developer must disclose to future/potential owners the existing or proposed 69 Kv electrical facilities. (SMUD)
35. The water well lot located in the south east corner of Lot "O" must be located outside of the 36 foot landscape corridor and be screened to obscure from the view any vehicles on Bruceville Road any facilities constructed or installed at that location. (CSD)
36. Detention and pumping shall be designed to City of Elk Grove standards. The pump plant shall be deemed interim and not reimbursable under Zone 11A drainage fees. Any sections of channel that are not constructed to full width and depth (including landscaping) shall be reimbursed at 80%, allowing funding for ultimate clean up and re-grading. (Department of Water Resources)
37. The interim pumping plant should be automated and include an operation and maintenance agreement with Water Resources to assure necessary funding. (Department of Water Resources)
38. Any finished sections of drainage channel shall be landscaped according to the figures and standards of the East Franklin Specific Plan and to the satisfaction of the City of Elk Grove. However, only the cost of hydro-seeding will be reimbursed by Zone 11A. (Department of Water Resources)
39. STD#190 (I,E,F)- Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code. (Department of Water Resources)
40. STD#194 (Offsite)- Offsite drainage improvements and easements shall be offered for dedication to the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards. (Department of Water Resources)
41. Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the City of Elk Grove Improvement Standards. (Department of Water Resources)
42. Prior to Final Map approval for Laguna Creek South 270+/- , the project developer must provide evidence to the satisfaction of the Department of Water Resources that:
 - a. A 6-acre site for groundwater treatment and water storage to serve the project site has been reserved to the satisfaction of the Sacramento County Water Agency.

- b. Two 50' x 100' water well sites located 1000' apart have been reserved to the satisfaction of the Sacramento County Water Agency per Department of Health Services (DHS) standards. Generally, DHS requires a 200' separation between forced sewer mains and wells sites and a 100' separation between gravity sewer pipes and well sites;
- 43. Grant the City of Elk Grove right-of-way for Bruceville Road based on the East Franklin Specific Plan and install public street improvements to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
- 44. Dedicate to the City of Elk Grove additional right-of-way on Bruceville Road and "A" Street for intersection widening per Standard Drawings 4-6 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
- 45. Dedicate to the City of Elk Grove additional right-of-way on 'B' Street and Poppy Ridge Road for intersection widening per Standard Drawings 4-6 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
- 46. The landscape corridor along Bruceville Road must be designed to the satisfaction of the Department of Transportation's Tree Coordinator and to the satisfaction of the EGCSO. Note: The trees on the west side of Bruceville Road shall be avoided to the extent feasible. The trees on the east side of the existing roadway shall be placed in the median and new trees placed on the east side of the proposed roadway. (Public Works Department of Transportation)
- 47. Grant the right of direct vehicular access to the City of Elk Grove along Bruceville Road for all lots except for approved street locations. (Public Works Department of Transportation)
- 48. Visibility easements shall be dedicated to the City of Elk Grove should be included where needed per the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: A visibility study will be required at '19' Court and '18' Street. (Public Works Department of Transportation)
- 49. Stop signs should be included where needed to the satisfaction of the Department of Transportation of the City of Elk Grove Public Works Department. Note: Stop signs will be required at the following locations:
 - a. all-way stop at '17'/'4' Street and 'B' Street
 - b. all-way stop at '8' Street/'13' Loop and 'B' Street
 - c. all-way stop at 'C' Street and 'B' Street
 - d. all-way stop at 'A' Street and 'B' Street
 - e. all-way stop at '17' Street and '16' Street/'18' Street
 - f. 2-way stop on '2' Street at intersection with 'B' Street
 - g. 2-way stop on '15' Street/'5' Street at intersection with 'B' Street
 - h. 2-way stop on '6' Street/'13' Loop at intersection with 'B' Street
 - i. 2-way stop on '12' Court at intersection with 'B' Street

- j. 2-way stop on 'F' Street at intersection with 'B' Street
 - k. 2-way stop on '11' Court at intersection with 'B' Street
 - l. 2-way stop on '29' Street at intersection with 'B' Street
 - m. 2-way stop on '45' Street at intersection with 'A' Street
 - n. 2-way stop on '42' Street/'38' Loop at intersection with 'B' Street
 - o. 2-way stop on '39' Street/'41' Street at intersection with 'B' Street
 - p. 2-way stop on '38' Loop/'40' Street at intersection with 'B' Street
 - q. 2-way stop on '9' Street at intersection with '8' Street(Public Works Department of Transportation)
50. Match the '8' Street centerline with the proposed street centerline to the north. (Public Works Department of Transportation)
 51. Match the 'B' Street centerline with the proposed street centerlines to the west and south. (Public Works Department of Transportation)
 52. Match the 'A' Street centerline with the proposed street centerline location on Bruceville Road. (Public Works Department of Transportation)
 53. Install Type 2 curb along open space and park areas per drawing 4-25 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
 54. Install Type 2 curb along 'B' Street and 'A' Street per drawing 4-25 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
 55. Install school speed limit signs along 'B' Street to the satisfaction of the Department of Transportation of the Public Works Agency. (Public Works Department of Transportation)
 56. Install Class II bikeway signing and striping per the East Franklin Specific Plan to the satisfaction of the Department of Transportation of the Public Works Agency. Note: The designated bikeways within this development are as follows:
 - a. '17' Street
 - b. 'B' Street
 - c. '8' Street
 - d. 'A' Street(Public Works Department of Transportation)
 57. This department highly recommends vertical curbing in all subdivisions. (Sheriff's Department)
 58. In order to obtain sewer service, construction of public trunk and collector sewer will be required to the satisfaction of CSD-1. An Interim sewer pump station will also be necessary to provide sewer service prior to the construction of the South Interceptor. Design of the public trunk sewer and the interim lift station shall be coordinated with and approved by CSD-1. City of Elk Grove Improvement Standards apply to on-site sewer construction. (CSD-1)

59. Provisions for public sewer easements granted to the City of Elk Grove may be required. If required, the sewer easement shall be offered for dedication to the City of Elk Grove, be a minimum of 20 feet in width and ensure continuous access for maintenance. (CSD-1)
60. Reservation of an area of land for SRCSD will be required to provide for future interceptor sewer construction. The area of land will be 90 feet wide and be located north of and adjacent to Poppy Ridge Road. (SRCSD)
61. Offer for dedication to the Elk Grove Community Services District parkland and/or pay fees as required by the Ordinances of the City of Elk Grove Code. (EGCSD)
62. Should more park acreage be identified within the Specific Plan on a developer's project than is required to be dedicated under City Codes, developer must accept as full compensation for the transfer of such excess acreage a per acre purchase price that equates to the amount of per acre park in-lieu fees being collected by the City of Elk Grove within the East Franklin Specific Plan. Within the East Franklin Specific Plan, and that Plan only, the amount of the Quimby in-Lieu park fee, together with an inflation index, will be set in the Public Facilities Finance Plan for this planning area. (EGCSD)
63. Construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, vertical curb, gutter, street frontage and sidewalks, all of which shall be offered for dedication to the Elk Grove Community Services District. (EGCSD)
64. Provide and pay any related fees including connection fees for stubs in to the park site for water, drainage, sewer, electrical, and gas per the EGCSD. (EGCSD)
65. Locations of all utility service points on all land to be offered for dedication to the Elk Grove Community Services District or maintained by the EGCSD shall be approved by the District (EGCSD)
66. Provide adequate drainage facilities to the boundary of the park site pursuant to plans approved by the District. (EGCSD)
67. Land offered for dedication to the Elk Grove Community Services District for Park purposes shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per District's specifications and in accordance with all applicable laws and regulations prior to the acceptance by the Elk Grove Community Services District of any grant deed or easement. (EGCSD)
68. Before a final subdivision map is approved for this project, a financing plan to fund onsite park improvements within the proposed project must be implemented. (EGCSD)

69. For street side yards on corner lots along B Street, no side yard fencing shall be permitted. Rear fencing for said lots shall be no less than 10 feet from the edge of sidewalk so that a uniform landscape strip is provided along the extent of the



street (as illustrated in the figure).

70. The project shall include transit infrastructure in the project design. The project design should include bus stop turn-outs and bus stop shelters at convenient locations. The project should be designed to maximize access to transit. Streets should be designed to accommodate buses. (EFSP MM AQ-4)
71. Consideration should be given to including provisions for the placement of bus shelters within the Public Utility Easements (PUE) that are adjacent to the Bruceville and Poppy Ridge Roads rights of way. If bus shelters cannot be accommodated within the PUE, then bus shelter easements 10' x 20' shall be made available to RT at such time when bus service commences. (Regional Transit) (Regional Transit)
72. The water supply master plan for the EFSP shall contain provisions for securing and delivering adequate fire flows to the satisfaction of the Elk Grove Community Services District Fire Department. (EFSP MM PS-1)
73. Future development projects shall participate in or form a Transportation Management Association (TMA), which provides for the maintenance and monitoring of emission reduction measures. Such measures shall include, but are not necessarily limited to, encouraging and facilitating travel by carpool, rideshare, bicycle, public transit and private transit. (EFSP MM AQ-8)
74. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the project developer shall implement one of the following options to the satisfaction of the Director of Community Development or his/her designee to mitigate for the loss of agriculture land:
- a. Preserve 170.1 acres of agricultural land within specified boundaries, or
 - b. Contribute \$950.00 per acre into a fund to be used to purchase conservation easements ($\$270 \text{ acres} \times \$950.0 = \$256,500$), or
 - c. Comply with a program implemented by the City of Elk Grove to address such mitigation for loss of Agricultural Resources.

75. Disclose to all prospective buyers of property within 500 feet of any active farming/dairy operation through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City of Elk Grove Right-to-Farm Ordinance (Chapter 14.05 EGMC). (EFSP MM SG-2)
76. The project developer shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the California Department of Fish and Game pursuant to the Fish and Game Code. (EFSP MM BR-2)
77. Specific construction plans for sewer facilities within the Interceptor Corridor and the 50-foot CSD-1 trunk sewer easement extending south of the Laguna South Channel shall be submitted to the Planning Department for additional environmental review. (EFSP MM BR-13)
78. Provide and offer to dedicate to the City of Elk Grove all of the onsite trail, open space and landscape easements necessary for maintenance and provision of recreational opportunities. (EGCSD)

Conditions Required Prior to issuance of Building Permits

79. The Elk Grove Unified School District (the "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 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.
80. The Sheriff's Department highly recommends that homes be designed with the front of the garage aligned with or setback from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors which in turn helps reduce crime. (Sheriff's Department)
81. Homes should be placed so that they face open areas with the street as a buffer between the home and the open area. They should not be built in such a way that they back up against these areas. These homes are more susceptible to home burglaries. (Sheriff's Department)
82. Proper curbing and signs will be placed at both entrances prohibiting parking in front of the passage way. A four inch maximum high vertical curb painted red and proper signs will discourage most unwanted traffic. (Sheriff's Department)
83. Nighttime illumination of 1.5 foot candles (minimum) will be maintained along the foot walk. Fixtures will be vandal resistant and have shields to prevent unwanted light from entering adjacent homes. (Sheriff's Department)
84. Based on the drainage analysis prepared by Murray Smith Engineers, no more than 549 building permits shall be issued prior to completion of the complete drainage improvements from the project to Interstate 5 subject to review and approval by Water Resources of an overall phased drainage and finance plan.

This project lies within the central shed (a.k.a. Shed B) on the drainage master plan, dated October 1997. Ultimately, the Shed B drainage channel shall extend from Interstate 5 upstream to the project. (Department of Water Resources)

85. Prior to the issuance of any building permits for the project, the project proponent shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Department of Water Resources)
86. Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Elk Grove Landscape Water Conservation Ordinance (Chapter 14.1 of the Elk Grove Code) to the satisfaction of the City Landscape/Oak Tree Coordinator. (Department of Water Resources)
87. Prior to issuance of building permits, the project proponent shall provide evidence that the fire flow from the public water system is capable of delivering a minimum 1,000 gpm at 20 psi. Hydrants shall be spaced a maximum of 500 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (EGCSD – Fire Department)
88. The project developer / applicant shall implement the following measures to the maximum extent feasible.
 - a. Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices.
 - b. Install natural gas fireplaces in residential units in place of standard fireplaces.
 - c. Install electrical outlets in front and backyards of homes for use with electric powered yard equipment.
 - d. Install natural gas burning barbecues in residences.
 - e. Install energy efficient heating and appliances.
 - f. construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6)
89. For residential units that are not shielded by barriers and are proposed to be located within the 65dB 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.
90. For residential units proposed to be constructed within the 60 dB L_{dn} roadway noise contours along Poppy Ridge Road and Bruceville Road, a detailed acoustical analysis shall be submitted in conjunction with plans submitted for grading and building pad locations.
91. For residential units proposed adjacent to Lot B, the Community Park; Lot J, the Elementary School; and Lot L, the Mini-Park, a detailed analysis of interior noise levels 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 reduce

the potential for nuisance noise and to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element.

Conditions Required Prior to issuance of Occupancy Permits

92. Improve the area identified on the tentative subdivision map as Lot "S" and Lot "P" drainage channel, Lot "T" and Lot "Q" (Sewer Interceptor Line) consistent with the cross section shown on the map and identified as "Channel/Landscape Corridor concept along Poppy Ridge. Within the remaining 90-foot sewer interceptor corridors the developer must improve a 40-foot wide irrigated landscape area (measured from the street) with a meandering trail system, and associated planting. Planting shall include an 8' wide irrigated landscape strip between Lot S (drainage channel) and the adjacent residential property lines, to the specifications of the EGCSD. The irrigation plan (i.e. pipe sizes) shall accommodate ultimate landscaping of the entire corridor. Notwithstanding other conditions of approval related to Corridors, Lot "U" and Lot "R" (15 foot Landscape Corridor) shall be improved in accordance with the General Guidelines for Landscape Corridor Design," excluding the sound wall and sidewalk. (CSD)
93. With the construction of "17" Street in Neighborhood 4, construct and install the bike/pedestrian bridge between the end of "17" Street and Poppy Ridge Road with a minimum 10 foot wide (or per CSD width requirements), all weather hard pavement surface. Controlled access devices will be installed at both ends of the bridge to slow ingress and egress and to reinforce the pedestrian-only, and bicycle-only intent of the bridge. (EGCSD and Sheriff's Department)
94. Homes that have attached garages with side or rear doors will have solid core or metal covered doors with dead bolt locks. (Sheriff's Department)
95. Skylight side panels that are placed next to entrance doors should not be on the same side as the lock mechanism of the door. (Sheriff's Department)
96. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Sheriff's Department)
97. If homes must be adjacent to open areas, then vertical wrought iron, decorative iron or other open non-climbing fencing will be installed. This is to enhance viewing of the open space in addition to making it difficult to climb over the fence. If the East Franklin Specific Plan requires a sound wall in these applications, this Department urges the masonry wall be a minimum of seven feet high, with eight feet greatly recommended. (Sheriff's Department)
98. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD at the water purveyor having jurisdiction. (EGCSD – Fire Department)
99. If the park site abuts residential lots, or any public or private facility lots, developer shall install at least a 6 ft. fence along the park area where it abuts these lots; location of fence is to be decided upon by the developer and the District. The fence is to be installed to the specifications of the CSD when the District is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first. (EGCSD)

100. The corridors shown on the tentative subdivision map as being 15 feet shall be improved as: (i) a 25 foot Landscape Corridors adjacent to the right-of ways (back of curb) for "B" street, "8" street, and "A" street, (ii) a 36 foot Landscape Corridor adjacent to the right-of way for Bruceville Road (excepting the multifamily lot) to the satisfaction of the EGCSO, and when completed, shall be offered for dedication of the improved properties to the City of Elk Grove. (EGCSO)
101. Landscape Corridors shall be constructed and installed in accordance with the East Franklin Specific Plan and specifications approved by the Elk Grove Community Services District and shall be consistent with the EGCSO's "General Guidelines for Landscape Corridor Design." The corridor improvements will include, among other things, graffiti resistant, masonry walls, meandering or bifurcated sidewalks, and radio controlled irrigation systems. District employees must inspect all construction work as it is being performed. (EGCSO)
102. When improvements to the corridors have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove Community Services District; the improved properties shall be offered for dedication to the City of Elk Grove for ongoing maintenance, operation, repair and replacement. Developer 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. (EGCSO)
103. Signage for the trails will be funded and provided by the developers in accordance with EGCSO specifications (i.e. Sign Manual).
104. Prior to the Elk Grove Community Services District assuming any responsibility for the maintenance, repair, replacement or operation of any parks, landscaped corridors or medians, recreational trail systems, project entrances or open spaces identified within the project, developer/owner shall approve in accordance with the balloting procedures set forth in Proposition 218 a formula and maximum annual assessment required at full build-out, adjusted for inflation, and assessed annually in accordance with said formula in an amount which is estimated to fund all of the District's costs incurred in performing the above referenced obligations as well as the project's fair share of the costs associated with improvements and facilities located elsewhere in the District which have been determined to be of a District wide benefit. (EGCSO)
105. Install an appropriate height noise barrier between the sensitive residential uses along Poppy Ridge Road and along Bruceville Road that were identified as needing mitigation in the acoustical noise analyses required of Mitigation Measure 14 (Noise). The sound barrier shall be airtight and massive with no significant gaps in construction. Where the sound barrier approaches openings for roadways, the barrier shall be wrapped around the corners of the end lots to the intersections of the first internal streets to provide sufficient shielding. However, the barrier height must taper down at the corners to allow for clear sight distance for motorists approaching the intersections.

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the County, state or federal agencies, and are not conditions of approval of the project.

106. Compliance with all adopted City of Elk Grove code, ordinances and regulations, including but not limited to the Elk Grove Municipal Code & Zoning Ordinance, Uniform Building Code and Uniform Fire Code and Sacramento County Environmental Health Department Standards.
107. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by Ordinance No. 1 of the Sacramento County Water Agency Code.
108. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
109. Offer for dedication to the City of Elk Grove land or pay to the City of Elk Grove 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.