

RESOLUTION NO. 2003-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT VESTING TENTATIVE SUBDIVISION MAP, SMALL LOT VESTING TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR BILBY RANCH PROJECT NO. EG-02-285, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Bilby Ranch, represented by Scott Hoisington and Stan Mette (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a, Rezone, Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map and Design Review (Assessor Parcel Number 132-0030-031); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on April 24, 2003 and recommended City Council approval of the project.

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

1. Approve the Bilby Ranch Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map and Design Review based on the following findings and the attached conditions of approval/MMRP (Exhibits A and B). Exhibit A is the Large Lot/Small Lot Vesting Tentative Subdivision Map and Exhibit B is the Conditions of Approval/MMRP.

Findings

CEQA

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

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

General Plan

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

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

Evidence:

- (a) The proposed Elk Grove General Plan has acknowledged the East Franklin Specific Plan as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The Bilby Ranch project is consistent with the land use densities and design within the East Franklin Specific Plan and subsequently the Elk Grove General Plan.
- (b) As stated above, the Specific Plan and the latest version of the adopted Draft Land Use Policy Map are consistent with one another. Any changes to the Draft Land Use Policy Map would cause a change to the Specific Plan in order to maintain consistency. The proposed Bilby Ranch project is consistent with the policies and guidelines of the East Franklin Specific Plan and conditions of approval have been recommended for the project that are consistent with the draft policies of the General Plan.
- (c) The project is consistent with existing land use entitlements required for this project by the East Franklin Specific Plan and Elk Grove General Plan. The new General Plan would designate certain properties for multi-family development within the East Franklin Specific Plan to support the Housing Element; however, this project is not listed or designated for that land use category in either the General Plan or the Specific Plan.
- (d) The proposed project is requesting no amendments to the East Franklin Specific Plan and is consistent with the policies and development standards as listed in the

Plan. The requested Rezone and Vesting Tentative Subdivision Maps are consistent with state law and local ordinances as discussed by the following findings and evidence.

Rezone

Finding: The proposed rezone is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

Evidence: The Planning Commission has reviewed the proposed rezone, staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density ranges and uses in the East Franklin Specific Plan, Elk Grove General Plan and Draft General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

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

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

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

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

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

- d. The site is appropriate for the specified density of development and the applicant has proposed amendments to commercial densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Bilby Ranch project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Bilby Ranch project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

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

Evidence: The proposed Elk Grove General Plan has acknowledged the East Franklin Specific Plan as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The Bilby Ranch project is consistent with the land use densities and design within the East Franklin Specific Plan and subsequently the Elk Grove General Plan. The proposal is consistent with the allowed density ranges and uses in the East Franklin Specific Plan, Elk Grove General Plan and Draft General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

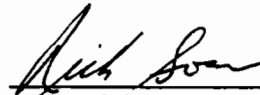
Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

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

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

Evidence: The Bilby Ranch project has been designed in accordance with the East Franklin Specific Plan and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

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



RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

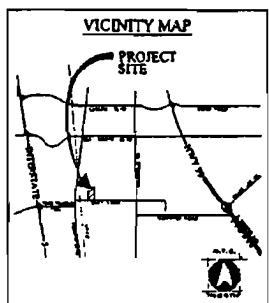
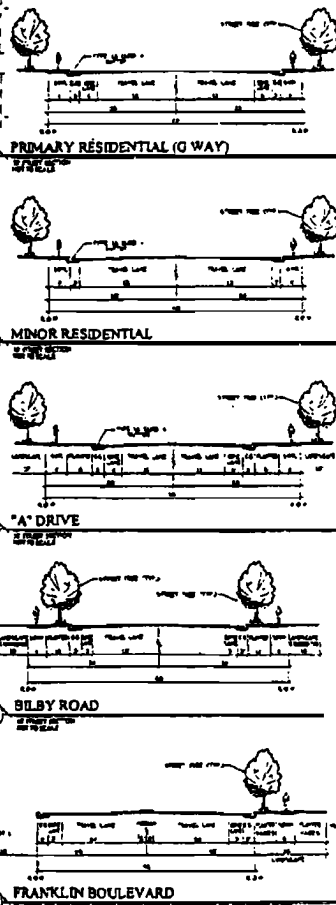
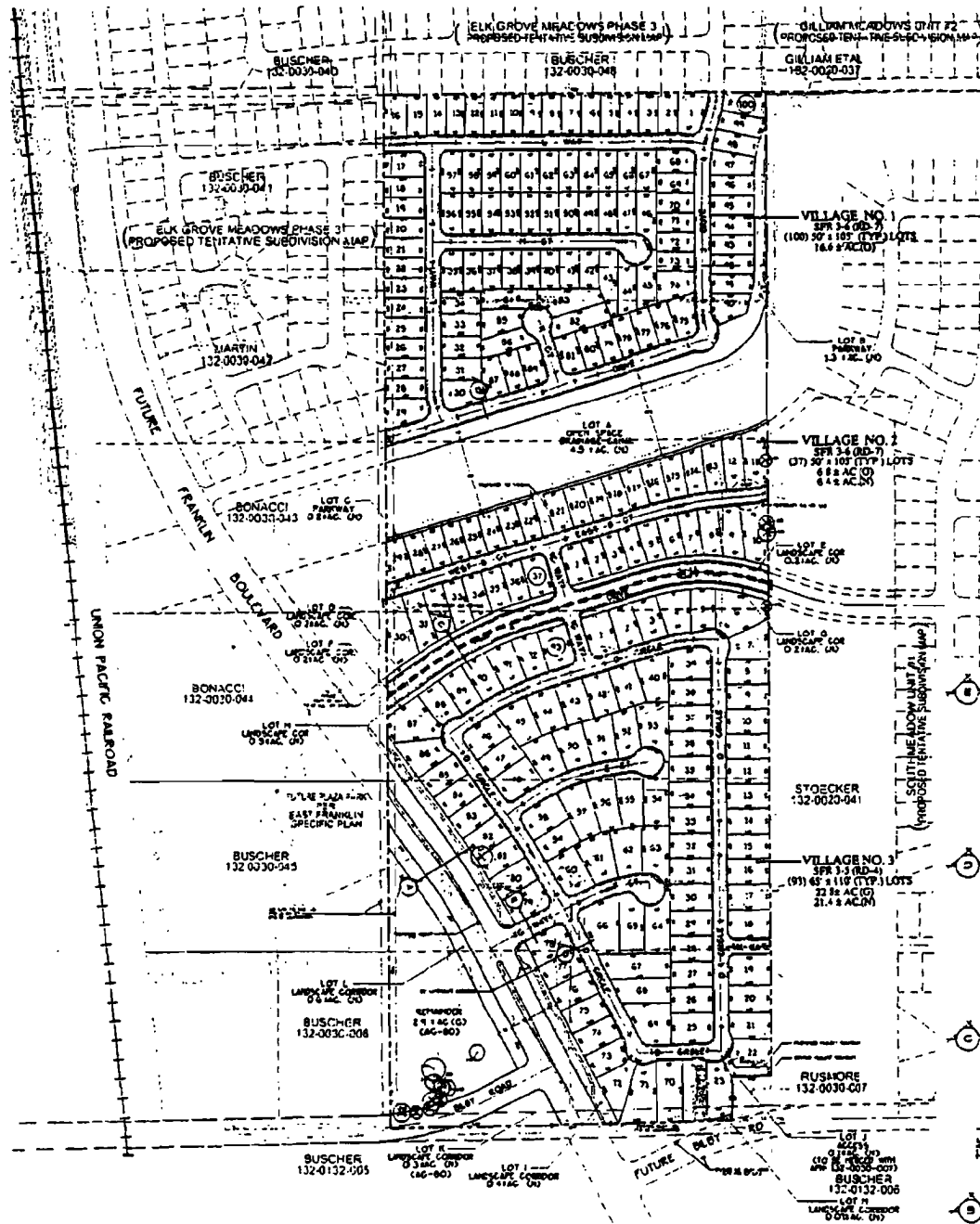
AYES: Soares, Scherman, Briggs, Cooper, Leary
NOES: None
ABSTAIN: None
ABSENT: None

LARGE LOT/SMALL LOT VESTING TENTATIVE SUBDIVISION MAP BILBY RANCH CITY OF ELK GROVE, CALIFORNIA

MAY 10, 2002
(REVISED AUGUST 14, 2002)
(REVISED AUGUST 27, 2002)
(REVISED OCTOBER 11, 2002)
(REVISED FEBRUARY 16, 2003)

PROJECT NOTES

1. ALL LOTS SHALL BE DEEDED TO THE CITY OF ELK GROVE.
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LAND USE SUMMARY

LAND USE	ACRES	PERCENT
Single-Family Residential	100.00	100.00%
Other	0.00	0.00%
TOTAL	100.00	100.00%

TREE REMOVALS

LOT	TREE TYPE	SIZE	REMARKS
1	Redwood	12"	Remove
2	Oak	10"	Remove
3	Maple	8"	Remove
4	Pine	6"	Remove
5	Juniper	4"	Remove
6	Cedar	3"	Remove
7	Fir	2"	Remove
8	Spruce	1"	Remove
9	Aspen	1"	Remove
10	Alder	1"	Remove
11	Birch	1"	Remove
12	Hickory	1"	Remove
13	Walnut	1"	Remove
14	Cherry	1"	Remove
15	Plum	1"	Remove
16	Apple	1"	Remove
17	Peach	1"	Remove
18	Orange	1"	Remove
19	Lemon	1"	Remove
20	Fig	1"	Remove
21	Grape	1"	Remove
22	Strawberry	1"	Remove
23	Raspberry	1"	Remove
24	Blackberry	1"	Remove
25	Blueberry	1"	Remove
26	Cranberry	1"	Remove
27	Raspberry	1"	Remove
28	Blackberry	1"	Remove
29	Blueberry	1"	Remove
30	Cranberry	1"	Remove

WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St., Ste. 100-B Tel 916.341.7780
Sacramento, CA 95816 Fax 916.341.7787

Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The development approved by this action is for a Rezone, a Large Lot Vesting Tentative Subdivision Map and Small Lot Vesting Tentative Subdivision Map as described in the City Council report and associated Exhibits and Attachments dated June 4, 2003.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
<u>Prior to Grading/Improvement Plans</u>				
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (60.1 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$3,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. (Planning)	Prior to Issuance of Grading Permit	Planning	
6.	The project shall comply with the City's Land Grading and Erosion Control Ordinance. (Department of Water	Improvement Plans	Department of Water Resources	

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>
Resources)			
<p>7. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement <u>one of the following options</u> to the satisfaction of the Planning to mitigate for the loss of agriculture land which will assist in maintaining the integrity of the Urban Services Boundary:</p> <ul style="list-style-type: none"> • For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agricultural land within the area bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; or • For each acre of land being developed by this project, the applicant shall contribute \$1025.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); or • Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program 	Prior to Grading	Planning	

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>
<p>to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is intended to replace this condition, the applicant shall be subject to that program instead.</p> <ul style="list-style-type: none"> • The contribution rate (\$1025.00 per acre) may be adjusted annually on or about July 1, subject to approval by the Board, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area. 			
<p>8.</p> <ul style="list-style-type: none"> ▪ For projects within a one- mile radius of an active nest site, the project proponent should preserve 1.0 acre of similar habitat for each acre lost (60.1 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR ▪ 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 ▪ Submit payment of a Swainson's hawk impact mitigation fee (\$750.00) per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County (Elk Grove) Code as such may be amended from time to time and to the extent that said Chapter remains in effect;OR <p>Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a</p>	Prior to Grading	Planning	

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>
mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead.			
<p>9. AQ-1 In order to control fugitive dust emission during the construction phase of any development within the Specific Plan area, the following measures shall be implemented:</p> <ul style="list-style-type: none"> a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily. b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled. c. Limit onsite construction vehicle speeds to 15 mph. d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust. e. Maintain at least two feet of freeboard when transporting soil or other material by truck. 	Note on Improvement Plan and during construction activities	Planning	
<p>10. AQ -2 <u>Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment</u></p> <p>1. The prime contractor shall submit, to Elk Grove Planning, a comprehensive inventory of all the heavy-duty off-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:</p> <ul style="list-style-type: none"> • 175hp-750 hp 1996 and newer engines • 100hp-174 hp 1997 and newer engines 	Note on Improvement Plan	Planning and SMAQMD	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>• 50hp – 99 hp 1998 and newer engines</p> <p>Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p style="text-align: center;"><u>or</u></p> <p>2. The prime contractor shall provide a plan, for approval by ELK GROVE PLANNING in consultation with SMAQMD, demonstrating that the heavy-duty off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged Nox emission reduction of 10% compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in noncertified engines, and other methods not requiring the use of post 1996 – 1998 engines.)</p> <p style="text-align: center;"><u>and</u></p> <p><u>Category 2: Reducing Nox Emissions from On-Road Diesel Powered Equipment</u></p> <p>1. The prime contractor shall submit, to ELK GROVE PLANNING, a comprehensive inventory of all heavy-duty on-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by</p>			

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

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

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>
<p>developer upon issuance of building permit by the governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin. Funds resulting from this mitigation shall be placed by the developer(s) into an escrow account until such time as they are directed by the Sacramento Metropolitan Air Quality Management District to be transferred to the appropriate institution for use. These funds will likely assist the Elk Grove School District in the purchase of low-emission school buses, or assist in the purchase of low-emission refuse vehicles serving the East Franklin area. Similarly, projects for funding may be identified by the developer, the City, or the Sacramento Metropolitan Air Quality Management District, but shall only be chosen to receive East Franklin air quality mitigation fees by the Sacramento Metropolitan Air Quality Management District Air Pollution Control Officer.</p>			
<p>11. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance</p>	<p>Prior to demolition of structures</p>	<p>Planning and SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	with all applicable regulations, and in coordination with all applicable agencies. (EFSP MM HS-4)			
12.	<p>Giant Garter Snake Mitigation</p> <ul style="list-style-type: none"> ▪ Avoid construction activities with 200 feet from the banks of garter snake aquatic habitat. Confine movement of heavy equipment to existing roadways to minimize habitat disturbance. ▪ Construction activity within the habitat should be conducted between May 1 and October 1. Between October 2 and April 30 contact the Services' Sacramento Fish and Wildlife Office to determine if additional measures are necessary to minimize and avoid take. ▪ Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided giant garter snake habitat within or adjacent to the project area as Environmentally Sensitive Areas. This area should be avoided by all construction personnel. ▪ 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. Report any sightings and any incidental take to the Service immediately by telephone at (916) 414-6600. ▪ Any dewatered habitat should remain dry for at least 15 consecutive days after April 15 and prior to excavating or filling of the dewatered habitat. 	Note on Improvement Plans and during construction	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> ▪ 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) 414-6600, the California Department of Fish and Game (CDFG) at (916) 358-2921 and the City Environmental Coordinator at (916) 478-2265 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. ▪ After completion of construction activities, remove any temporary fill and construction debris and, wherever feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed from banks or replanting emergent vegetation in the active channel. ▪ If a predevelopment survey determines that giant garter snakes are not present within the areas of project development, conditions 12 and 13 do not apply. 			
13. Applicant shall consult with CDFG to prepare and implement a mitigation plan for the loss of Giant Garter Snake habitat to the satisfaction of the CDFG and the City of Elk Grove.	Prior to grading	Planning	
14. 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	Note on Improvement Plans and prior to approval of Improvement Plan	Planning	

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>
	restrictions on proximate development during the nesting season to ensure that take does not occur.			
15.	<ul style="list-style-type: none"> ▪ If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. ▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. ▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. ▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. ▪ Prior to the approval of any grading and/or building permits for the development of the site, applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation. 	Construction Note and Pre Development Survey	Planning	
16.	The project proponent shall ensure that the project will result in no net loss of any wetland habitat found on the site (0.39 acres). No net loss shall be achieved by the following methods:	Complete prior to Grading	Planning	

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>
	<p>a) Preserve and protect the existing on-site wetlands.</p> <p><u>or</u>, if any wetlands are to be disturbed:</p> <p>b) Prior to any disturbance of on-site wetlands, submit a Wetland Habitat Mitigation Plan to the Elk Grove Planning Division for review and approval. The Wetland Habitat Mitigation Plan shall provide a detailed description of the size, location and design of proposed wetland creation sites, and a detailed description of how the created wetlands will be monitored and managed to ensure the success of the mitigation effort, or</p> <p>c) Prior to any disturbance of on-site wetlands, pay into the City Wetlands Restoration Trust Fund an amount based on a rate of \$35,000 per acre (1:1 ration) for the loss of the wetlands.</p>			
17.	During grading and construction, destroy all septic tanks and systems on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed septic systems on the improvement plans for the project.	Note on Improvement Plans and During Construction	Sacramento County Environmental Health Division	
18.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning	Note on Improvement Plans	Planning	

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>
	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)			
19.	<p>Prior to approval of Improvement Plans, the project must demonstrate the following items to the satisfaction of the Department of Water Resources:</p> <ul style="list-style-type: none"> a. Provide non-potable water for use during grading and construction, which could be an agricultural well; b. Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on the improvement plans for the project. 	Note on Improvement Plans	Sac County Water Agency / Sac County Environmental Health	
	Construction Activities/Improvement Plans			
20.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources)	Shown on Improvement Plans	Sac County Water Agency	
21.	This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water	Shown on Improvement Plans	Sac County Water Agency	

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>
	Resources)			
22.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Prior to approval of Improvement Plans	Sac County Water Agency	
23.	Provide a looped water distribution system.	Improvement Plans	Sac County Water Agency	
24.	Locations of all utility service points on all land to be maintained by the EGCSD shall be approved by the District. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation	
25.	All landscape corridor walls shall be of masonry construction, Wall design and materials shall be consistent with the EFSP Landscape Design Guidelines and subject to City of Elk Grove and CSD approval. Graffiti resistant materials shall used.	Improvement Plans	EGCSD Parks and Recreation	
26.	When improvements to the corridors and medians have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove Community Services District; a grant deed shall be conveyed to the District for ongoing maintenance, operation, repair and replacement, Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.	Improvement Plans	EGCSD Parks and Recreation	
27.	Provide adequate drainage facilities to the boundary of the park site. The CSD shall have the opportunity to review and approve the improvement plans.	Improvement Plans and during construction	EGCSD Parks and Recreation	

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>
28.	Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.	Landscape Plans	EGCSD Parks and Recreation	
29.	CSD-1 shall require an approved sewer study prior to submittal of improvement plans.	Prior to Improvement Plans	CSD-1	
30.	<p>Connection to the public sewer system shall be required to the satisfaction of CSD-1.</p> <p>This project is within the boundaries of the East Franklin Specific Plan and will be initially served by developer funded interim services. The project shall participate in its fair share of costs of interim facilities. Interim services shall be provided on a first come first serve basis.</p> <p>The trunk and collector sewer system for Bilby Ranch will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system is accepted for maintenance, including, but not limited to, the Poppy Ridge Pump Station and Force Main.</p>	Shown on Improvement Plans and during construction.	CSD-1	
31.	Trail will be located out of the 10-yr. floodplain.	Improvement Plans and during construction	EGCSD Parks and Recreation	
32.	Open fencing shall be provided along all open space	Improvement Plans	EGCSD Parks and	

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>
	corridors with specifications being determined by Elk Grove Community Services District and consistent with the Laguna Reserve Landscape Guidelines.	and during construction	Recreation	
33.	Signage for the trail will be funded and provided by the developers in accordance with EGCSO specifications (i.e. Sign Manual).	Improvement Plans and during construction	EGCSO Parks and Recreation	
34.	When the improvements to the corridor have received final acceptance by District, District will accept the grant of a landscape maintenance easement from the Applicant and assume the future obligation for operation, maintenance, repair and replacement. Applicant shall be responsible to fund the direct cost of performing this work until the District has incorporated these costs into the annual budget for the Landscape and Lighting Assessment District. If the inclusion of these costs results in an increase in the assessments requiring a ballot approval pursuant to the provision of Proposition 218, the Applicant's funding obligation could continue until Prop 218 compliance is met. Applicant's funding obligation will be addressed in the agreement with the District.	Improvement Plans and during construction	EGCSO Parks and Recreation	
35.	The 15' landscape corridor on A Drive (Lots D,F,E,G) should be designed according to Figure 4.12 in the Laguna Reserve Design Guidelines, which includes a 6' planter at back of curb, a 4' sidewalk, and an 15' landscape corridor with fencing backing up to houses. The sidewalk should link with adjacent developments. The developer should submit plans to EGCSO for approval.	Improvement Plans and during construction	EGCSO Parks and Recreation	
36.	Developer shall construct & install a 40-ft. wide landscaped parkway/ trail system for recreational uses on drainage channel lots B. Trail corridor shall include a 10-ft.wide minimum trail with 2-ft. shoulders on each side, with an aggregate of 26-ft. of adjacent	Landscape Plans	EGCSO Parks and Recreation	

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>
	landscaping designed to the satisfaction of EGCSD.			
37.	The 8' Parkway (Lot C) should be designed according to Figure 2.5 in the Laguna Reserve Design Guidelines.	Improvement Plans and during construction	EGCSD Parks and Recreation	
38.	The Drainage Canal access between lot 21 and 22 to be fenced and locked. To the satisfaction of the EGCSD Parks and Recreation and Fire Departments.	Improvement Plans and during construction	EGCSD Parks and Recreation and EGCSD Fire	
39.	All fences bordering the drainage canal or other riparian corridor shall be constructed with noncombustible materials. In addition, fences on the sides of lots 21 and 22 shall be constructed of noncombustible construction.	Improvement Plans and during construction	EGCSD Fire	
40.	Provide rolled curb access or driveway access between lots 21 and 22. This access shall be constructed of either 2 inches of AC over 4 inches of AB or a minimum of 4 inches of gravel with good drainage. Any gates or bollards shall be equipped with a fire department approved locking mechanism.	Improvement Plans and during construction	EGCSD Fire	
41.	Provide calculation for the pipe capacity in conference with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
42.	Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvements Standards, including any fees required by the Sac County Water Agency.	Prior to issuance of grading permit (and/or as deemed appropriate by Public Works)	Public Works	
43.	In order to obtain sewer service, construction of public trunk and collector sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public trunk sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance.	Shown on Improvement Plans and during construction.	CSD-1	

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>
	Sacramento County Improvement Standards apply to any on-site sewer construction.			
44.	The masonry walls located adjacent to the Rusmore property shall be constructed prior to residential development and prior to a temporary access on lot 24 being utilized.	Shown on Improvement Plans and during construction.	Planning	
45.	Public Utilities, including, but not limited to water, sewer, drainage, cable and power will be extended to the Rusmore property from D Circle, or to the satisfaction of Development Services – Planning.	Shown on Improvement Plans and during construction.	Planning	
46.	The Rusmore property will be included as part of the overall drainage plan for the area.	Shown on Improvement Plans and during construction.	Public Works	
47.	Left turns out of G Way will not be allowed. Left turns from Franklin Blvd. to G Way will only be allowed once the intersection is analyzed regarding traffic operations and left turn pocket length.	Improvement Plans	Public Works	
48.	<p>Install</p> <p>Bots Dots at the elbows on "D" Circle (4 sets) "J" Drive</p> <p>Island on "A" Drive east of Franklin Blvd. "A" Drive between Franklin Blvd. and "C" Way "A" Drive between "C" Way & easterly property line "G" Way east of Franklin Blvd.</p> <p>Speed Cushion on "D" Circle between "D" Circle and "N" Way "I" Drive between "L" Way and "K" Court "L" Way (east/west) between "L" Way and "J" Drive</p>	<p>Design Approval Prior to Final Map</p> <p>Shown on Improvement Plans</p> <p>Installation Prior to 1st Occupancy</p>	Public Works	

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>
	<p>"J" Drive north of "L" Way</p> <p>Stop Signs on "G" Way at Franklin Blvd. "F" Court at "D" Circle</p> <p>The above devices will be installed to the satisfaction of Public Works.</p> <p>See attached map</p>			
49.	Fire hydrants shall be provided on both sides of Franklin Boulevard where medians are located per the amended Section 7 of Appendix III-B of the 2001 California Fire Code (CFC). Spacing shall be in concurrence with the amended Appendix III-B of the 2001 CFC.	Improvement Plans and during construction	EGCSD Fire	
50.	Vertical curbs (type 2 curb) are required on "A" Drive and G Way.	Improvement Plans	Public Works	
51.	Provide separate public water service to each parcel and dedicates maintenance easements in all public streets over all water lines to the satisfaction of Sacramento County Water Agency prior to final map approval.	Improvement Plans/Final Map	Sac County Water Agency	
	Prior to Final map			
52.	Land dedicated to EGCSD for Parks Parkways shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any 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.	Final Map	EGCSD Parks and Recreation	
53.	Prior to recordation of a final map a 2 acre park site	Final Map	EGCSD Parks and	

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>
	will be conveyed and dedicated to EGCSO. The proposed locations are one, north of A Drive and east of New Franklin Boulevard and two, north of A Drive on the Stoecker property to the satisfaction of EGCSO. (As shown on attached exhibit)		Recreation	
54.	Provide EGCSO all of the on-site Trail & Open Space Easements/Dedications necessary to successfully interlink the Trail System with all adjoining property owners and transportation projects.	Final Map	EGCSO Parks and Recreation	
55.	Lot L shall include the portion of Parksite as shown on the tentative map and should be zoned, "O", open space.	Final Map	EGCSO Parks and Recreation	
56.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map	Public Works	
57.	Prior to recordation of a final map or approval of improvement plans, enter into a park development agreement with the Elk Grove Community Services District to address conditions of approval.	Prior to Final Map or Improvement Plan Approval	EGCSO Parks and Recreation	
58.	Provide on-site and off-site drainage easements, as necessary to offset project impacts, at no cost to the City of Elk Grove, pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency.	Final Map	Public Works	
59.	Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency ordinance. (Department of Water Resources)	Prior to Final Map	Public Works	
60.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well sites (lots 4 & 5 in Village 1 to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting	Prior to Final Map	Sac County Water Agency	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then alternate sites on Bilby Ranch 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 Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.			
61.	Dedicate land or pay in-lieu fees, or both, for park purposes, as required by and in accordance with the standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code. This includes lots J and A.	Prior to Final Map	EGCSD Parks and Recreation and Public Works	
62.	Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval. (Department of Water Resources)	Prior to Final Map	Sac County Water Agency	
63.	Should more park acreage be identified within the Specific Plan on a developers 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.	Final Map and Improvement Plans	EGCSD Parks and Recreation and Public Works	
64.	Improve & Dedicate a 36 foot Landscape Corridor to the Elk Grove Community Services District adjacent to the eastern right-of way for Franklin Boulevard. Improve & Dedicate a 25 foot Landscape Corridor to	Final Map and Improvement Plans	EGCSD Parks and Recreation and Public Works	

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>
<p>the Elk Grove Community Services District adjacent to the western right-of way for Franklin Boulevard. This corridor shall include a post and cable barrier at the back of the landscape corridor along with a 2 foot mow strip. This corridor shall be improved within 12 months after the first final map for the Bilby Ranch project is recorded.</p> <p>If the properties west of Franklin Boulevard do not develop in accordance with the Historical Housing designation a 36 foot corridor shall be required with masonry wall by the subsequent development.</p>			
<p>65. All the real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; the (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>	<p>Prior to Final Map</p>	<p>EGCSD Parks and Recreation</p>	
<p>66. Grant the City of Elk Grove right-of-way on Bilby Road</p>	<p>Final Map</p>	<p>Public Works</p>	

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>
	based on a 48' modified collector street with parkway strip in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of Public Works. The dimensions of Bilby Road are 12' travel lane, 3' bike lane, 3' curb and gutter, 12' planter, 4' sidewalk and 15' landscape corridor. The landscape corridor shall be dedicated to EGCSD.			
67.	Grant the City of Elk Grove right-of-way on Franklin Blvd. based on a 96' modified thoroughfare in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of Public Works. Provide visibility easements as necessary to meet improvement standard requirements along curvilinear sections of the indicated streets.(Public Works Department of Transportation)	Final Map	Public Works	
68.	Grant the City of Elk Grove right-of-way on all internal streets as shown in Large Lot/Small Lot Vesting Tentative subdivision map, in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Public Works.	Final Map	Public Works	
69.	Grant the City of Elk Grove right-of-way at the intersection of Franklin Blvd and "A" Drive based upon an expanded intersection in accordance with the City of Elk Grove Improvement Standards, the East Franklin Specific Plan and to the satisfaction of the Department of Public Works. A bus turnout will be required on Future Franklin Blvd north of "A" Drive.	Final Map	Public Works	
70.	Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public/private streets.	Final Map	Public Works	
71.	Dedicate the landscape corridors adjacent to Bilby	Final Map	EGCSD Parks and	

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>
	<p>Road as a public utility easement for overhead and underground facilities and appurtenances.</p> <p>The owner/developer must disclose to future potential owners the existing 69kV electrical facilities.</p>		Recreation and Public Works	
72.	Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances as shown on the East Franklin Specific Plan. (SMUD)	Final Map	EGCSD Parks and Recreation and Public Works	
73.	<p>Final maps shall not be approved until:</p> <ul style="list-style-type: none"> ▪ Sacramento County Water Agency has approved a site acquisition agreement for the Franklin Boulevard Water Storage and Treatment Facility consistent with the 1997 East Franklin Specific Plan Water Study prepared by Murray Smith & Associates Engineering, Inc. ▪ Sacramento County Water Agency has determined that there is adequate water production capacity to serve the subject proposed development 	Final Map	Department of Water Resources	
74.	Prior to Final Map abandon Bilby Road. New Bilby Road as displayed on the Large Lot/Small Lot Vesting Tentative Subdivision Map shall be constructed and right-of-way and public utility easements dedicated prior to existing Bilby Road abandonment.	Final Map	Public Works	
75.	Install public street improvements on new Bilby Road based upon a modified 48' collector in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Public Works. The dimensions of Bilby Road are 12' travel lane, 3' bike lane, 3' curb and gutter, 12'	Prior to Final Map	Public Works	

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>
	planter, 4' sidewalk and 15' landscape corridor.			
76.	Notice to Purchaser: The applicant, owner or successor in interest shall notify the potential home buyer for lots 22 and 23 in Village 3 that he/she is purchasing a home that is limited to a single story floor plan. This shall be done in the form of a disclosure statement	Recorded at time of Final Map	Planning	
	Prior to Issuance of Building Permits			
77.	Construct the gap channel and railroad bridge for Shed B or develop an interim solution to handle the 100-year flood to eliminate or minimize the existing 100 year residual flood plain. The interim solution will have to be deemed adequate by Public Works.	Prior to 1 st Building Permit	Public Works	
78.	Install all internal streets as shown in Large/Small Lot Vesting Tentative Subdivision Map, in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards or to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	
79.	Install public street improvements at the intersections of Franklin Boulevard and A Drive based upon an expanded intersection in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards or to the satisfaction of Public Works. A bus turnout will be required on Franklin Boulevard, north of A Drive.	Prior to 1 st Building Permit	Public Works	
80.	Install public street improvements on Franklin Blvd based upon a 96' modified thoroughfare from the northern property line to Poppy Ridge Road in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards or to the satisfaction of the Public Works. If these improvements are not constructed prior to the first building permit, provide a bond for these improvements	As determined by the Traffic Impact Study currently underway and prior to 1 st Building Permit.	Public Works	
81.	Install public street improvements on Franklin	Prior to 1 st Building	Public Works	

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>
	Boulevard based upon a 96' modified thoroughfare in accordance with the East Franklin Specific Plan, the City of Elk Grove Improvement Standards or to the satisfaction of the Public Works.	Permit		
82.	The floor elevation must be a minimum of 1 foot above the 100-year water level for the area.	Building Permit	Public Works	
83.	The Elk Grove Unified School District has funded and built, and is in the process of funding and building certain oversized infrastructure that will be of direct benefit to the Developer's Project. Prior to the issuance of the first building permit for residential construction or any building permit for commercial construction within the boundaries of the Developer's Project, Developer shall provide written correspondence from the School District's Assistant Superintendent of Facilities establishing that Developer has adequately provided for the reimbursement of infrastructure costs incurred by the School District on behalf of Developer's Project. (EGUSD)	Prior to Building Permit	Planning	
84.	A Boundary Line Adjustment will be completed conveying Lot J to the Rusmore parcel.	Prior to Building Permit	Planning	
85.	AQ-6 Future development projects shall implement the following measures to the maximum extent feasible. a. Whether the builder chooses a gas- fired or wood burning system, install the lowest emitting commercially viable fireplaces, for each system type. b. The developer must provide an additional electrical outlet in the garage of each single family unit, conveniently located, to facilitate the use of a rechargeable lawn mower, and an	Prior to Building Permit	Planning	

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>
	<p>electrical outlet in front and backyards of homes for use with electric powered yard equipment.</p> <p>c. Install energy efficient heating and appliances.</p>			
86.	<p>The project developer / applicant shall implement the following measures as applicable:</p> <ul style="list-style-type: none"> • Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices. • Install natural gas fireplaces in residential units in place of standard fireplaces. • Install electrical outlets in front and backyards of homes for use with electric powered yard equipment. • Install natural gas burning barbecues in residences. • Install energy efficient heating and appliances. • Construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6) 	Prior to Issuance of Building Permits	Planning	
87.	<p>For residential units that are not shielded by barriers and are proposed to be located within the 60dB L_{dn} noise contours, a detailed analysis of interior noise levels at second floor facades shall be submitted with floor plans, building plans and façade construction details. Appropriate acoustical insulation, building materials and or construction techniques shall be incorporated into the building plans for these units to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element. Lots</p>	Prior to Issuance of Building Permits	Building	

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>
	within the 60 L _{dn} noise contour include: Village 3 lots 22, 23 and 24, lots 70 through 88. (EFSP EIR.)			
88.	Prior to building permit issuance, offsite drainage improvements (the central shed channel will need to be completed all the way from the projects pipe outfall to I-5, per the EFSP DMP) and easements 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.	Prior to Issuance of Building Permits	Department of Water Resources	
89.	No more than 40 forty homes shall be constructed without providing 2 two points of access that meet the standards for the Elk Grove Community Services District Fire Department. The two points of access must be separated by a minimum of 500 feet and shall connect to a major road.	Prior to Issuance of Building Permits	CSD Fire Department	
Prior to Residential Final				
90.	Install signals per the East Franklin Specific Plan at the following locations: -Bilby Road at New Franklin Blvd. – at the both locations for a total of two signal -A Drive at New Franklin Blvd. These signals shall be constructed in accordance with the East Franklin Specific Plan, The City of Elk Grove Improvement Standards or to the satisfaction of Public Works.	Prior to Occupancy	Public Works	
91.	Install a 7 foot high noise barrier between the sensitive residential uses along Franklin Boulevard and Bilby Road that were identified as needing mitigation in the	Prior to Residential Final	Planning	

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>
<p>acoustical noise analyses required in the EFSP EIR. Masonry walls shall be constructed in accordance with the EFSP. Standard masonry walls shall be constructed along A Drive. The sound barrier shall be airtight and massive with no significant gaps in construction. Where the sound barrier approaches openings for roadways, the barrier shall be wrapped around the corners of the end lots to the intersections of the first internal streets to provide sufficient shielding. However, the barrier height must taper down at the corners to allow for clear sight distance for motorists approaching the intersections.</p>			

1

General Compliance Items for Building Permit

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

DFX (Drawing Interchange file) release 2002 or previous

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

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

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

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