

RESOLUTION NO. 2008-277

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FELETTO PROPERTY
DISTRICT DEVELOPMENT PLAN PROJECT NO. EG-08-044
ASSESSOR PARCEL NUMBERS 134-1010-009 AND 134-1010-010**

WHEREAS, Feletto Development, LLC, (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for the Feletto Property District Development Plan (DDP) (Assessor Parcel Numbers 134-1010-009 & 134-1010-010); 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, California Environmental Quality Act (CEQA) Guidelines §15183 exemption applies to projects that are consistent with a Community Plan, General Plan, or Zoning Code; and

WHEREAS, the proposed Feletto Property DDP includes commercial development that is consistent with the General Plan, the Lent Ranch Special Planning Area, and all applicable Zoning Code requirements; and

WHEREAS, all required services and access to the proposed parcels are in compliance with the City's standards and are available; and

WHEREAS, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001; and

WHEREAS, there are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on November 6, 2008 and recommended City Council approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Feletto Property District Development Plan based on the following findings and the attached conditions of approval attached hereto and incorporated here in as Exhibit A.

Findings

California Environmental Quality Act (CEQA)

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

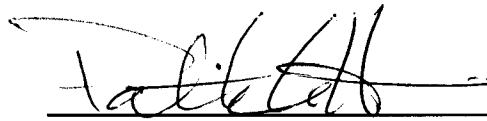
Evidence: The proposed Feletto Property DDP includes a District with restaurants, hotels, retail, and service stations which is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). Based upon staff's analysis, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore, no further review is required.

District Development Plan

Finding: The proposed District Development Plan is consistent with the Lent Ranch Special Planning Area (SPA) and establishes the design and development standards for the Visitor Commercial land use district.

Evidence: Feletto Property District Development Plan includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the site. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the proposed district.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2008.



PATRICK HUME, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<i>On-going</i>			
<p>1. The action approved is for the District Development Plan for the Feletto Property District Development Plan as described in the September 19, 2008 staff report and as illustrated on the following exhibits:</p> <p><i>District Development Plan for Feletto Property District F:</i></p> <ul style="list-style-type: none"> • Site Plan (received September 19, 2008) • Grading and Drainage (received June 25, 2008) • Overall Preliminary Landscape Plan (received September 19, 2008) • Overall Photometric Plan (received September 19, 2008) • Sign Program (received September 19, 2008) • Site Amenities (received September 19, 2005) • Conceptual Architecture for future buildable area (received September 19, 2008) <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. The Applicant or Successors in Interest (hereby referred to as 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>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
<p>4. The Applicant is notified that this property is part of the Lent Ranch Special Planning Area (SPA) project (EG-00-038), 2001 Development Agreement, 2007 Condemnation Settlement Agreement, 1999 Improvement Standards, and 2001 Construction standards. This project is subject to all applicable mitigation measures and conditions of approval from the Lent Ranch SPA project.</p>	On-Going	Planning	

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5.	Water Supply will be provided by the Sacramento County Water Agency.	On-Going	Sacramento County Water Agency (SCWA)	
<i>Prior to Approval of Improvement Plans</i>				
6.	Trash enclosures shall be located away from public view to the fullest extent possible.	Prior to Approval of Improvement Plans	Planning	
7.	Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction.	Improvement Plans	Sacramento Area Sewer District	
8.	Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.	Improvement Plans	Sacramento Area Sewer District	
9.	In order to obtain sewer service, construction of on-site District sewer infrastructure will be required. Sewer line may have to be constructed along new West Stockton Boulevard, up to the east end of the property line. Sewer/Utility plan, showing the sewer layout to serve all future parcels/buildings, should be approved by the District at the time of approval of the project improvement plans or record of the final map, whichever comes first.	Improvement Plans	Sacramento Area Sewer District	
10.	Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Improvement Plans	Sacramento Area Sewer District	
11.	The subject property owner(s) and subsequent unit buyers shall be responsible for repair and/or replacement of all non-standard and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District.	Improvement Plans	Sacramento Area Sewer District	
12.	The District required these sewers to be located a minimum of 10 feet	Final Map	Sacramento Area	

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(measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of the pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to the Final Map, the application shall be prepare a utility plan that will demonstrate that this condition is met.		Sewer District	
13. Prior to the start of construction, this project must demonstrate compliance with MM 4.3.1 (e), Construction Mitigation requirements by contacting the Sacramento Metropolitan Air Quality Management District (District) staff and submitting a list of all off-road construction equipment to be used on the project.	Improvement Plans	Sacramento Metropolitan Air Quality Management District	
14. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the 2001 Zoning Code and Water Conserving Landscape Requirements and Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.	Improvement Plans	City's Landscape Architect	
15. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans/Final Map	SCWA	
16. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
17. The Applicant shall design and install the driveways on Kammerer Road, Promenade Parkway and West Stockton Blvd in accordance with Section 4-10 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
18. The Applicant shall abandon the existing northerly half of Kammerer Road along Parcel 134-1010-009 prior to Improvement Plan approval.	Improvement Plans	Public Works	
19. The appropriateness of reciprocal access between Lent Ranch SPA	Improvement Plans	Public Works	

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	<p>Lot F (Feletto DDP project parcel 134-1010-010) and Lent Ranch SPA Lot G (parcel 134-1010-011) as shown on the Lent Ranch SPA Land Use Map will be evaluated by the City in conjunction with the development plan review application for the first of the development sites shown as hotel 1 and hotel 2 on the 3-14-08 site plan. (SP.01)</p> <p>If deemed appropriate by the City, the applicant shall enter into an agreement to provide reciprocal access and utilities. Said agreement will include maintenance provisions. The location of the access point(s) shall be to the satisfaction of Public Works and will be constructed when said portion of Parcel 134-1010-010 is developed.</p>			
20.	The Applicant shall dedicate, design and construct West Stockton Blvd along the project frontage. Improvements will be based on 60' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Right-of- Way shall be measured from back of curb.	Improvement Plans	Public Works	
21.	The Applicant shall design and construct appropriate off-site pavement transitions on West Stockton Boulevard east of the project site to the satisfaction of Public Works.	Improvement Plans	Public Works	
22.	If necessary, the Applicant shall dedicate a pedestrian easement and public utility easement adjacent to the project's frontage to Promenade Parkway, West Stockton Blvd and Kammerer Road to the satisfaction of Public Works.	Improvement Plans	Public Works	
23.	The Applicant shall dedicate visibility easements for the West Stockton Blvd and Promenade Parkway driveways per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
24.	The Applicant shall prepare and submit an on-site drainage study and plan that includes, but is not limited to: a pre- and post-project drainage analysis of the project and project impacts; and the proposed connections to the City Storm Drainage System with adequate supporting calculations. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate	1 st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)	Public Works	

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upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. The study shall further demonstrate that the project lies outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer and determined by the City to be accurate, and adequate.			
25. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.	Improvement Plans	Public Works	
26. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
<i>Prior to Issuance of Building Permits</i>			
27. Architectural review for buildings not included in this project shall complete a Development Plan Review prior to issuance of building permits for the subject building. Pursuant to Section 5 of the Lent Ranch SPA, the Planning Director shall be the approving authority for buildings up to 25,000 square feet and the Planning Commission shall be the approving authority for buildings over 25,000 square feet. Submittal requirements for subsequent Development Plan Review requests are established within Table 5-2 of the Lent Ranch Special Planning Area.	Prior to Issuance of Building Permits for the subject building	Planning	
28. Address monuments shall show the address range and street name on the monument. (i.e. "100- 300 Promenade Parkway")	Prior to plan approval	Cosumnes Fire Department	
29. Provide public water services to each building	Prior to plan	SCWA	

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		approval		
30.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review, which will comply with Lent Ranch SPA Environmental Impact Review	Prior to Issuance of Building Permits for the subject building	SCWA	
31.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Prior to issuance of building permits.	SCWA	
32.	Outdoor plazas adjacent to future retail buildings (Building 5 & 6 on the September 19, 2008 site plan) shall be reviewed in conjunction with the building's Development Plan Review request and shall be constructed in conjunction with the building. Complete construction of these plazas will be required prior to occupancy of the subject building.	Prior to Issuance of Building Permits for the subject building	Planning	
33.	Building elevations visible from the public right-of-way shall be designed in a manner similar to the "front" elevation (the elevation on which tenant entries occur). While tenant entries and other features are not required, these elevations shall incorporate design details to the extent that visual interest is maintained. Utilities and other non-architectural features shall be screened from view to the fullest extent possible.	Prior to Issuance of Building Permits for the subject building	Planning	
34.	Improvement plans shall be approved by Public Works prior to 1 st Building Permit. Phasing of public improvements may be approved at the discretion of Public Works.	Prior to Building Permit	Public Works	
35.	The Applicant shall install an edge treatment on the southerly boundary of Parcel 134-1010-009 between Kammerer Road and West Stockton Blvd to the satisfaction of Public Works and Planning.	Prior to Building Permit	Public Works/Planning	
36.	The Applicant shall install minimum 10 feet of landscaping adjacent to West Stockton Blvd to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
37.	The Applicant shall install minimum 10 feet of landscaping adjacent to Promenade Parkway to the satisfaction of Public Works.	Prior to Building Permit	Public Works	
38.	The Applicant shall install a minimum 10-foot landscape corridor adjacent to Kammerer Road to the satisfaction of Public Works. Sidewalks shall be within the landscape corridor.	Prior to Building Permit	Public Works	
39.	The Applicant shall demolish a minimum of 50 feet of pavement at both ends of the old Kammerer Road segment between new Kammerer Road and West Stockton Blvd. The remaining portion of old Kammerer	Prior to Building Permit	Public Works	

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40. The Applicant shall provide Business Owner's Association bylaws, (CC&R's) which address, at a minimum, common area ownership, maintenance, and joint access, for review and acceptance by Public Works.	Prior to Building Permit	Public Works	
41. Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps.	Prior to Building Permit	Public Works	
<i>Prior to Certificate of Occupancy</i>			
42. Upon completion of the installation of the landscaping project or each project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements per the 2001 code. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Certificate of Occupancy	City's Landscape Architect	
43. Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the installed landscaping shall be provided to the City's Landscape Architect for approval.	Prior to Certificate of Occupancy	City's Landscape Architect	

General Information and Compliance Items:

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. Applicant should consult the appropriate agency for the specific requirements as the City is not the authority on matters specifically controlled by other agencies.

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CSD- Fire)
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CSD-Fire)
- c. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits 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. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below: (CSD-Fire)

DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

- d. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (CSD-Fire)
- e. 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. (CSD-Fire)
- f. 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. 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. (CSD-Fire)
- g. 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 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (CSD-Fire)
- h. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes 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. (CSD-Fire)
- i. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (CSD-Fire)
- j. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes Fire Department and the water purveyor having jurisdiction. (CSD-Fire)
- k. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CSD- Fire)
- l. An 8-inch collector sewer line that runs along South Promenade Parkway is in design. The sewer line stops at the south end of Promenade Parkway. A new sewer line will be required to extend east along West Stockton Boulevard, up to the east end of property line, to serve lot on east side of this property. (Sacramento Area Sewer District)

- m. Any use of District sewer easement, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes Landscaping. (Sacramento Area Sewer District)
- n. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recoding the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (Sacramento Area Sewer District)
- o. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance per the *Agreement Regarding Fees, Infrastructure and Eminent Domain Action* entered into as of October 31, 2007 by and between the City of Elk Grove and Feletto Development, LLC. For further information on development related fees, see the 2008 Development Related Fee Booklet at: www.elkgrovecity.org/finance/financial-planning-divisions/dfi-informtion.htm. (Finance Department)
- p. As more projects in the surrounding area begin to develop, it is important to allow for good, safe, connectivity between and within projects for bicycle and pedestrian use where appropriate. (Sacramento Metropolitan Air Quality Management District)
- q. All design plans shall be prepared by an Architect/Engineer licenses in the State of California and comply with the 2007 California Building Code (CBC), 2007 California Plumbing Code (CPC), 2007 California Mechanical Code, 2007 California Electrical Code (CEC) & 2007 California Energy Code. (Building Department)
- r. Site Plan shall properly delineate all required methods of "accessible paths of travel" from all doors (exits/entrances) all around each building to the "public right of way" by way of the most direct route. Site Plan is required to show an accessible path of travel from the closest public transportation stop, along an accessible sidewalk, onto the site and up and into the building entrance. Note that the accessible route of travel shall be the most practical direct route. If more than one path of travel is provided from more than one public street and transit stop, all routes shall be on an accessible path. 2007 CBC 1114B.1.2 & 1127B.1

In addition, the Site Plan shall properly delineate required methods of "accessible paths of travel" from building to building for all building associated with this site. 2007 CBC 1127B.1

Note: Due to the size and magnitude of the proposed project the aforementioned information shall also be submitted in the form of a separate Master Site Plan submittal the shell structures in order to aid the future Tenant Improvement (T.I) submittal review process. (Building Department)

- s. Separate Site Lighting Plan and associated detail package/plan set shall be submitted as a separate permit. (Building Department)
- t. Separate permit submittals will be required for all exterior building signage and site monument signs. Included is a proposed 70'-0" high pylon sign that will required the following (Building Department):

Design plans shall be prepared by a professional engineer licensed in the State of California and comply with the 2007 California Building Code (CBC), 2007 California Electrical Code (CEC) & 2007California Energy Code.

WIND DESIGN:

Wind Speed (3 second Gust) = 85 mph

Exposure Category = C

SEISMIC DESIGN

Per the 2007 CBC & ASCE 7-05

- u. Geotechnical Investigation Report will be required along with a "Letter of Compliance" by the geotechnical consultant related to the foundation design. (Building Department)
- v. "Special Inspection" will be required at various stages of construction for variance material installation requirements such as foundation excavation (cast-in-drilled hole (CIDH) piers/caissons), welding, installation of high strength steel bolts, etc. (Building Department)

- w. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of Sacramento County Water Agency (SCWA) Code.
- x. Prior to the issuance of any building permits for the project, the project shall conform to the specific provision of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (SCWA)
- y. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (Public Works)
- z. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- aa. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees by the Applicant. 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. (Public Works)
- bb. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- cc. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- dd. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. (Public Works)
- ee. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- ff. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- gg. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-277**

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

I, Susan J. Blackston, 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 December 10, 2008 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Hume, Cooper, Scherman, Detrick*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



***Susan J. Blackston, City Clerk
City of Elk Grove, California***