

RESOLUTION NO. 2005-333

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE PARCEL MAP, EXCEPTION, AND DESIGN
REVIEW SANDAGE ESTATES PROJECT NO. EG-04-777
APN: 127-0030-017**

WHEREAS, John German (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Rezone, Tentative Parcel Map, and Exception; 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 proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as 127-0030-017; and

WHEREAS, the proposed project is consistent with the General Plan Land Use Policy Map and Zoning Code requirements; and

WHEREAS, the City determined that the Sandage Estates Project was subject to the California Environmental Quality Act and prepared an initial study evaluating the potential environmental effects of the project; and

WHEREAS, the Initial Study identified potentially significant adverse effects in the areas of biological resources; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation; and

WHEREAS, the City determined that the mitigation proposed in the Mitigation Monitoring and Reporting Program would reduce the impacts to a less than significant level and that a Mitigated Negative Declaration should be prepared; and

WHEREAS, the City distributed the Notice of Intent to Adopt the Mitigated Negative Declaration on May 4, 2005 and was posted at the Sacramento County Clerk's Office, distributed through the State Clearinghouse and at the City offices, pursuant to CEQA Guidelines 15072. A 30 day review and comment period was opened on May 4, 2005 and closed June 2, 2005. The Mitigated Negative Declaration was made available to the public during this review period; and

WHEREAS, the City received written comment letters within the 30 day public review period and responded to those comments in the project staff report; and

WHEREAS, the City has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration; and

WHEREAS, conditions of approval have been imposed on the project; and

WHEREAS, the City of Elk Grove, Development Services Planning Department, located 8400 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on September 26, 2005 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 project, subject to the conditions of approval as illustrated in Exhibit A and Tentative Parcel Map as illustrated in Exhibit B, based on the following findings:

CEQA

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

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

General Plan

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

Evidence: The General Plan identifies the site for Rural Residential use. The project is consistent with the goals and policies of the General Plan for residential development with the City of Elk Grove.

Tentative Parcel Map

Finding: The Findings provided in Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan and rezone.

- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of rural residential development.
- d. The site is appropriate for the specified density of development.
- e. The proposed Tentative Parcel Map is consistent with the General Plan and zoning and therefore would not cause substantial environmental damage. An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of October 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>
On-Going				
1.	<p>The development approved by this action is for:</p> <ul style="list-style-type: none"> • Rezone from AR-5 to AR-2 for a portion of the project site • Tentative Parcel Map to split a 20-acre parcel into four 2-acre parcels and one 12-acre remainder parcel • Exception from Section 22.24.630(2) of the City of Elk Grove Municipal Code requiring connection to public water supply source and distribution system for lots measuring 2-acres • Design Review of the Subdivision Map <p>The approved development is illustrated in the project plans dated July 26, 2005. 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	
2.	The tentative parcel map is valid for 36 months from the date of approval.	36 Months from the date of City Council Approval	Planning	
3.	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.	On-Going	Planning	
4.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
5.	If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.	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>
6.	The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	On-Going	Public Works	
7.	The property owners shall participate in future groundwater management and well protection programs adopted by SCWA that are applied uniformly throughout Zone 40.	On-Going	Department of Water Resources	
Improvement Plans/Grading/Construction				
8.	The Applicant shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$500 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to Issuance of Grading Permit/Prior to approval of Final Map	Planning	
9.	<p>MITIGATION MEASURE I (Biological Resources)</p> <p>In order to mitigate for the loss of Swainson's hawk foraging habitat, the Applicant shall implement one of the following City of Elk Grove's approved mitigation alternatives.</p> <p><u>Monitoring Action</u> Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to 	Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.	Planning	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>the extent that said Chapter remains in effect, OR</p> <ul style="list-style-type: none"> Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. 			
10.	<p>MITIGATION MEASURE 2 (Biological Resources)</p> <p>In order to reduce impacts to burrowing owls to a less than significant level, the applicant shall contract a qualified biologist to conduct a pre-construction survey. Within thirty days of the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. If no owls or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, no further action is necessary.</p> <p>If burrowing owls or their nests are found, the Applicant shall comply with the following measures:</p> <ul style="list-style-type: none"> Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies 	<p><i>Prior to the commencement of any clearing, grading or construction, the applicant shall submit to Planning for approval, a copy of the survey results prepared by the qualified biologist. <u>The survey must be conducted no earlier than 30 days prior to the planned commencement of clearing, grading or construction.</u></i></p>	<p>Planning</p>	

<p align="center"><u>Conditions of Approval / Mitigation Measure</u></p>	<p align="center"><u>Timing/ Implementation</u></p>	<p align="center"><u>Enforcement/ Monitoring</u></p>	<p align="center"><u>Verification (date and Signature)</u></p>
<p>through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <ul style="list-style-type: none"> • To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approximately 300 feet} foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department. <i>Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.</i> • When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site. • If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows. • The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan shall include success criteria, remedial measures. And an annual report to the Department. 	<p>If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, a new survey shall be conducted and the results submitted to Planning for approval. <u>The survey must be conducted no earlier than 30 days prior to the planned commencement of clearing, grading or construction.</u></p> <p>If Burrowing Owls and/or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, the applicant shall</p>		

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		provide Planning evidence that mitigation has been fulfilled to the satisfaction of the Department of Fish and Game.		
11.	The Applicant shall design the turn-around in accordance with Fire Department Standard and to the satisfaction of Public Work.	Prior to approval of Improvement Plans	Public Works	
12.	The Applicant shall prepare and submit a comprehensive drainage study that addresses handling all flows generated by the project; including but not limited to; defining the watershed boundary, defining the local controlling 100-year water level, method of flow conveyance with adequate supporting calculations, and detailed hydrologic and hydraulic analysis.	Prior to approval of Improvement Plans	Public Works	
13.	The Applicant shall comply with the NPDES Permit, the City's Storm Water Ordinance requirement, and the latest version of the Guidance Manual of On-site Storm Water Quality Control Measure before, during and after construction.	Prior to approval of Grading Permit and/or deemed needed by Public Works	Public Works	
14.	The City of Elk Grove is a participant in the National Flood Insurance Program. All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove and Sacramento County Flood Plain Management Ordinances. Amendments and/or revisions of FEMA flood maps will be required for all development located in the federal or local flood zone. All amendments and/or revisions must be final and submitted to the City prior to issuance of the first building permit. The elevation of all building pads must be certified by a registered Civil Engineer or licensed Land Surveyor and submitted to the City prior to issuance of a building permit. The lowest finished floor elevation must be a minimum of 1 (one) – foot above the 100-year frequency water	Prior to approval of Improvement Plans/Grading/ Building Permit	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	level.			
15.	<p>Prior to the issuance of grading permits, the project Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be administered 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. The SWPPP shall address spill prevention and include a plan describing counter measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. These measures shall be consistent with the City's Improvement Standards, Land Grading and Erosion Control Ordinance, and may include but not necessary limited to: (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into any receiving water body; and (6) any other suitable measures. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board and to the City for review. A copy of the SWPPP must be kept accessible on the project site at all times.</p>	<p>Prior to issuance of Grading Permits</p>	<p>Public Works</p>	
16.	<p>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) must be filed prior to construction to obtain coverage under the State's General Construction Activity Storm Water Permit.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Public Works</p>	
17.	<p>The Applicant shall test all water wells for arsenic at the time of</p>	<p>Prior to Construction</p>	<p>Department of Water Resources</p>	

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	construction.			
18.	The Applicant shall maintain the minimum separation between water wells and septic system seepage pits recommended by the California Department of Water Resources Well Standards, Bulletins 74-81 and 74-90 (currently 150 feet).	Prior to Construction/On-Going	Department of Water Resources	
19.	The Applicant shall revise site data to reflect Elk Grove CSD Fire Department, not Wilton Fire Department.	Prior to approval of Improvement Plans/Prior to approval of Final Map	Fire Department	
Final Map				
20.	The Applicant shall provide a 12' pedestrian/hiking/biking easement for the multi-use trail identified in the City's General Plan Park, Trails, and Open Space Element. This path/trail is to be located adjacent to the Laguna Creek Tributary 1, within the recorded 100' drainage easement.	Prior to recordation of the Final Map	Planning	
21.	Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment, district, other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Department of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.	Prior to recordation of the Final Map	Finance Department	
22.	Prior to the final map, the project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional cost 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.	Prior to recordation of the Final Map	Finance Department	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	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 Maintenance Assessments.	Prior to recordation of the Final Map	Finance Department	
24.	An alignment study for the extension of Sandage Avenue to Waterman Road shall be submitted prior to Final Map.	Prior to recordation of the Final Map	Public Works	
25.	The Applicant shall dedicate Sandage Avenue, south half section of 30' from the approved centerline, along the northern property line. Improvement will be based on 60' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Dedicated on Final Map	Public Works	
26.	Additional 2-feet of graded native material shall separate the shoulder from the roadside drainage ditch. Extra ROW may be required for the drainage ditch after the appropriate drainage study is completed and the final drainage ditch width is determined. The ditch shall be rock lined to minimize vegetation growth and mosquito proliferation. Alternative methods of lining will be evaluated but must be approved by the City Engineer. All street improvements shall be constructed prior to the 1 st building permit.	Dedicated on Final Map/Constructed Prior to 1 st Building Permit	Public Works	
27.	The Applicant shall dedicate and improve the north/south internal street based on a 44' primary residential in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Additional 2-feet of graded native material shall separate the shoulder from the roadside drainage ditch. Extra ROW may be required for the drainage ditch after the appropriate drainage study is completed and the final drainage ditch width is determined. The ditch shall be rock lined to minimize vegetation growth and mosquito proliferation. Alternative methods of lining will be evaluated but must be	Dedicated on Final Map/Constructed Prior to 1 st Building Permit	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	approved by the City Engineer. All street improvements shall be constructed prior to the 1 st building permit.			
28.	The Applicant shall dedicate to the City of Elk Grove, as shown on the tentative map, an I.O.D. for the future street connection based on a 44' primary residential in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Additional 2-feet of graded native material shall separate the shoulder from the roadside drainage ditch. Extra I.O.D. may be required for the drainage ditch after the appropriate drainage study is completed and the final drainage ditch width is determined. The ditch shall be rock lined to minimize vegetation growth and mosquito proliferation. Alternative methods of lining will be evaluated but must be approved by the City Engineer.	Prior to recordation on Final Map	Public Works	
29.	All improvements shall be dedicated and designed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	Prior to recordation of Final Map	Public Works	
30.	The Applicant shall dedicate a 12.5 foot public utility easement for underground and/or overhead facilities and appurtenances adjacent to all public and private streets.	Dedicated on Final Map	Public Works	
31.	Improvement plan must be approved by Public Works prior to City Council approval of Final Map.	Prior to recordation of the Final Map	Public Works	
32.	The Applicant shall provide drainage easements (prior to recordation of final map) and install facilities (prior to the issuance of building permits) pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Elk Grove Improvement Standards. Also include any fee required by the Sacramento County Water Agency Code. The pertinent provisions of the above-referenced codes, standards, fees, and ordinances shall be applicable at the time of site improvement plan approval.	Prior to recordation of Final Map and Prior to the Issuance of Building Permits	Public Works	
Prior to Issuance of Building Permit				

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	Final Map shall be completed, approved and recorded prior to 1 st building permit.	Prior to issuance of 1 st Building Permit	Public Works	
34.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance to the satisfaction of the City's Arborist.	Prior to the issuance of building permit	Department of Water Resources	
35.	The Applicant shall improve Sandage Avenue, south half section of 30' from the approved centerline along the northern property line or provide like pavement improvements in-kind along Sandage Avenue as required by the City Engineer. Improvement will be based on 60' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. If the pavement improvements are constructed, the Sandage Avenue frontage improvements shall be constructed upon the subdivision of the remainder lot.	All street improvements shall be constructed prior to the 1 st building permit.	Public Works	
36.	Due to lack of fire flow, all homes built in this subdivision will be required to be fire sprinklered.	Prior to the issuance of 1 st building permit	EGCSD – Fire Department	
37.	If the furthest point of the home exceeds 150 feet from street access, a fire department turnaround will be required to be provided on site.	Prior to the issuance of 1 st building permit	EGCSD – Fire Department	
38.	If a gate is proposed for the emergency access, a Knox lock shall be installed.	Prior to the issuance of 1 st building permit	EGCSD – Fire Department	
39.	The project shall pay all applicable City of Elk Grove administered development impact fees prior to building permit.	Prior to the issuance of 1 st building permit	Finance Department	
40.	The Applicant shall construct a turn-around at the end of the southern property line of Lot 3 and 4 in accordance with Fire Department Standard and to the satisfaction of Public Work.	Prior to the issuance of 1 st Building Permit	Public Works	
41.	At all street intersections, public or private, within one block of the	Prior to the	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	issuance of 1 st Building Permit		
42.	All improvements shall be installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to the issuance of 1 st Building Permit	Public Works	
43.	The Applicant shall pay a fair share Zone 40 development fee based on the surface water component of said fee as determined by the Sacramento County Water Agency (SCWA) prior to issuance of a building permit.	Prior to Issuance of Building Permit	Department of Water Resources	
Prior to Occupancy				
44.	All drainage system shall be designed to accommodate runoff from the ultimate development according to the City's Storm Water Design Standards, and City's Flood Plain Management Ordinance.	Prior to 1 st Certificate of Occupancy	Public Works	
45.	The Applicant shall submit Flood Elevation Certification for each structure.	Prior to Occupancy	Public Works	
46.	Any improvements, public or private, damaged in construction shall be replaced in-kind or with new improvement.	Prior to Occupancy	Public Works	

General Compliance Items for Building Permit

1. Dead end streets in excess of 150 feet require emergency vehicle turn-around.
2. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
3. 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. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
4. 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.
5. 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 education 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 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.
6. 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 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:
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
7. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
8. No more than 40 building permits shall be issued when a single point of entry exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.

9. 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 homes 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.
10. 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 50% 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.
11. EGCSDFD approved traffic pre-emption devices of a type 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.
12. 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.
13. 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 Elk Grove CSD Fire Department for review and approval prior to installation.
14. The wetlands/riparians 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 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 areas.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-333**

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 26th day of October, 2005 by the following vote:


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

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:





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