

RESOLUTION NO. 2002-168

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A 4 LOT PARCEL MAP, A TENTATIVE SUBDIVISION MAP AND A SPECIAL DEVELOPMENT PERMIT FOR THE LAGUNA ESTATES PROJECT #EG-01-197 IN THE EAST FRANKLIN SPECIFIC PLAN AREA

WHEREAS, River Rock Development Co. LLC (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Large Lot Parcel Map consisting of 4 lots, a Tentative Subdivision Map for 253 single-family residential lots (Assessor's Parcel Number 132-0020-034); and

WHEREAS, Title I, Chapter 15, Article 2 of the City of Elk Grove Zoning Code establishes the City Council as the appropriate authority to hear and decide all Zoning Amendments, 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) Section 31507.4; and

WHEREAS, a duly advertised public hearing in accordance with Government Code Section 65090 et al. and a public hearing was conducted by the City Council of the City of Elk Grove on September 18, 2002.

Whereas, the City Council approved the Mitigated Negative Declaration and Initial Study according to the requirements of the California Environmental Quality Act (CEQA) Section 31507.4

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

1. Approve a 4 Lot Parcel Map, the Tentative Tract Map and Special Development Permit for private streets, as recommended by the Planning Commission, subject to the Conditions of Approval and the Mitigation Monitoring and Reporting Plan for 36 months.

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

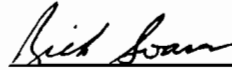
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type 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. cannot be made to deny the proposed Parcel Map, Tentative Tract Map and the Special Development Permit.

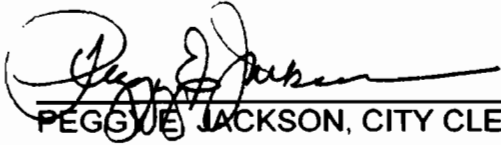
- a. The proposed map is consistent with the East Franklin Specific Plan.
- b. The design of the improvements of the proposed subdivision is consistent with the existing and proposed amendments to the East Franklin Specific Plan.
- c. The site is physically suitable and consistent with the type of single family residential development approved in the East Franklin Specific Plan. The proposed development is less dense than originally proposed in the Specific Plan, and by its design, significantly large oak trees are retained on the lots for development.
- d. The site is appropriate for the Plan specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Laguna Estates Project determined that potential environmental impacts from the design of the parcels or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Laguna Estates 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 conflicts with easements acquired by the public at large, for access through or by use of the property within the proposed subdivision, have been identified. Although the streets within the project are private, the access by emergency services will not be impacted and the health, safety and welfare of the community will not be affected. The private streets will be maintained by the Association of Owners, and will not be an economic burden to the City.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 18th day of September 2002.



RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGIE JACKSON, CITY CLERK

APPROVED AS TO FORM:

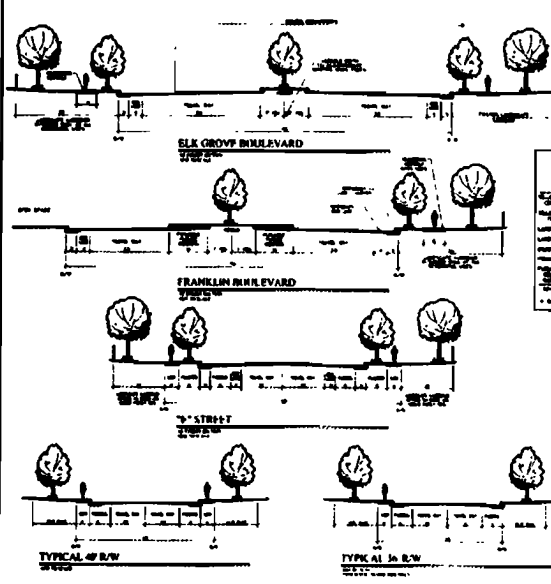
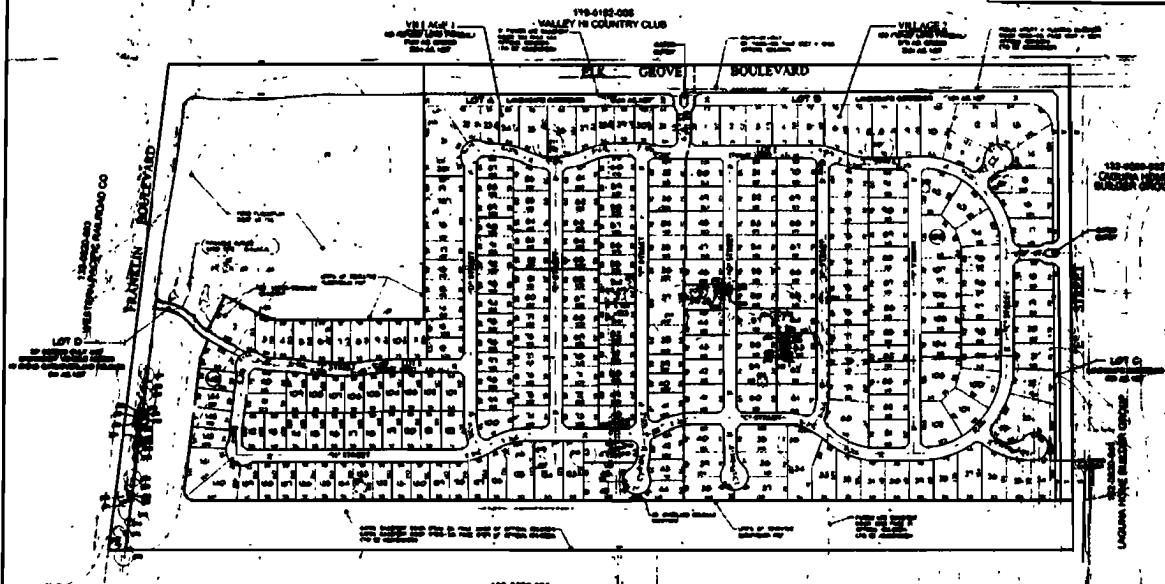
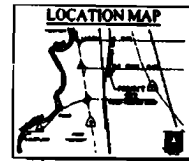


ANTHONY B. MANZANETTI,
CITY ATTORNEY

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

TENTATIVE SUBDIVISION MAP LAGUNA ESTATES

CITY OF ELK GROVE, CALIFORNIA
SEPTEMBER 24, 2001
REVISED APRIL 27, 2002



LAND USE SUMMARY TABLE

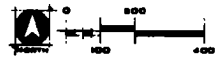
LAND USE	AREA (SQ. FT.)	PERCENT	TOTAL
RESIDENTIAL SINGLE-FAMILY	1,100,000	87	1,100,000
RESIDENTIAL MEDIUM-DENSITY	150,000	12	150,000
RESIDENTIAL HIGH-DENSITY	50,000	4	50,000
COMMERCIAL	100,000	8	100,000
PUBLIC USE	0	0	0
INDUSTRIAL	0	0	0
OPEN SPACE	0	0	0
TOTAL	1,250,000	100	1,250,000

PROJECT NOTES

1. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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9. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

TREE TABLE

NO.	SP.	TRUNK DIA. (IN)	HEIGHT (FT.)	SPREAD (FT.)	REMARKS
1	1	12	15	15	...
2	1	12	15	15	...
3	1	12	15	15	...
4	1	12	15	15	...
5	1	12	15	15	...
6	1	12	15	15	...
7	1	12	15	15	...
8	1	12	15	15	...
9	1	12	15	15	...
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12	1	12	15	15	...
13	1	12	15	15	...
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15	1	12	15	15	...
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48	1	12	15	15	...
49	1	12	15	15	...
50	1	12	15	15	...



RODGERS INC.
CITY ENGINEER
1000 S. BRIDGES BLVD., SUITE 100
ELK GROVE, CA 95757
TEL: (916) 241-1100 FAX: (916) 241-1101

Tentative Tract Map Exhibit

Conditions of Approval/ Mitigation Monitoring Reporting Program for the Laguna Estates Subdivision
EG-01-197

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>1 The following conditions apply with and along with all the Exhibits and Attachments, dated September 18, 2002:</p> <ul style="list-style-type: none"> • Specific Plan Amendment to adjust the boundaries of the SFR 3-6 and eliminate the Executive Housing Overlay. • Rezone approximately 85.6 acres of AG-20 to 67.7 acres of RD-5, and 10.4 acres of SC Shopping Center Zones. (See Existing and Proposed Zoning Exhibit.) • A Subdivision Map for a maximum of 253 single-family lots, a one area private park, a portion of a drainage channel, 4 landscape corridor lots. (See Tentative Subdivision Map Exhibit) • A parcel map (4 parcels) for individual unit sales. (See Parcel Map for Large Lots Exhibit) • Special Development Permit to allow private streets within the subdivision. 			
<p>2 This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-going	City of Elk Grove	
<p>3 The Tentative Parcel Map and Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.</p>	36 months from the date of approval	Planning Division	
<p>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</p>	On-going	City of Elk Grove	

City Council 9/18/2002 Approved



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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>
	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.			
5	All Mitigation Measures adopted for the East Franklin Specific Plan apply to this project (Appendix A of the Mitigated Negative Declaration), along with the Mitigation Measures included in the Mitigated Negative Declaration prepared for the Laguna Estates project.	On-going	City of Elk Grove	
6	The applicant shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with Laguna Estates (85.6 +/- acres). Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000.00 has been paid, to recover the costs for monitoring these conditions, including the monitoring required by the Storm Water Pollution Prevention Program.	Prior to the approval of improvement plans, grading or recordation of a final subdivision map, whichever occurs first	Planning Division	
7	All trees to remain on site are shown on the Subdivision Map will be subject to the Tree Preservation Ordinance of the City and the Mitigation Measures BR-10 and 11, listed in the mitigation measures of the East Franklin Specific Plan.	Prior to the approval of improvement plans, grading or recordation of a final subdivision map, whichever occurs first	Planning Division	
8	The project developer shall implement one of the following options to the satisfaction of the Planning	Prior to the approval of improvement plans,	Planning Division	

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<p>Manager to mitigate for the loss of agriculture land:</p> <p>a) Preserve 53.9 acres (85.6 acres X .63 (2,474 divided by 1,675) of agricultural land within specified boundaries, or</p> <p>b) Contribute monies into a fund to be used to purchase conservation easements in the amount prescribed by the City for each acre, or</p> <p>c) Comply with a program implemented by the City of Elk Grove to address such mitigation for loss of Agricultural Resources.</p>	<p>grading or recordation of a final subdivision map, whichever occurs first</p>		
<p>9 The project shall comply with the City's Land Grading and Erosion Control Ordinance.</p>	<p>Prior to the approval of improvement plans</p>	<p>Department of Water Resources</p>	
<p>10 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> <p>a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily.</p> <p>b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled.</p> <p>c. Limit onsite construction vehicle speeds to 15 mph.</p> <p>d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust.</p>	<p>Prior to the approval of improvement plans</p>	<p>Planning Division</p>	

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	e. Maintain at least two feet of freeboard when transporting soil or other material by truck. (EFSP MM AQ-1)			
11	<p>Construction contracts for the project shall include the following measures to be monitored by the City and SMAQMD:</p> <p>Category 1: Reducing NOx emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall provide a plan for approval by the Elk Grove Planning Division and SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The prime contractor shall submit to the Elk Grove Planning Division and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the</p>	Prior to the approval of improvement plans	Planning Division	

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<p>project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.</p> <p>The use of "Lubrizol" as a fuel for diesel-powered equipment is also recommended. This alternative fuel operates in a diesel engine. Use of this fuel in a diesel engine will reduce Nox emissions by 14% and PM₁₀ emissions by 63%.</p> <p style="text-align: center;">and:</p> <p>Category 2: Controlling visible emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the Elk Grove Planning Division and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted to the Elk Grove Planning Division and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity</p>			

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<p>and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>AQ-2 shall be limited in application to include only on-road and off-road mobile construction equipment employed in the construction or development of those infrastructure improvements identified in the East Franklin Financing Plan, including but not limited to roads, standard utilities (natural gas, water, electricity, etc.), drainage improvements, sewer system or related components, schools, fire stations, and parks. This requirement shall not be stayed, regardless of year, unless otherwise made legally moot by the passage of superseding local, state, or federal air quality laws, rules, or regulations, and shall apply to all developers or contractors operating on-road or off-road construction equipment for the life of the (East Franklin Specific Plan Area) project(s).</p> <p>Additionally, construction-related emissions shall be reduced by application of AQ-2 in the tract improvements or shall be offset through the application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the developer upon issuance of building permit by the</p>			

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	<p>governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin.</p> <p>Funds generated from these mitigation measures 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.</p>			
12	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work	On-going during excavation and building	Building Division	

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	<p>shall be suspended and the Planning Division shall be immediately notified. At that time, the Planning Division 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.</p> <p>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>			
13	The project developer shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act.	Prior to the issuance of grading permits or improvement plans.	U.S. Army Corps of Engineers	
14	Obtain all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the California Department of Fish and Game pursuant to the Fish and Game Code. (EFSP MM BR-2)	Prior to the issuance of grading permits or improvement plans.	California Department of Fish and Game	
15	As specified in adopted Swainson's Hawk mitigation policies or programs in effect at the time of request, the project developer shall mitigate for potential impacts to Swainson's Hawk habitat according to any one of the following measures:	Prior to the issuance of grading permits or improvement plans.	California Department of Fish and Game	

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	<p>a. For projects within a one-mile radius of an active nest site, the project proponent should preserve 1.0 acre of similar habitat for each acre lost (85.6 acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR</p> <p>b. Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk foraging habitat; OR</p> <p>c. Submit payment of a Swainson's hawk impact mitigation fee of \$750.00 per acre impacted, plus \$382.00 for administration, to the Department of Planning and Community Development as set forth in Chapter 16.130 of the Sacramento County (Elk Grove) Code, and as such may be amended from time to time and to the extent that said Chapter remains in effect; OR</p> <p>d. Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead. (Mitigation Measure BR-1 of the Mitigated Negative Declaration)</p>			
16	A qualified biologist shall conduct a field survey to determine if active nests of Swainson's hawk occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. If such	No earlier than 45 days and no later than 20 days prior to the commencement of	City designated biologist	

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surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.	any grading or clearing that would occur during the nesting/breeding season (February 1 through September 1)		
<p>17 The project developer shall mitigate for potential impacts to habitat for <i>Raptors, Burrowing Owls, and Tricolored Blackbirds</i> according to the following measure:</p> <ul style="list-style-type: none"> a. If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey (including burrowing owls) shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. b. If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. c. Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or tricolored blackbirds are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species. d. Applicant shall preserve on-site nesting and upland 	Prior to the beginning of construction activities (grading, demolition, or habitat disturbance	City designated biologist	

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foraging habitat where feasible, and purchase nesting and upland foraging habitat at off-site preserve sites. (Mitigation Measure BR-2 of the Mitigated Negative Declaration)			
18 The bridge for the off-site channel underneath the UPRR track shall be completed, unless applicant can either provide alternative drainage capacity, evidence that sufficient drainage capacity exists, or evidence that any additional impacts would be less than significant, all to the satisfaction of the Sacramento County Water Agency and the City of Elk Grove.	Prior to the recordation of any final map or improvement, grading plans, whichever comes first.	Department of Water Resources	
19 The project must demonstrate the following items to the satisfaction of the Department of Water Resources: a. Provide non-potable water for use during grading and construction, which could be an existing well; and a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. b. After final grading, destroy all 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.	Prior to approval of Improvement Plans	Department of Water Resources	
20 The adopted Laguna South Fee Program shall provide the financial means to implement certain public improvements of the East Franklin Specific Plan and	Prior to the recordation of the final map	Infrastructure Finance	

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<p>the Laguna Estates development shall be subject to the payment of fees identified within that Program. Public facilities identified within this plan will include roadways, parks, libraries, fire facilities, landscape corridors, reclaimed water and supplemental drainage facilities.</p>			
<p>21 On the final map, grant the City of Elk Grove right-of-way on Elk Grove Boulevard based on a 96' modified thoroughfare street section pursuant to the East Franklin Specific Plan and to the satisfaction of the Department of Public Works.</p>	<p>Prior to the recordation of the Parcel or Final Map</p>	<p>Public Works</p>	
<p>22 On the final map, grant the City of Elk Grove right-of-way on Franklin Boulevard based on a 96' modified thoroughfare street section pursuant to the East Franklin Specific Plan and to the satisfaction of the Department Public Works.</p>	<p>Prior to the recordation of the Parcel or Final Map</p>	<p>Public Works</p>	
<p>23 The Laguna Estates development shall pay its faire share of future City of Elk Grove Fees for grade separation, City Hall, City facilities, police equipment and facilities, and similar public infrastructure.</p>	<p>Prior to the recordation of the final map</p>	<p>Infrastructure Finance</p>	
<p>24 The applicant shall be required to pay the 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.</p>	<p>Prior to the recordation of any final map.</p>	<p>Infrastructure Finance</p>	

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25	The Sacramento County Water Agency will not issue water connection permits or sign improvements plans until an adequate water supply has been identified and secured to the satisfaction of SWCA.	Prior to the issuance of any construction permits	Department of Water Resources and EGCSD-Fire	
26	A Conditional Letter of Map Revision and a Letter of Map Revision must be approved by FEMA.	Prior to the issuance of any construction permits for lot 1 of the Parcel Map, or any affected lots of the subdivision map.	Department of Water Resources and FEMA	
27	The project is required to connect to the Sacramento County Water Agency system at a minimum of two locations.	Prior to the issuance of any construction permits	Department of Water Resources	
28	Separate water service shall be provided to each parcel and water easements shall be dedicated to the satisfaction of the Sacramento County Water Agency.	Prior to the recordation of the final map	Department of Water Resources	
29	Dedicate on the Final Map a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public and private rights of way.	Prior to the issuance of the first building permit.	Public Works	
30	Dedicate on the Final Map any "Landscape Lot" adjacent to all public roads as a public utility easement for underground facilities and appurtenances.	Prior to the recordation of the final map	Public Works	
31	Improve the private streets and other privately owned and operated improvements pursuant to the East	Prior to the recordation of the final map	Public Works	

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	Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Public Works Agency.			
32	An approved sewer study to the satisfaction of CSD-1 will be required.	Prior to the recordation of the final map	CSD-1	
33	In order to obtain sewer service, construction of public trunk and collector sewer will be required to the satisfaction of CSD-1. An interim sewer pump station will also be necessary to provide sewer service prior to the construction of the South Interceptor and the interim sewer lift station is not subject to reimbursement by CSD-1. Design of the public trunk sewer and the interim lift station shall be coordinated with and approved by CSD-1. Sacramento County Improvement Standards apply to on-site sewer construction.	Prior to the recordation of the final map	CSD-1	
34	Provisions for public sewer easements will be required. The sewer easement shall be dedicated to CSD-1, be a minimum of twenty (20) feet in width and ensure continuous access for maintenance.	Prior to the recordation of the final map	CSD-1	
35	Sacramento County Improvement Standards apply to on-site sewer construction. Provisions for public sewer easements may be required. If required, the sewer easement shall be dedicated to CSD-1, be a minimum of twenty (20) feet in width and ensure continuous access for maintenance.	Prior to the recordation of the final map	CSD-1	

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36	Grant Lot 4 of the TPM to the City of Elk Grove, to the satisfaction of Department of Water Resources. Dedication of the channel and improvements may be subject to the Laguna South Financing Plan reimbursement.	Prior to the recordation of the Parcel Map	Department of Water Resources	
37	Annex to the City of Elk Grove Stormwater Utility, as administered by the County of Sacramento Department of Water Resources, pursuant to the Sacramento County Water Agency Code and the City of Elk Grove Improvement Standards.	Prior to the recordation of the final map	Public Works	
38	<p>Dedicate a 36-foot landscape and pedestrian easement to the Elk Grove Community Service District adjacent to the total length of the right of way of Elk Grove Blvd and Franklin Blvd., and dedicate a 25 foot landscape and pedestrian corridor on "E Street", consisting of the 10 foot right of way improvements and 15 feet of landscaping.</p> <p>Landscape Corridors and parkways shall be constructed and installed in accordance with the East Franklin Specific Plan, consistent with the EGCS D's "General Guidelines for Landscape Corridor Design", and be approved by the Elk Grove Community Services District. The corridor improvements will include, among other things, graffiti resistant masonry walls, meandering or bifurcated sidewalks, and radio controlled irrigation systems. District employees must inspect all construction work as it is being performed.</p>	Prior to the recordation of the final map	EGCS D	
39	Dedicate parkland and pay fees as required by the Ordinances of the City of Elk Grove Code. EGCS D	Prior to the recordation of the final map	EGCS D	

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40	The District shall approve locations of all utility service points on all land to be dedicated or maintained by the EGCS D.	Prior to the recordation of the final map	EGCS D	
41	Provide EGCS D all of the Trail& Open Space Easements/ Dedications necessary to successfully interlink the Trail System, along the drainage channel and Franklin Blvd.	Prior to the recordation of the final map	EGCS D	
42	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recording any final map, the owners of all real property within the boundaries of the project shall execute and deliver to the Elk Grove Community Services District a written petition in an acceptable form approved by the District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes used to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems, lakes, creeks, and other recreational and aesthetic amenities.	Prior to the recordation of the final map	EGCS D	

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43	The project proponent shall provide evidence that the fire flow from the public water system is capable of delivering a minimum 1,000 gpm at 20 psi. Hydrants shall be spaced a maximum of 500 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. If homes built in this area are to be 3,601 square feet or greater (including the garage and porch patio) an additional water flow analysis will be required. Homes 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 for fire flow.	Prior to the issuance of improvement plans	EGCSD – Fire Department	
44	The project proponent shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to the issuance of improvement plans	Department of Water Resources	
45	A full length, full width and full depth drainage channel, complete with all required landscaping, must be constructed pursuant to the approved drainage master plan and environmental impact report. Any proposed phasing of the ultimate drainage facilities shall be subject to receipt, review and approval, by Water Resources and the City of Elk Grove, of an overall phased drainage plan for the East Franklin Specific Plan.	Prior to the issuance of the first building permit.	Public Works Department of Water Resources	
46	Install a 16-inch transmission main along the northern edge of the property from Franklin Blvd. east along Elk Grove Blvd shall be constructed, to the satisfaction of	Prior to the issuance of the first building permit.	Department of Water Resources	

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	the Water Agency.			
47	All phases of construction shall have two points of Fire Department access that meets EGCSF-Fire Department's minimum standards. The two points of fire department access shall be a minimum of 500 feet apart.	Prior to the issuance of building permits	EGCSF – Fire Department	
48	A permit release letter from Elk Grove Community Services District Fire Department shall be required prior to the issuing of any construction permits.	Prior to the issuance of building permits	EGCSF – Fire Department	
49	No more than 39 lots per each large lot parcel shall be issued permits until at least two points of access are provided to public roads (per Title 22 requirements). Provide sight distance (visibility) easements where necessary at street intersections with curvilinear alignment per Improvement Standards.	Prior to the issuance of building permits	Public Works	
50	<p>The proposed access control gates must be designed to the satisfaction of the Department of Public Works, the City of Elk Grove Fire Department and the Elk Grove Police Department, and shall comply with 16.70 of the Elk Grove City Code.</p> <ul style="list-style-type: none"> • If a single channel access control gate is proposed at each entrance, the Elk Grove Boulevard access gate must be set back a minimum of 140' from the back of the ultimate right-of-way and the E Street access gate must be set back a minimum of 80' from the back of the ultimate right-of-way. • If a double channel access control gate is proposed at each entrance, the Elk Grove 	Prior to the issuance of building permits of the gates	Department of Public Works, the City of Elk Grove Fire Department and the Elk Grove Police Department.	

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	<p>Boulevard access gate must be set back a minimum of 60' from the back of the ultimate right-of-way and the E Street access gate must be set back a minimum of 40' from the back of the ultimate right-of-way.</p> <p>A turnaround area is required at gated entrances and must be designed to the satisfaction of the Department of Public Works.</p>			
51	All conditions of approval requiring completion prior to Certificates of Occupancy of this project shall be included within the notes of all building plans.	Prior to the issuance of building permits	Planning Division	
52	The designs of the buildings shall be consistent with the guidelines in <u>Section 2.2.8 Residential Design Guidelines</u> of the East Franklin Specific Plan. The commercial buildings on lot 1 of the Parcel Map shall be consistent with the guidelines in <u>Section 2.3.8 Commercial Design Guidelines</u> of the East Franklin Specific Plan.	Prior to the issuance of building permits	Planning Division	
53	Single-story structures shall be placed on lots adjoining Elk Grove Blvd, unless it can be demonstrated that two-story units can be designed that will allow for natural ventilation by the second floor windows, to the satisfaction of the Planning Manager.	Prior to the issuance of building permits	Planning Division	

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54	The project shall conform to the specific provisions of the Elk Grove Landscape Water Conservation Ordinance (Chapter 14.1 of the Elk Grove Code) to the satisfaction of the City Landscape/Oak Tree Coordinator.	Prior to the issuance of building permits	Department of Water Resources	
55	<p>Homes that have attached garages with side or rear doors will have solid core or metal covered doors with dead bolt locks.</p> <p>Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges.</p> <p>All external doorframes, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates shall be anchored with a minimum of four screws.</p>	Prior to the issuance of building permits	Police Department	
56	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. Developer shall provide written correspondence from the School District's Assistant Superintendent of Facilities establishing the Developer has adequately provided for the reimbursement of infrastructure costs incurred by the School District on behalf of Developer's project, prior to the issuance of the first building permit for residential construction.	Prior to the issuance of building permits	Planning Division	

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57	<p>The project developer / applicant shall implement the following measures to the maximum extent feasible:</p> <ul style="list-style-type: none"> a) Install EPA Phase II certified wood-burning devices in residential units in place of standard wood-burning devices. b) Install natural gas fireplaces in residential units in place of standard fireplaces. c) Install electrical outlets in front and backyards of homes for use with electric powered yard equipment. d) Install energy efficient heating and appliances. <p>Construct homes and other buildings with additional insulation factors to reduce energy use. (EFSP MM AQ-6)</p>	Prior to the issuance of building permits	Building Division	
58	Non-combustible fencing shall be installed along any residential parcel adjoining the drainage channel.	Prior to Final Inspection or Certificate of Occupancy of the first house along the channel	EGCSD – Fire Department	
59	Provide two (2) copies of the Covenants, Conditions and Restrictions showing provisions for the on-going maintenance of the private streets, internal landscaping and private entry gates.	Prior to Final Inspection or Certificate of Occupancy of the first building permit	Planning Division	
60	Prior to occupancy, install public street improvements on Elk Grove Boulevard based on a 96' modified thoroughfare street section pursuant to the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works.	Prior to Final Inspection or Certificate of Occupancy of the first building permit	Public Works	

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61	Prior to occupancy, install public street improvements on Franklin Boulevard based on a 96' modified thoroughfare street section pursuant to the East Franklin Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of the Department Public Works.	Prior to Final Inspection or Certificate of Occupancy of the first building permit	Public Works	
62	Enhanced masonry sound walls shall be constructed in accordance with the wall design guidelines in 3.11 of the EFSP, along the southern boundary line of the landscape corridor adjacent to Elk Grove Blvd. and along the western boundary line of the landscape corridor along "E" Drive. A barrier height of 8-feet tall on Elk Grove Blvd and 6-feet tall on surrounding streets is projected to reduce future traffic noise levels to an acceptable level. (Table 3-10 page 3-58 EFSP). Earthen berms shall be used to visually reduce the height of the sound wall from the public right of way.	Prior to Final Inspection or Certificate of Occupancy	Building Division	
63	Prior to the final inspection, traffic pre-emption devices, approved by the Elk Grove Community Service District Fire Department, shall be installed on all signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Community Service District Fire Department.	Prior to Final Inspection or Certificate of Occupancy	EGCSD-Fire Department	
64	The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains,	Prior to Final Inspection or Certificate of	EGCSD-Fire Department	

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shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.	Occupancy		
<p>65 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; the improved properties shall be conveyed to the EGCSDFD for ongoing maintenance, operation, repair and replacement. Developer shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.</p> <p>Native & Landmark trees within land to be conveyed to EGCSDFD shall be protected and preserved according to standard city tree preservation measures. Native and Landmark trees to be removed shall be compensated on an inch per inch basis per the Mitigation and Monitoring Program for the Specific Plan.</p>	Prior to Final Inspection or Certificate of Occupancy of the first house	EGCSDFD	
<p>66 The Parkway Corridor, Parcel 4, shall be improved with a 40-ft. wide landscaped trail system for recreational uses along the southern and western sides of the drainage channel. The trail system shall include an irrigated landscaped area and a minimum 10-ft wide paved trail, with 2-ft. shoulders on each side. An 8-ft. irrigated landscape area shall also be provided along</p>	Prior to Final Inspection or Certificate of Occupancy of the first house.	EGCSDFD	

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<p>the northern & eastern sides of Parcel 4, adjacent to the residential property lines and at cul de sacs. All areas will be built to EGCS D's standards and will include signage and stripping. Though not specifically shown on the tentative subdivision map, the trail improvements must interlink with all adjoining properties, according to the EFSP.</p>			
<p>67 The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.</p> <ul style="list-style-type: none"> a. Compliance with all adopted City of Elk Grove codes and regulations, including but not limited to the Elk Grove Municipal Code & Zoning Ordinance, Uniform Building Code and Uniform Fire Code and Sacramento County Environmental Health Department Standards. b. Unless otherwise noted, all improvements and fees shall be at the expense of the developer, including any fee required by Ordinance No. 1 of the Sacramento County Water Agency Code. c. Developing this property may require the payment of additional sewer impact fees. d. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. e. Offsite drainage improvements and easements shall be provided pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City 			

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<p>of Elk Grove Improvement Standards.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. The installation of addresses, landscaping, and masonry sound walls are subject to standards outlined in the East Franklin Specific Plan.</p> <p>i. Please note that the available capacity in the Elk Grove Trunk system (the interim system initial discharge point) is based on current conditions subject to change as properties within the shed area develop. CSD-1 and Sacramento Regional County Sanitation District (SRCSD) shall issue a sewer permit to connect to the system when it determines that capacity remains available and the property has met all other requirements for service. This process is "first come, first served". Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.</p>			

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