

**RESOLUTION NO. 2013-96**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
TO APPROVE A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW  
SUBDIVISION LAYOUT FOR MADEIRA SOUTH LOT A (EG-12-047)  
ASSESSOR PARCEL NUMBER: 132-0050-105 (PORTION)**

**WHEREAS**, the Planning Division of the City of Elk Grove received an application on December 21, 2012 from Tim Lewis Communities (the Applicant) requesting a Specific Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review for subdivision layout (the Project); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 132-0050-105 (portion); and

**WHEREAS**, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

**WHEREAS**, in addition, the Project is statutorily exempt pursuant to California Government Code Section 65457 because the Project is consistent with a specific plan for which an environmental impact report has been certified and is therefore exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code; and

**WHEREAS**, the site is physically suitable for residential development, and the Laguna Ridge Specific Plan (LRSP) land use map has anticipated the site for single-family residential development; and

**WHEREAS**, the site is appropriate for the proposed single-family residential development consisting of lots meeting the LRSP Residential Development Standards of RD-8, and will be adequately served by the proposed and conditioned public services and infrastructure; and

**WHEREAS**, the proposed tentative subdivision map will not cause serious public health problems as the project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enhancement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

**WHEREAS**, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on May 2, 2013, and recommended the City Council approve the Madeira South Lot A project; and

**WHEREAS**, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map and Design Review for subdivision layout subject to the conditions of approval contained in Exhibit A, incorporated herein by this reference, and as illustrated in the attached Exhibit B, incorporated herein by this reference.

### **Tentative Subdivision Map**

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.

- 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 is 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:

- (a) As described in the project staff report, the proposed Project is consistent with the Elk Grove General Plan and Laguna Ridge Specific Plan. The subdivision maps would allow for a variety of single-family residential housing.
- (b) As described in the project staff report, the proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the General Plan and Specific Plan for the proposed site.
- (c) The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Madeira South Lot A project site for

residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential development proposed.

- (d) As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan and Laguna Ridge Specific Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available, as described in the Laguna Ridge Specific Plan. Therefore, the sites are appropriate for the proposed density of development.
- (e) An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. The project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.
- (f) The proposed tentative subdivision map will not cause serious public health problems. The Project has been reviewed by local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety.
- (g) No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivisions 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 site layout has been reviewed against the Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The proposed subdivision map and related plans provide all the design elements required by the Citywide Design Guidelines, including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

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

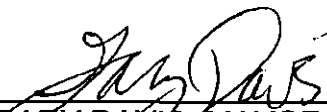
Evidence: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. The project includes a

paseo lot, which will provide pedestrian connectivity from the neighborhood to Big Horn Boulevard.

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 Project includes an interconnected street system as well as sufficient open space and landscaping. The project also includes a paseo lot, which will provide pedestrian connectivity from the neighborhood to Big Horn Boulevard. The project design unitizes compact development strategies with short blocks and a grid-style street pattern. The proposed design blends seamlessly into the surrounding neighborhood and the gridded street pattern encourages walking.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 22<sup>nd</sup> day of May 2013.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

## EXHIBIT A

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>On Going</b>			
1.	<p>The development approved by this action is for a Specific Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review for subdivision layout as illustrated in the approved plans as follows (Exhibit B):</p> <ul style="list-style-type: none"> <li>• Tentative Subdivision Map dated April 17, 2013</li> <li>• No setbacks are approved as part of this Project</li> </ul> <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	
2.	<p>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	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures.</p>	On-Going	Planning	
4.	<p>The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.</p>	Three years, from date of City Council approval	Planning	
5.	<p>The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development.</p>	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
6.	Water supply will be provided by the Sacramento County Water Agency.	On-Going	SCWA	
	<b>Improvement Plan/Grading Plans</b>			
7.	The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program for all parcels included in this project. Prior to the issuance of any grading permits, 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 \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	
8.	The drainage system shall be designed in accordance with the approved Master Drainage Study for the Laguna Ridge Specific Plan area and 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 in effect at the time of Improvement Plan acceptance.	Improvement Plans	Public Works	
9.	All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Public Works	
10.	The Applicant shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Improvement Plans	Public Works	
11.	All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the improvement Plans.	Improvement Plans	Public Works	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/Implementation</u></b>	<b><u>Enforcement/Monitoring</u></b>	<b><u>Verification (date and signature)</u></b>
12.	The Applicant shall provide separate public water service to each parcel. 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 in conjunction with the City prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	
13.	The Applicant shall 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	
<b><u>Final Map</u></b>				
14.	Consistent with the requirements of Section 66424.1, a Final Map for the project subject to this approval shall not be approved and recorded until the portion of the approved Tentative Subdivision Map (EG-05-943) and any amendments thereto, is first recorded and all conditions of approval for the recording of that map are satisfied to the satisfaction of the City.	Final Map	Public Works	
15.	if the Applicant proposes to record multiple final maps, the Applicant shall dedicate/acquire property rights for, design, and construct all infrastructure improvements, as specified in these conditions, determined by the City to be necessary to serve the lots proposed to be created with each Final Map.	Final Map	Public Works	
16.	The Applicant shall design and construct rehabilitation/resurfacing improvements for Poppy Ridge Road along the project's frontage if and as determined to be necessary by the City in conjunction with any final map phase for which the required street improvements connect to existing Poppy Ridge Road. If such improvements are required by the City, they may be financed through Laguna Ridge Community Facility District 2005-1 subject to the Applicant executing a facilities acquisition agreement with the City	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
17.	The Applicant shall acquire, dedicate, design, and improve the expanded intersection at Big Horn Blvd/Poppy Ridge Road in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
18.	The Applicant shall design and install a traffic signal, or modify if existing, at the intersection of Big Horn Blvd and Poppy Ridge Road in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
19.	The Applicant shall acquire, dedicate and improve Big Horn Blvd from Poppy Ridge Road to Los Rios Community College District's main driveway, including transitions, based on an arterial street section, if not already in place. This shall include a back-of-curb to back-of-curb and right-of-way width of 72' in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the satisfaction of Public Works. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum on vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.	Final Map	Public Works	
20.	The Applicant shall dedicate, design and improve a 25' landscape corridor along the project's frontage to Big Horn Blvd. The dedication shall be in fee title for the purposes of landscaping and pedestrian use.	Final Map	Public Works	
21.	The Applicant shall restripe the outside left-turn pocket to the Los Rios Community College District's main driveway on Big Horn Blvd as a thru lane to the satisfaction of Public Works.	Final Map	Public Works	



	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
22.	The Applicant shall acquire, dedicate, design and improve Poppy Ridge Road, in full width from Big Horn Boulevard to the westerly tentative map boundary, including transition, in accordance with the City of Elk Grove Improvement Standards, the Laguna Ridge Specific Plan and to the Satisfaction of Public Works. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum one vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, may be constructed, alternatively, if approved by Public Works.	Final Map	Public Works	
23.	The proposed abandonment of the 60' right-of-way on Poppy Ridge Road recorded in Parcel Map Book 60 Page 29 shall not be approved until the City has approved improvement plans for Poppy Ridge Road between Street 'H' and Big Horn Blvd and the Applicant executes an improvement agreement with the City which includes the corresponding improvements.	Final Map	Public Works	
24.	The Applicant shall acquire (if necessary) and dedicate, design, and improve Street 'H' in full-width, based on a minor residential street as shown on the tentative map and in accordance with Laguna Ridge Specific Plan.	Final Map	Public Works	
25.	The Applicant shall dedicate, design, and improve Court 'B' in accordance with City of Elk Grove Improvement Standards, Drawing ST-23 to the satisfaction of Public Works.	Final Map	Public Works	
26.	The Applicant shall acquire (if necessary) and dedicate, design, and construct a turn-around on Street 'H' at the north westerly tentative map boundary corner to accommodate emergency and solid waste vehicles to the satisfaction of Public Works.	Final Map	Public Works	
27.	All property conveyed to the City of Elk Grove in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	<p>The Applicant shall dedicate, design and improve all internal streets as shown in the tentative subdivision map, in accordance with the Laguna Ridge Specific Plan, and City of Elk Grove Improvement Standards and as further conditioned. All street improvements shall be constructed prior to the 1<sup>st</sup> building permit.</p>	Final Map	Public Works	
29.	<p>Prior to any Final Map approval, the Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security ( bonds, letter of credit, etc.).</p>	Final Map	Public Works	
30.	<p>The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.</p>	Final Map	Public Works	
31.	<p>To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.</p>	Final Map	Public Works	
32.	<p>The Applicant shall quitclaim the following easements prior to the Final Map:</p> <ul style="list-style-type: none"> <li>• 5' SMUD easement per Book 840907 Page 940</li> <li>• 20' Pacific Telephone and Telegraph Company easement as recorded in Book 739 Page 222.</li> </ul>	Final Map	Public Works	
33.	<p>The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way.</p>	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	For all single family corner lots an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Public Works	
35.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets.	Final Map	Public Works	
36.	At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Final Map	Public Works	
37.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	Final Maps	Public Works	
38.	The Applicant shall submit and obtain City acceptance 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 improvement plan review, shall be added to plans.	Final Map	Public Works	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and signature)</b>
39.	<p>The Applicant shall provide a 100ft x 100ft water well site to be located on lots 14 and 15, within the Madeira South-Lot A Tentative Subdivision Map at a future date and necessary easements in compliance with Section 8-13 of the County of Sacramento Improvement Standards and to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements, compliance with Section 8-13 of the County of Sacramento Improvement Standards, and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Madeira South- Lot A Tentative Subdivision Map shall be selected by SCWA and similarly evaluated. Prior to final map approval or signing of improvement plans, whichever occurs first, the Applicant shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. Prior to final map recordation or signing of improvement plans, whichever occurs first, the Applicant shall enter into a purchase agreement with SCWA. SCWA will not issue a will-serve letter or sign improvement plans prior to entering into a purchase agreement for said well site.</p>	Final Map/Improvement Plans	SCWA	
40.	<p>Prior to the first of either final map or first building permit (excluding models), the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.</p>	Final Map/Building Permit	Finance Department	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
41.	Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.	Final Map	Finance Department	
<b>Building Permit</b>				
42.	<p>SCWA will not issue water connection permits nor will building permits be issued for houses adjacent to proposed SCWA well sites until the well hole is constructed and accepted by SCWA or for a period of one year following the City of Elk Grove approval of improvement plans, whichever comes first. SCWA will determine which lots are the adjacent lots and these lots shall be shown on the improvement plans.</p> <p>The Applicant shall provide a written disclosure statement to the home owners for the lots adjacent to the future SCWA well site. This disclosure statement shall inform the future home owners that when SCWA develops the well site there may be continual construction activities 24 hours a day during the well hole construction. SCWA will determine which lots are considered to be the adjacent lots.</p>	Building Permit	SCWA	
43.	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 the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>Acceptance of Public Improvements</b>			
44.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the accepted 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.	Acceptance of Public Improvements	Public Works	
45.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	

## General Compliance Items for Building Permit

The following items are standard fire department comments clearly addressed in policy and guidelines. This information is provided only to clarify the scope of requirements typical for most individual projects. Specific requirements may vary and will be clarified in the plan checking/plan review process prior to each project:

21. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
22. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
23. All civil engineering and architectural plans are required to be submitted in an electronic format. When plans are submitted for final signature, the engineering or architectural firm is required to submit an electronic copy of the complete plan set as it appears in the approved printed plans with addresses, and suite numbers, apartment unit numbers, or hotel room numbers. All electronic formats shall be submitted in AutoCAD DWG (any version is accepted) on a Windows formatted compact disk (CD). Note: include ALL XREF drawings associated with the project. E-mailed copies will **not** be accepted at this time.
24. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
25. 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.
26. 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. 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.
27. 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.
28. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD 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 Cosumnes Fire Department.
29. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
30. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.

32. 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 Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.

#### 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.

- a. 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. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.
- e. Each lot shall have only one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed.
- f. 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)
- g. 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 required and said 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. (Public Works)
- h. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- i. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
- j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
- k. 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)

- l. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- m. 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)
- n. 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)
- o. 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)
- p. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-96**

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


*I, Jason Lindgren, 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 May 22, 2013 by the following vote:*

**AYES :**       **COUNCILMEMBERS:**    *Davis, Cooper, Hume, Trigg*

**NOES:**       **COUNCILMEMBERS:**    *None*

**ABSTAIN :**   **COUNCILMEMBERS:**    *None*

**ABSENT:**    **COUNCILMEMBERS:**    *Detrick*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**