

RESOLUTION NO. 2002-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP, VESTING TENTATIVE SUBDIVISION MAP AND DEFERRAL OF PARK FEES ON THE MULTI FAMILY SITE FOR ASSESSOR PARCEL NUMBER 132-0020-016 AND A PORTION OF 132-0020- 017, BACKER RANCH EG-01-211, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Backer Ranch, represented by Bruce Walters and Brian Bombeck (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Specific Plan Amendment increasing a MFR (Multi Family Residential) parcel from 6.9 acres (gross) 6.2 acres (net) to 9.7 acres (gross) and 8.4 acres (net), modification of the circulation plan for the property, and decreasing the overall density of the project in an area within the East Franklin Specific Plan from RD-7 to SFR 5-8, a Rezone of 132.2 acres from AG-20 to RD-4, RD-5, RD-20, and "O", a Tentative Subdivision Map creating a large lot subdivision, a Vesting Tentative Subdivision Map creating 476 single family parcels with a multi family site and associated park and landscape corridors and a request to defer park fees for multi-family lot until building permit issuance. (Assessor's Parcel Number 132-0020-016 and a portion of 132-0020-017); and

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

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

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on June 25, 2002 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 Backer Ranch project, Tentative Subdivision Map, Vesting Tentative Subdivision Map and deferral of park fees on the multi family site based on the following findings and the attached conditions of approval (Exhibits A, B and C). Exhibit A is the Tentative Subdivision Map, Exhibit B is the Vesting Tentative Subdivision Map and Exhibit C is the conditions of approval.
 - a. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

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

- b. **Finding:** Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

- a. The proposed map is consistent with the General Plan and proposed specific plan amendment.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development and will be consistent with the General Plan and proposed specific plan.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Backer 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 Backer Ranch 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.

- c. Finding: Section 66477 of the California Subdivision Map Act establishes that local ordinances may require fees or land dedications for parks or recreation purposes (The Quimby Act) and Section 66477 (a)(2)(B) of the California Subdivision Map Act, states that, "Fees shall be payable at the time of recording of the final map or parcel map or at a later time as may be prescribed by local ordinance."

Evidence: The request to defer park fees for the multiple family parcel within the Backer Ranch Vesting Tentative Subdivision Map proposal is consistent with the City of Elk Grove's local ordinance that implements the Quimby Act

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 21st day of August 2002.



RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



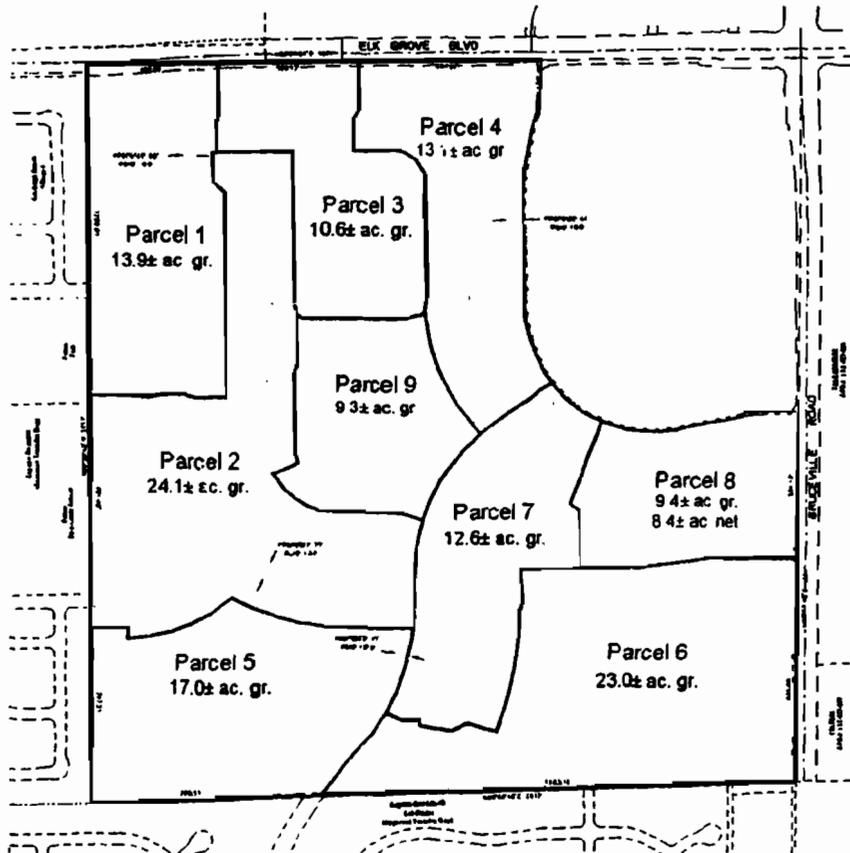
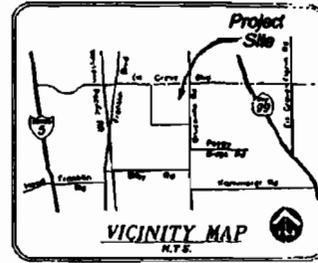
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

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



PROJECT INFORMATION

SITE DESCRIPTION: Portion of the Approved LPA of Section 1, Township 9 North, Range 3 East, M.S.B. #1

ASSESSOR PARCEL NO.: 137-0270-016, part of 017

OWNER: Backer Family Trust et al
2005 Colton Avenue
Elk Grove, CA 95624

PREPARED BY: U.S. Survey Corporation East Division
2200 Colton Avenue, Ste 100
Oak River, CA 95670

PLANNED BY: Harney & Sargent
1771 Tullin Road, Suite C
Sacramento, CA 95817
(916) 977-6888

EXISTING USE: Agricultural - Horsepasture

PROPOSED USE: Single Family Residential, Multi-Family, and Open Space

EXISTING ZONING: AG-20

PROPOSED ZONING: RM-1, RM-1.5, RM-20, Open Space

SPECIAL DISTRICTS:
RECORDING: Elk Grove Community Services District
FIRE: Elk Grove Community Services District
SCHOOL: Elk Grove Unified School District

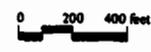
LIABILITY JURISDICTION: Sacramento County

LOCAL JURISDICTION: Sacramento County

UTILITY: Sacramento County Water Agency, Sewer

NUMBER OF LOTS: 9 LARGE ACRES/LARGE LOTS
Area 132.2± Acres (gross)

* Dimensions & areas shown are approximate and subject to change
* Lots created for planning purposes only.



Tentative Map
(Large Lot Map)

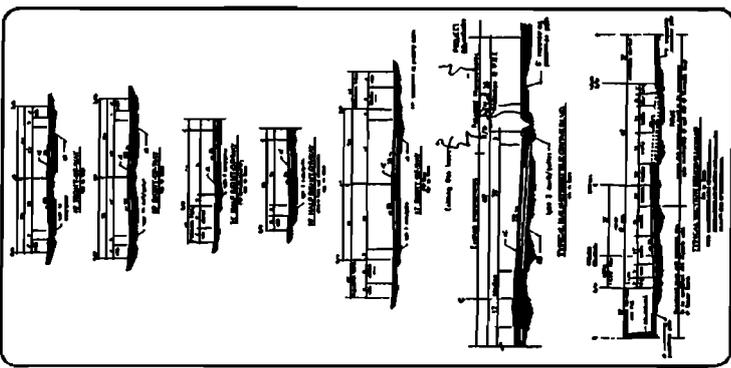
BACKER RANCH
City of Elk Grove, California

Scale: 1" = 200'

October, 2001
Revised: December, 2001
April, 2002
June, 2002

PROJECT INFORMATION

Project Name: BACKER RANCH
 City: Elk Grove, California
 Project No.: 01-000000-0000
 Date: 10/10/2001
 Prepared by: BACKER & STUBBS
 10000 S. BRUCEVILLE ROAD, SUITE 100
 ELK GROVE, CALIFORNIA 95757
 (916) 681-1000
 FAX: (916) 681-1001
 E-MAIL: INFO@BACKERSTUBBS.COM
 Website: WWW.BACKERSTUBBS.COM
 1. This map is a tentative map and is not intended to be used for any other purpose.
 2. It is the responsibility of the applicant to verify the accuracy of the information shown on this map.
 3. The applicant warrants that the information shown on this map is true and correct to the best of their knowledge.
 4. The applicant warrants that the information shown on this map is not in violation of any applicable laws or regulations.
 5. The applicant warrants that the information shown on this map is not in violation of any applicable covenants, conditions, and restrictions.
 6. The applicant warrants that the information shown on this map is not in violation of any applicable zoning ordinances.
 7. The applicant warrants that the information shown on this map is not in violation of any applicable subdivision maps.
 8. The applicant warrants that the information shown on this map is not in violation of any applicable general plans.
 9. The applicant warrants that the information shown on this map is not in violation of any applicable local ordinances.
 10. The applicant warrants that the information shown on this map is not in violation of any applicable state laws or regulations.



Vesting Tentative Map

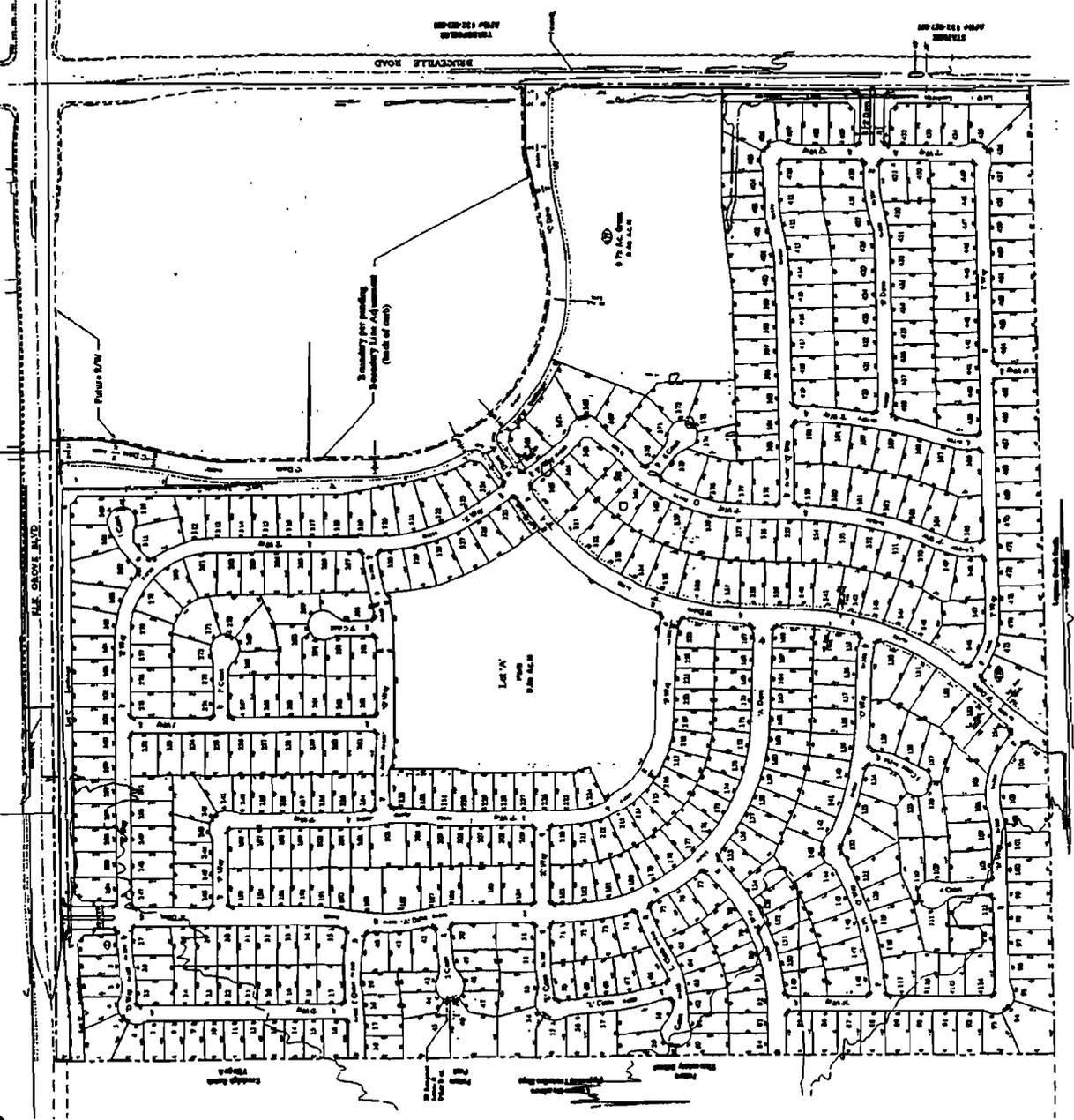
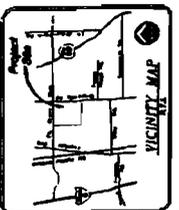
BACKER RANCH

City of Elk Grove, California

October, 2001
 Revised: December, 2001
 April, 2002
 June, 2002

BACKER & STUBBS
 CIVIL ENGINEERS, INC.

01-000000-0000



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 Specific Plan Amendment, Rezone, Vesting Tentative Subdivision Map and Tentative Parcel Map as described in the City Council report and associated Exhibits and Attachments dated August 21, 2002.	On-Going	Planning Division	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
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 Division	
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 Division	
<u>Prior to Grading/Improvement Plans</u>				
5.	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (132.2 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$6,000 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 Division	
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

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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 Division 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"> ▪ Preserve 83.29 acres of agricultural land within specified boundaries, or ▪ Contribute \$1,025.00 per acre, or in an amount as may be adjusted annually by the City Council, into a fund to be used to purchase conservation easements (132.2 acres X \$1,025.00 = \$135,505.00), or ▪ Comply with a program implemented by the City of Elk Grove to address such mitigation for loss of Agricultural Resources. (SG-1) 	Prior to Grading	Planning Division	
<p>8. <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 (132.2 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 </p>	Prior to Grading	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>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 (132.2X750.00= 99150.00 + 382.00 = \$99,532.00); OR</p> <p>Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead.</p>			
<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. 	<p>Note on Improvement Plan and during construction activities</p>	<p>Planning Division</p>	
<p>10. AQ-2 <u>Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment</u></p> <p>1. <i>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</i></p>	<p>Note on Improvement Plan</p>	<p>Planning Division and SMAQMD</p>	

<p><u>Conditions of Approval / Mitigation Measure</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/ Monitoring</u></p>	<p><u>Verification (date and Signature)</u></p>
<p>or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:</p> <ul style="list-style-type: none"> • 175hp-750 hp 1996 and newer engines • 100hp-174 hp 1997 and newer engines • 50hp – 99 hp 1998 and newer engines <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 DERA 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 DERA, a comprehensive inventory of all heavy-duty on-</p>			

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<p>road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p style="text-align: center;"><u>or</u></p> <p>2. The prime contractor shall provide a plan, for approval by DERA 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 style="text-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.</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>2 on the Ringelmann Chart, as published by the U.S. Bureau of Mines, or b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in section a.] shall be repaired immediately. The certified environmental coordinator may be a County inspector, a representative of the prime contractor, or an 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.</p> <p>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.</p> <p>AQ-2 shall be limited in application to include only on-road and off-road mobile construction equipment employed in the construction or development of those infrastructure improvements identified in the East Franklin Financing Plan, including but not limited to roads, standard utilities (natural gas, water, electricity, etc.), drainage improvements, sewer system or related components, schools, fire stations, and parks. This requirement shall not be stayed, regardless of year, unless otherwise made legally moot by the passage of superseding local, state, or federal air quality laws, rules, or regulations, and shall apply to all developers or contractors operating on-road or off-road construction equipment for the life of the (East Franklin Specific Plan Area) project(s).</p>			

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<p>Additionally, construction-related emissions shall be reduced by application of AQ-2 intract subdivision improvements or shall be offset through the application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the developer upon issuance of building permit by the 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>				
11.	AQ-6 Future development projects shall implement	Note on Improvement	Planning Division 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>the following measures to the maximum extent feasible.</p> <p>a. Whether the builder chooses a gas- fired or wood burning system, install the lowest emitting commercially viable fireplaces, for each system type.</p> <p>b. The developer must provide an additional electrical outlet in the garage of each single family unit, conveniently located, to facilitate the use of a rechargeable lawn mower, and an electrical outlet in front and backyards of homes for use with electric powered yard equipment.</p> <p>c. Install energy efficient heating and appliances.</p>	Plans	SMAQMD	
<p>12. 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)</p>	Prior to demolition of structures	Planning Division and SMAQMD	
<p>13. 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 	Note on Improvement Plans	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>determine if additional measures are necessary to minimize and avoid take.</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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 			

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>CDFG at (916) 358-2921 and the City of Elk Grove.</p> <ul style="list-style-type: none"> ▪ 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. 			
<p>14. 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.</p>	<p>Prior to grading</p>	<p>Planning Division</p>	
<p>15. Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.</p>	<p>Note on Improvement Plans and prior to approval of Improvement Plan</p>	<p>Planning Division</p>	
<p>16.</p> <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 	<p>Construction Note and Pre Development Survey</p>	<p>Planning Division</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>disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or tricolored blackbirds are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species.</p> <ul style="list-style-type: none"> ▪ 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. 			
<p>17. <ul style="list-style-type: none"> ▪ 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 (May-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. ▪ 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 </p>	<p>Complete Survey prior to Grading</p>	<p>Planning Division</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program

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<p>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.</p>			
<p>18. The project proponent shall ensure that the project will result in no net loss of any wetland habitat found on the site (approx. 0.34 acres). No net loss shall be achieved by the following methods:</p> <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>	<p>Prior to Improvement Plan Review</p>	<p>Planning Division</p>	
<p>19. All oak trees that are 6 inches dbh or larger, or landmark trees, on the project site that have been selected for preservation, all portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be</p>	<p>Construction Note</p>	<p>Planning Division</p>	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>impacted by improvements associated with this project, shall be protected as follows:</p> <ol style="list-style-type: none"> 1) A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area. 2) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines." 3) Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems. 4) No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed. 			

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<p>5) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.</p> <p>6) No grading (grade cuts or fills) shall be allowed with the driplines of protected trees.</p> <p>7) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.</p> <p>8) No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.</p> <p>9) The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.</p> <p>10) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.</p> <p>11) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be</p>			

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<p>planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p> <p>12) Several trees to be preserved have grading, road construction, or house construction within the radius-dripline of the tree. These special situations will allow preservation of the tree while providing for reasonable development of the site consistent with the East Franklin Specific Plan. Specific measures proposed such as aeration systems, grade-beam foundations, and grading criteria for each situation will be based on recommendations by the project arborist.</p>			
<p>20. Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first, a Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review. The current policies require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. The Plan shall include the following elements:</p> <p>1) Species, size and location of all replacement plantings;</p>	<p>Prior to Improvement Plans</p>	<p>Planning Division</p>	

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<ul style="list-style-type: none"> 2) Method of irrigation; 3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4) Planting, irrigation and maintenance schedules; 5) Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period; 6) The minimum spacing for replacement oak trees shall be 20 feet on center; 7) Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation; 8) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees; 9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees; 10) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree; 			

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>11) No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the supervision of a certified arborist;</p> <p>12) The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p> <p>13) No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended;</p> <p>14) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.</p>			
<p>21. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as</p>	<p align="center">Construction Note</p>	<p align="center">Planning Division</p>	

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<p>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)</p>			
<p>22. 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; c. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources) 	Construction Note	Department of Public Works	
<p>Construction Activities/Improvement Plans</p>			
<p>23. This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. (Department of Water Resources)</p>	On Improvement Plans	Department of Public Works	
<p>24. The Sacramento County Water Agency (SCWA) will</p>	Prior to Improvement	Department of Public	

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	not issue water connection permits or sign improvement plans until adequate water supplies have been identified and secured to the satisfaction of SCWA.	Plans	Works	
25.	Rough grade the park site pursuant to plans approved by the District. Rough grading can be permitted by the District prior to final agreements for park improvements with the CSD. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation and Department of Public Works	
26.	Construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, vertical curb, gutter, street frontage and sidewalks. (EGCSD)	Improvement Plans	EGCSD Parks and Recreation and Department of Public Works	
27.	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)	Improvement Plans	EGCSD Parks and Recreation	
28.	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	
29.	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 CSD approval. Graffiti resistant materials shall used.	Improvement Plans	EGCSD Parks and Recreation	
30.	If the park site abuts residential lots, or private facility lots, developer will be required to install a 6 ft, masonry fence, which will be built to the specifications of the EGCSD along the park area where it abuts these lots; location of fence is to be decided upon by the developer and the CSD. The fence is to be installed when the CSD is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first.	Improvement Plans	EGCSD Parks and Recreation	
31.	Provide adequate drainage facilities to the boundary	Improvement Plans	EGCSD Parks and	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
of the park site pursuant to plans approved by the District. (EGCSD)		Recreation	
32. 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; an easement shall be conveyed to the District for ongoing maintenance, operation, repair and replacement, Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.	Improvement Plans	EGCSD Parks and Recreation	
33. Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity w the area, Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.	Improvement Plans	EGCSD Parks and Recreation	
34. Native and Landmark trees within land to be conveyed to the EGCSD shall be protected and preserved according to standard county tree preservation measures. Native and landmark trees to be removed shall be compensated on an inch per	Improvement Plans	EGCSD Parks and Recreation	

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<p>inch basis consistent with city 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 EGCS D. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent.</p>			
<p>35. 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 Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code. Improvement Standards and Fees referred to previously, shall be such as applicable at the time of improvement plan submittal, rather than map approval. (Department of Water Resources)</p>	Improvement Plans	Department of Public Works	
<p>36. Stop signs should be installed where needed to the satisfaction of the Department of Public Works. Stop sign locations will be determined at time of improvement plan submittal.</p>	Improvement Plans	Department of Public Works	
<p>37. The landscape corridor along Elk Grove Boulevard and Bruceville Road shall be consistent with the EFSP Landscape Design Guidelines and must be designed to the satisfaction of the Department of Transportation's Tree Coordinator and to the satisfaction of the EGCS D. The EGCS D shall approve grading and soundwall design prior to issuance of grading permits for landscape corridors and lots adjacent landscape corridors containing oak trees to remain. (Public Works Department of Transportation)</p>	Prior to grading	EGCS D Parks and Recreation and Department of Public Works	
<p>38. CSD-1 shall require an approved sewer study prior to submittal of improvement plans.</p>	Prior to Improvement Plans	CSD-1	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39. Fire hydrants shall be provided at a maximum of 300-foot spacing on "C" Drive along the Multi-Family parcel and at 500-foot spacing on "B" Drive along the Park site.	Improvement Plans	EGCSD Fire	
40. Provide fire hydrants at 1350 foot spacing along the following streets: <ul style="list-style-type: none"> ▪ Elk Grove Boulevard along Landscape Corridor ▪ "C" Drive along Landscape Corridor ▪ Bruceville Road along Landscape Corridor 	Improvement Plans	EGCSD Fire	
41. Provide a fire hydrant at the intersection of the following streets: <ul style="list-style-type: none"> ▪ Elk Grove Boulevard and "A" Drive ▪ Elk Grove Boulevard and "C" Drive ▪ Bruceville Road and "C" Drive ▪ Bruceville Road and "S" Drive 	Improvement Plans	EGCSD Fire	
42. 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 Sacramento Regional County Sanitation District South Interceptor Sewer Project. <p>The location of the interim sewer pump station shall be per the approved sewer study for the north half of the East Franklin Specific Plan by Murray Smith dated November 2000. Financial participation shall be in conformance with said specific plan and CSD-1 ordinances. Any offsite public trunk required to arrive at this location is also the responsibility of the developer.</p> <p>Design of the public trunk sewer and the interim lift station shall be coordinated with and approved by</p>	Improvement Plans	CSD-1	

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CSD-1. Sacramento County Improvement Standards apply to all sewer construction.			
43. Prior to improvement plan approval, any interim modification of the master plan for accommodating the existing watershed east of Bruceville Road, shall be reviewed and approved by Sacramento County Water Agency and the City of Elk Grove.	Prior to Improvement Plans	Department of Water Resources	
Prior to Final map			
44. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map	Department of Public Works	
45. Prior to the recordation of any final subdivision map, the applicant shall be required 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 within the specific plan through the East Franklin Property Owners Association for the costs the property owners in the specific plan incurred to prepare the Specific Plan.	Prior to Final Map	Department of Public Works	
46. 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	Department of Public Works	
47. Dedicate land or pay in-lieu fees, or both, for park purposes, as required by and in accordance with the standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Code.	Prior to Final Map	EGCSD Parks and Recreation and Department of Public Works	
48. 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	Department of Public Works	
49. Should more park acreage be identified within the Specific Plan on a developer's project than is required	Prior to Final Map	EGCSD Parks and Recreation	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>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)</p>			
<p>50. Land dedicated to the EGCSD 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 EGCSD of any grant deed or easement. (EGCSD)</p>	<p>Prior to Final Map</p>	<p>EGCSD Parks and Recreation and Planning Division</p>	
<p>51. Improve & Dedicate a 36 foot Landscape Corridor to the Elk Grove Community Services District adjacent to the right-of way for Elk Grove Blvd & Bruceville Rd, and "C" Dr. The corridor on "C" varies in width.</p>	<p>Final Map and Improvement Plans</p>	<p>EGCSD Parks and Recreation and Department of Public Works</p>	
<p>52. Dedicate a landscape maintenance easement and enter into a maintenance agreement between the property owner and Elk Grove Community Services District for 36 foot landscape corridors adjacent to the right of ways for Elk Grove Boulevard and Bruceville Road and a 25 foot corridor along "C" Drive in front of the multifamily lot and lots "D" and "E". The property owners will improve landscape corridors at the time of project development. The maintenance agreement shall address rights and obligations pertaining to any/all joint activities and interests of these parties.</p>	<p>Prior to Final Map</p>	<p>EGCSD Parks and Recreation</p>	

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<p>53. 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>54. Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 401 and 402 to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, than an alternate site 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</p>	<p>Prior to Final Map</p>	<p>Department of Water Resources</p>	

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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.			
55. On the final map, grant the City of Elk Grove right-of-way and a public utility easement on Bruceville Road based on a 96 foot modified thoroughfare street section as defined in the East Franklin Specific Plan and to the satisfaction of the Department of Public Works. Install public street improvements on Bruceville Road based on a 96 foot modified thoroughfare street section in accordance with the City of Elk Grove Improvement Standards, East Franklin Specific Plan, and to the satisfaction of the Department of Public Works	Final Map	Department of Public Works	
56. On the final map, grant the City of Elk Grove right-of-way on Elk Grove Boulevard based on a 96 foot modified thoroughfare street section as defined in the East Franklin Specific Plan and to the satisfaction of the Department of Public Works. Install public street improvements on Elk Grove Boulevard based on a 96 foot modified thoroughfare street section in accordance with the City of Elk Grove Improvement Standards, East Franklin Specific Plan, and to the satisfaction of the Department of Public Works.	Final Map	Department of Public Works	
57. On final map, dedicate additional right-of-way on Bruceville Road and 'C' Drive for intersection widening per Standard Drawings 4-6 and 4-7 of the City of Elk Grove Improvement Standards and to the satisfaction	Final Map	Department of Public Works	

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of the Department of Public Works. Note: A bus turnout will be required on Bruceville Road at the intersection of Bruceville Road and 'C' Drive.			
58. On final map, dedicate additional right-of-way on Elk Grove Boulevard and 'C' Drive for intersection widening per Standard Drawings 4-6 and 4- 7 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. Note: A bus turnout will be required on Elk Grove Boulevard at the intersection of Elk Grove Boulevard and 'C' Drive.	Final Map	Department of Public Works	
59. On final map, dedicate additional right-of-way on Elk Grove Boulevard and 'A' Drive for intersection widening per Standard Drawings 4-6 and 4-7 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. Note: A bus turnout will be required on Elk Grove Boulevard at the intersection of Elk Grove Boulevard and 'A' Drive.	Final Map	Department of Public Works	
60. On the final map, dedicate a 30-foot half width along park frontage for on-street parking. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on site parking will be required.	Final Map	Department of Public Works	
61. On the final map, grant the City of Elk Grove right-of-way on 'A' Drive north of "I" Drive based on a 50 foot modified collector street section as defined in the East Franklin Specific Plan and to the satisfaction of the Department of Public Works.	Final Map	Department of Public Works	
62. Dedicate right-of-way for the indicated streets, and install public street improvements pursuant to the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Provide visibility easements as necessary to meet improvement standard requirements along	Final Map	Department of Public Works	

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	curvilinear sections of the indicated streets.(Public Works Department of Transportation)			
63.	Provisions for public sewer easements may be required. If required, the sewer easement shall be dedicated to CSD-1, be a minimum of 20 feet in width and ensure continuous access for maintenance. (CSD-1)	Final Map	CSD-1	
64.	Dedicate on the Final Map a 12.5- foot public utility easement for underground facilities and appurtenances adjacent to all public ways. (SMUD)	Final Map	Department of Public Works	
65.	Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances. (SMUD)	Final Map	Department of Public Works	
66.	Dedicate any landscape area and the 12.5 foot Public Utility Easement along Bruceville Road for overhead and underground facilities and appurtenances	Final Map	Department of Public Works	
67.	All prospective buyers or buyers of property located next to Bruceville Road must be informed of the proposed overhead 69 kV line located in the Bruceville Road median. This includes lots 406, 407, 408, 409 452, 453, 454, 455 and the multi-family site.	Note on Final Map	Department of Public Works	
68.	Prior to Final map, dedicate drainage easements pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Final Map	Department of Water Resources	
69.	A masonry wall will be located along Lot G and wrap around the southern boundary of lots 456 and 457 next to the Benedict property. This wall shall be constructed prior to residential house construction within 500 feet of the Benedict parcel.	Note on Final Map	Planning Department	
70.	The residence located on lot 456 shall be limited to	Note on Final Map	Planning Department	

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one story in height.			
Prior to Issuance of Building Permits			
71. 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 Division	
72. The project developer / applicant shall implement the following measures as applicable: <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 Division	

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	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
73.	For residential units that are not shielded by barriers and are proposed to be located within the 60dB L _{dn} noise contours, a detailed analysis of interior noise levels at second floor facades shall be submitted with floor plans, building plans and façade construction details. Appropriate acoustical insulation, building materials and or construction techniques shall be incorporated into the building plans for these units to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element. Lots within the 60 L _{dn} noise contour include: lots 1 through 12, lots 20 through 32, lots 194 through 197, lots 239 through 257, lots 266 through 283, lots 294 through 315 along Elk Grove Boulevard; lots 401 through 413, lots 426 through 433, lots 446 through 460 along Bruceville Road. (EFSP EIR.)	Prior to Issuance of Building Permits	Building Department	
74.	Prior to building permit issuance install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Issuance of Building Permits	Department of Water Resources	
75.	Prior to building permit issuance, offsite drainage improvements 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.	Prior to Issuance of Building Permits	Department of Water Resources	
76.	Park in-lieu fees for the multi-family development proposed within the Backer Ranch project shall be paid prior to the issuance of building permits, consistent with the requirements of the Elk Grove	Prior to Issuance of Building Permits	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>
Municipal Code."			
Prior to Residential Final			
77. Install a 6 foot high noise barrier between the sensitive residential uses along Elk Grove Boulevard and Bruceville Road that were identified as needing mitigation in the acoustical noise analyses required in the EFSP EIR. Masonry walls shall be constructed in accordance with the EFSP. Standard masonry walls shall be constructed along 'C' Drive. Masonry walls along Elk Grove Boulevard and Bruceville Road shall be consistent with the EFSP. 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.	Prior to Residential Final	Department of Public Works	
78. For residential units proposed adjacent to Lot A (the Neighborhood-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. These lots include lots 212 through 234, lot 261, lot 262, lot 293, lot 288, lot 287, lots 325 through 336 and lot 365. (EFSP NO-2)	Prior to Residential Final	Building Department	

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. The development is required to provide fire flow from public water system capable of delivering a minimum of 3,000 gpm at 20 psi in commercial areas and a minimum of 1,000 gpm at 20 psi in residential areas. Hydrants shall be spaced a maximum of 300 feet apart in the commercial areas and a maximum of 500 feet apart in residential areas. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (EGCSD – Fire Department)
8. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits.
9. Two points of access shall be required to the Multi-Family parcel and shall be a minimum of 500 feet apart. In addition, two points of connection shall be provided to the water system.
10. 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.
11. 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.
12. Dead-end streets in excess of 150 feet require approved emergency vehicle turn-arounds. All required roadways, water mains, fire hydrants and fire flow shall be provided *prior to the* existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage.
13. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
14. The installation of roadway gates, addresses, hardscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD.

15. Traffic pre-emption devices, approved by the EGCSDFD, shall be installed on all signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the EGCSDFD.
16. Required fire alarm systems (other than on single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.
17. Fire apparatus access roads shall be provided for each building constructed when any portion of the building is located more than 150 feet from a fire lane as measured by an approved route around the exterior of the building.
18. The fire department access on Elk Grove Boulevard utilizing turf pavers shall have a rolled curb and fire lane stripping per EGCSDFD standards.
19. Turning radius for fire apparatus is a minimum of 38 feet inside and 55 feet outside with a minimum, unobstructed width of 20 feet.