

RESOLUTION NO. 2005-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR THE
TRIBUTARY AMERICAN DREAM PROJECT NO. EG-04-616 SUBJECT TO THE
FINDINGS AND CONDITIONS OF APPROVAL**

WHEREAS, the Tributary American Dream project included a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map and Design Review, represented by JMC Homes, Steve Schnable (hereinafter referred to as Property Owner and Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for Assessor's Parcel Number 127-0530-021; and

WHEREAS, and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA); 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, the Planning Commission considered the applicant's request at a public hearing on January 13, 2005 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 Tributary American Dream project (EG-04-616) including a Tentative Subdivision Map and Design Review, subject to the approval of a General Plan Amendment for this project and based on the following findings and the attached design exhibits and Conditions of Approval included as Exhibits A and B respectively.

Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a 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 conditions of approval have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the 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.

Finding: The project is De Minimis and will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Evidence: Findings have been made that the Negative Declaration had been prepared and completed in compliance with CEQA.

Made findings that on the basis of the Negative Declaration, comments received, and the whole record that there is no substantial evidence that the project will have a significant adverse impact on the environment.

No impacts were identified and mitigation measures were not made a condition of approval of this project.

The City also made findings that there is no evidence before them that the project will have any potential for a significant adverse individual or cumulative effect on wildlife resources.

General Plan

Findings: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The General Plan identifies the site for Commercial uses. The project is an amendment to the General Plan land use map, however the amended land use is consistent with the surrounding residential land use designation. The project as designed and conditioned is consistent with the goals and policies of the General Plan for residential development within the City of Elk Grove.

Specific Plan Amendment and Rezone

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

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

Tentative Subdivision Map

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

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

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

- a. The proposed map is consistent with the amended Elk Grove General Plan, East Elk Grove Specific Plan and Rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, East Elk Grove Specific Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development and is consistent with the specific plan.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Negative Declaration prepared for the Tributary American Dream 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 Conditions of Approval.
- f. The Negative Declaration prepared for the Tributary American Dream project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

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

Evidence: The proposed Tributary American Dream project is consistent with the land use densities and design within the East Elk Grove Specific Plan and subsequently the Elk Grove General Plan. The proposal is consistent with the allowed density ranges and uses in the East Elk Grove Specific Plan, Elk Grove General Plan and General Plan

Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

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

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern consistent with the requirements of the East Elk Grove Specific Plan. Roadways have bicycle lanes where necessary and a pedestrian connection has been provided along lot 10.

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

Evidence: The Tributary American Dream project has been designed in accordance with the East Elk Grove Specific Plan and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and requires street trees in accordance with the City's Design Guidelines.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 16th day of February 2005.

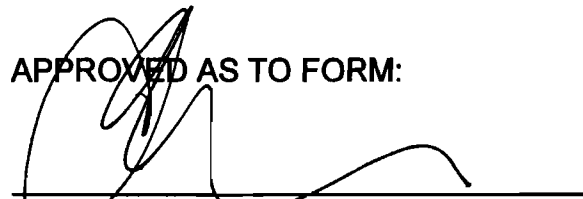


DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>1. The development approved by this action is for a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map and Design Review illustrated in the project plans in the February 16, 2005 City Council staff report and exhibits.</p> <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>3. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>4. If there are any discrepancies between the approved subdivision map and the conditions of approval, the conditions of approval shall supercede the approved site plan.</p>	On-Going	Public Works	
<p>5. All improvements shall be dedicated, designed and constructed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	On-Going	Public Works	
<p>6. Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.</p>	On-Going	Public Works	
<p>7. Construct the stormwater treatment facilities prior to</p>	On-going	Public Works	

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
the drainage entering the public drainage system to the satisfaction of the City's Public Works and provide an agreement for the maintenance of such treatment facility.			
8. Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits 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.	On-Going	Public Works	
9. The intersection of Street A with Bond Road shall have only right-in/right-out access.	On-Going	Public Works	
10. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works.	On-Going	Public Works	
11. All traffic calming devices and locations must be approved by Public Works prior to installation. At a minimum, speed cushions (meeting City Standards) are required to be installed at the following	On-Going	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>approximate locations prior to the issuance of the first building permit:</p> <ul style="list-style-type: none"> • Street A – between Lots 14 & 15 • Street A – between Lots 9 & 10 • Street A – between Lots 4 & 5 • Street B – between Lots 32 & 33 • Street B – between Lots 36 & 37 <p>Home designs shall take into consideration the location of the speed cushions and avoid driveway and other conflicts with their locations.</p>			
<p>12. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches.</p>	On-Going	Public Works	
Construction Activities /Improvement Plans			
<p>13. Conforms of the new Street A into both Bond Road and Stonebrook Drive shall designed and constructed to City Standards and may include the removal or grinding of existing pavement sections. Striping and signing improvements required on existing streets (both along the frontage and off site) resulting from this project shall be the responsibility of the subdivider to install. Frontage improvements (street and landscaping) along Bond Road and Stonebrook shall be improved to meet current standards.</p>	Improvement Plans	Public Works	
<p>14. Street A shall be 50' wide from the intersection with Bond Road to 100' south of the intersection and then provide a transition to a 40' wide street.</p>	Improvement Plans	Public Works	
<p>15. The driveway for lot 17 shall be at the southerly property boundary setback.</p>	Improvement Plans	Public Works	
<p>16. The driveway for lot 1 shall be at the westerly property</p>	Improvement Plans	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
boundary setback.			
17. Lots 18, 24, 31 and 43 shall take their driveways from Street B.	Improvement Plans	Public Works	
18. Provide calculation and layout showing drainage areas and the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards. Show the manner in which overland flows are to be conveyed for a point of discharge.	Improvement Plans	Public Works	
19. Drainage improvement plans shall be constructed as approved by the City of Elk Grove. Drainage easements, pursuant to the Sacramento County Floodplain Management Ordinance, shall be dedicated and provided on the Final Subdivision Map, or dedicated by grant deed prior to the issuance of building permits. Drainage facilities shall be installed prior to the issuance of building permits 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.	Improvement Plans	Public Works	
20. All finished floor elevations must be a minimum of 1 foot above the 100-yr water surface elevation in the area, calculated with a method acceptable to the City of Elk Grove, Public Works, Drainage. Provide hydraulic calculations as to the manner the 100-year water surface elevation was calculated.	Improvement Plans/Grading/ Building Permit	Public Works	
21. File a notice of Intent and prepare a SWPPP. SWPPP improvements shall be in place prior to moving equipment, material and personnel on-site for grading activities.	Prior to issuance of the Grading Permit	Public Works	
22. The project shall comply with the City of Elk Grove's Land Grading and Erosion Control Ordinances.	Improvement Plans / Grading Plan	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	Wholesale water supply will be provided by the Sacramento County Water Agency. The retailer of this water will be the Elk Grove-Florin Resource Conservation District.	Improvement Plans	Water Supply	
24.	Provide separate public water service to each parcel and 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.	Improvement Plans	Water Supply	
25.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	Water Supply	
26.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Improvement Plans	CSD-1	
27.	Each lot shall have a separate connection to the CSD-1 sewer system.	Improvement Plans	CSD-1	
28.	Preliminary analysis shows that the sanitary trunk sewer facilities available to serve this project are capacity constrained. Prior to the submittal of the improvement plans to CSD-1 or the approval of the Final Map, the applicant shall prepare a sewer study to the satisfaction CSD-1. The study shall address all sanitary sewer issues related to the project, and either demonstrate capacity in the existing system, or propose construction of new facilities to mitigate the project's impact on the existing system.	Improvement Plans	CSD-1	
29.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Improvement Plans	CSD-1	
30.	Provide park land dedication and/or fees according	Improvement Plans	CSD Parks	

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		(Dev. Services)	
31. Pay Park and Recreation Review Fees as required by the EGCS D.	Improvement Plans	CSD Parks (Dev. Services)	
32. Landscape corridors shall be constructed and installed in accordance with plans and specifications approved by the EGCS D and shall be consistent with the EGCS D "General Guidelines for Landscape Corridor Design" and other projects in close vicinity to the area. Corridors will be inspected by EGCS D employees and include meandering or bifurcated sidewalks, subject to EGCS D approval.	Improvement Plans	CSD Parks (Dev. Services)	
33. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to EGCS D approval. Graffiti resistant materials shall be used.	Improvement Plans	CSD Parks (Dev. Services)	
34. When improvements to landscape corridors are complete, a grant deed shall be conveyed to the City of Elk Grove or EGCS D 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 EGCS D 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.	Improvement Plans	CSD Parks (Dev. Services)	
35. Landscaping and wall improvements will be included in the bonding for the subdivision agreement.	Improvement Plans	CSD Parks (Dev. Services)	
36. The timing of landscape plans should be processed concurrently with the improvement plans. Coordination of this will be handled by the plan checker reviewing the project.	Improvement Plans	CSD Parks (Dev. Services)	
Final Map			
37. Prior to the Final Map, the project area shall annex into	Final Map	Finance	

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<p>a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the property and levy the special tax.</p>			
<p>38. Prior to the Final Map, the project area shall annex into Street Maintenance District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.</p>	Final Map	Finance	
<p>39. Dedicate and improve all internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be completed prior to the 1st building permit.</p>	Final Map	Public Works	
<p>40. All improvements shall be designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.</p>	Final Map	Public Works	
<p>41. Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to all public and private streets.</p>	Final Map	Public Works	
<p>42. Dedicate lots A, B, C and D, the landscape corridors as a public utility easement for underground facilities and appurtenances.</p>	Final Map	Public Works/SMUD	
<p>43. Improvement plan must be approved by Public Works prior to City Council approval of Final Map.</p>	Final Map	Public Works	
<p>44. The proposed drainage easement across lot 10 shall be dedicated in fee to the City of Elk Grove and improved as a combined pedestrian pathway and</p>	Final Map	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
overland flow release. Improvements shall be extended through to Boulder River Way. Hardscape, landscape and fence/wall improvements shall be to the satisfaction of Public Works and Planning.			
45. Provide separate public water service to each parcel and 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.	Final Map	Water Supply	
46. Impact fees for CSD-1 shall be paid prior to the filing and recording of the Final Map, or issuance of the Building Permits, whatever is first.	Final Map	CSD-1	
47. Land dedicated to EGCS D for corridors, parks, or trails shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by the City of Elk Grove of any grant deed or easement	Final Map	EGCS D Parks (Dev. Services)	
Building Permits			
48. Final Map completed approved and recorded.	Prior to issuance of 1 st Building Permit	Public Works	
49. The project shall pay all applicable City of Elk Grove administered development impact fees prior to building permit issuance.	Building Permit	Building	
50. Landscaping shall be installed prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1 st Building Permit	Development Services	
51. Install Stop signs at the following locations:	Prior to issuance of 1 st	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • On Street A at Stonebrook Drive • On Street A at Bond Road • On Street B at Street A (2 signs) 	Building Permit		
52. At all street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to issuance of 1 st Building Permit	Public Works	
53. All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to 1 st Building Permit	Public Works	
54. Submit Flood Elevation Certification for each structure.	Prior to Occupancy	Public Works	
55. Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvements.	Prior to Occupancy	Public Works	
56. Masonry walls along Bond Road and Stonebrook Drive shall be completed prior to occupancy	Prior to Occupancy	Planning	

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 the building.
3. Two points of water connection shall be in place prior to construction of any homes.
4. Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. [Water Supply]
5. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
6. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
7. Dead-end streets in excess of 150 feet require emergency vehicle turn-a-rounds.
8. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
9. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm and homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
10. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached solid roof canopies) exceeds 5,999 square feet and/or the total livable area (area not including garages and attached solid roof canopies) exceeds 4, 999 square feet.
11. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the Fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of a signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.
12. All civil engineering plans are required to be submitted in an electronic format. When plan is ready for final signature, it is required that the engineering firm will submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

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

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

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

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

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-46

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 16th day of February 2005 by the following vote:


AYES 5: COUNCILMEMBERS: Briggs, Cooper, Leary, Scherman, Soares

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:





Peggy E. Jackson, City Clerk
City of Elk Grove, California