

RESOLUTION NO. 2007-104

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE STONE SPRINGS ESTATES UNIT 2 PROJECT (EG-05-970)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on December 1, 2005 from Mike Williams requesting a Specific Plan Amendment, Rezone, and Tentative Subdivision Map to subdivide two parcels totaling 5.04± acres in the East Elk Grove Specific Plan area to develop 18 single-family home sites, 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 127-0140-007 and 127-0140-029; and

WHEREAS, the subject properties are located within the East Elk Grove Specific Plan, and

WHEREAS, the City determined that the Stone Springs Estates Unit 2 Project was subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, a Mitigated Negative Declaration was prepared and circulated, and the Applicant has agreed to implement the proposed mitigation measures to reduce the potentially significant adverse effect(s) to less than significant levels; 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 Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting reviewed this project as part of their March 1, 2007 regular meeting, and

WHEREAS, the Planning Commission recommended denial of the project to the City Council; 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 project proponent, and public testimony presented in writing and at the meeting, and

WHEREAS, the City Council did not concur with the Planning Commission's recommendation of denial;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the proposed project based on the following findings and subject to the conditions of approval and mitigation monitoring and reporting program described in Exhibit A and as illustrated in Exhibits B and C:

Specific Plan Amendment

Finding: The proposed Specific Plan amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The subject property as conditioned creates 18 new residential parcels from two parcels in a residential area of the City. The Elk Grove General Plan identifies the site as Estate Residential and Low Density Residential. The density of the 18 new residential units is consistent with these land use designations.

Finding: The proposed Minor Amendment to the Specific Plan complies with the requirements and intent of the East Elk Grove Specific Plan and does not change the basic configuration or intent of the Plan.

Evidence: The East Elk Grove Specific Plan identifies the site for development at two to four dwelling units per acre and four dwelling units per acre. The proposed rezoning of the properties and subsequent tentative subdivision map follows the policies and standards of density gradation (placing less dense development along the outer edge of the specific plan area) and density averaging (allowing a one category increase in the allowed density under the Specific Plan). Further, the allocation of two additional units to the project above what is otherwise allowed under the dwelling unit cap and lot allocation is consistent with the Specific Plan policies for minor amendment because the entire Specific Plan maintains a total underdevelopment of 158 fewer units than otherwise allowed in the specific plan area.

Tentative Subdivision Map

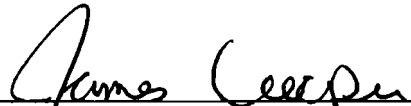
Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act that require a City to deny approval of a tentative map apply to this project.

Evidence: Findings (a) through (g) in Section 66474 of the Subdivision Map Act do not apply to the project.

- a. The proposed map is consistent with the Elk Grove General Plan, the East Elk Grove Specific Plan, and current and proposed zoning that identifies the site as appropriate for residential use.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and East Elk Grove Specific Plan that designate the site for estate and low density residential development.

- c. The site is physically suitable for residential development. The surrounding area is developed with and/or designated for residential uses. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed density of development, 5-units per acre. Services and facilities to serve the project will be provided or are available.
- e. The proposed Tentative Subdivision Map will not cause substantial environmental damage. The project is a low density residential use located in the urbanized area of Elk Grove and is consistent with the General Plan, East Elk Grove Specific Plan, and proposed zoning.
- f. The proposed Tentative Subdivision Map will not cause serious public health problems. The project has been reviewed by local agencies, including Fire, Water Resources, Public Works, Planning, Police, Sanitation, Parks, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval and ensure protection of public health, welfare, and safety.
- 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 9th day of May 2007.



 JAMES COOPER, MAYOR of the
 CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



 PEGGY E. JACKSON, CITY CLERK



 JONATHAN P. HOBBS,
 INTERIM CITY ATTORNEY

Exhibit A - Conditions of Approval/MMRP

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
ON-GOING			
1. The development approved by this action is for a Specific Plan Amendment, Rezone, and Tentative Subdivision Map to create 18 single family residential lots, as illustrated in Exhibits B and C.	On-Going	Planning Division	
Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.			
2. The Tentative Subdivision Map is valid for 36 months from the date of approval.	36 Months from the Date of Approval	Planning Division	
3. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City 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 Division	
5. All plans shall be based on the City of Elk Grove Building Regulations and currently adopted 2001 California Building Code (i.e., as adopted by the State of California as of November 1, 2002). The applicant is directed to the Building Department for submittal procedures.	On-Going	Building Department	
6. Wholesale water supply will be provided by the Sacramento County Water Agency	On-Going	Sacramento County Water Services, Zone 40	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
7. The owner/developer must disclose to future/potential owners the existing or proposed 69kv electrical facilities. SMUD is planning to build a 69kv overhead line on the west side of Bradshaw Road.	On-Going	SMUD	
PRIOR TO APPROVAL OF IMPROVEMENT PLANS			
8. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project area. Until the MMRP has been recorded and the estimated MMRP fee of \$1000 has been paid, no final 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 Improvement Plan or Grading Permit	Planning	
9. Applicant shall save and protect trees 784, 785, and 786as shown on Exhibit C. The driplines of these trees shall be protected during construction and grading and a temporary fence/barrier shall be installed prior to grading/construction.	Improvement Plans	Landscape	
10. 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.	Prior to Improvement Plan approval and Prior to issuance of Grading Permits	Public Works	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>11. In order to reduce the impacts of roadway noise on the proposed residential uses, a minimum six-foot high (above proposed building pads) masonry wall shall be constructed along the property line between the residential lots and Lot-A prior to construction of any residential units on the project site. The design of the wall shall meet the design requirements outlined in the City's Design Guidelines and any applicable City codes and ordinances as well as reduce outdoor noise to 60 dB, as required by the General Plan. The proposed wall's capability of achieving this noise reduction level shall be verified by an acoustical consultant, at the project proponent's expense, prior to approval of improvement plans.</p>	<p>Design approval prior to Improvement Plan approval</p>	<p>Planning</p>	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
<p>12. Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. 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 upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	

	CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
13.	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	Sacramento County Water Services, Zone 40 / Community Enhancement	
14.	Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system	Improvement Plans	CSD-1	
15.	Connection to the County Sanitation District 1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Improvement Plans	CSD-1	
16.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.	Improvement Plans	CSD-1	
17.	Construction of off-site sewer will be necessary	Improvement Plans	CSD-1	
18.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public rights-of-way and in minimum 20-foot wide easements dedicated to CSD-2 for the purpose of continuous access and maintenance.	Improvement Plans Improvement Plans	CSD-1 CSD-1	
19.	Public landscape corridor improvement plans (Lot A) shall be reviewed and approved by the City of Elk Grove, Departments of Planning and Public Works and shall meet the City's Design Guidelines, City's Water Conservation Ordinance, and City's Landscape Improvement Plan Guidelines for Medians, Corridors, and Parks	Improvement Plans	Planning / Landscape / Public Works	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
20. The applicant shall provide a looped water main with two points of water supply	Improvement Plans	Consumnes CSD Fire	
PRIOR TO FINAL MAP			
21. The applicant shall obtain the offsite ROW and a construction easement across parcel APN 127-0140-009 (Diamante EG-05-977) and APN 127-0140-024 (Stone Springs Estates EG-05-565) to extend Stone Spring Drive from its current terminus to Bradshaw, if not already completed. The design shall be subject to review and approval of the City of Elk Grove Public Works Department.	Prior to Final Map Approval	Public Works	
22. The applicant shall design, dedicate and/or acquire property rights for, and construct Street 'A' as shown in the tentative subdivision map, including the segment within the adjoining parcel APN: 127-0140-024, if not already constructed, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
23. The applicant shall design and construct a turn around in accordance with Fire Department Standard and to the satisfaction of Public Works at the terminus of the proposed street.	Final Map	Public Works	
24. The applicant shall dedicate, design and construct Bradshaw Road, west half section of 48' measured from the approved centerline to the back-of-curb. Sidewalks shall be separated from back of curb except at intersection and driveways. Improvement shall be designed and constructed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
25. The applicant shall dedicate a 36' landscape corridor, in fee title, adjacent to the back of curb on Bradshaw Road to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
26. The applicant shall dedicate Access rights (direct vehicular ingress and egress to Bradshaw Road) to the City of Elk Grove.	Final Map	Public Works	
27. The applicant shall dedicate a 1-foot strip, in fee title, at the end of the street where the temporary Fire Department turn around is.	Final Map	Public Works	
28. For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	
29. Stone Springs Drive shall be designed, dedicated and/or property rights acquired for, and constructed to allow the connection from the existing Stone Spring Drive to Kapalua Drive through the intersection of the subdivision's new street, if not already constructed. Improvements will be based on 50' equivalent primary residential street in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works, and a minimum of 26' of pavement must be constructed. All street improvements shall be constructed prior to the 1st building permit.	Final Map	Public Works	
Any proposed temporary roadway shall be designed and constructed to full structural section but may provide the use of alternative materials such as AC for the temporary curb and sidewalk, and shall include the necessary transitions to existing/permanent facilities. The temporary design shall accommodate required turning movements at the new intersection and parking shall be prohibited and no parking signage shall be installed on Stone Springs Drive until the permanent roadway configuration is constructed.			

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
30. The applicant shall design and construct a traffic signal at the intersection of Stone Springs Drive / Kapalua Lane / Bradshaw Road, if not already constructed, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
31. 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 costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm .	Prior to Final Map	Finance	
32. Prior to the final map, the project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this district, see www.elkgrovecity.org/services/cfd/ad-information.html	Prior to Final Map	Finance	
33. 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 Director of the City to fund the project's fair share of landscape maintenance costs which may include, but are not limited to, roadway corridors, interchanges, medians, drainage corridors, trails, opens space, and parks, and maintenance costs of other community facilities.	Prior to Final Map	Finance	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
34. Dedicate maintenance easements in all public and private streets over all transmission mains to the satisfaction of Sacramento County Water Agency prior to Final Map approval	Prior to Final Map	Sacramento County Water Services, Zone 40	
35. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways, private drives, and/or Irrevocable Offer of Dedication	Final Map	SMUD/PG&E	
36. Dedicate Lot A, the Landscape Corridors, as a public utility easement for overhead and underground facilities and appurtenances.	Final Map	SMUD	
PRIOR TO ISSUANCE OF BUILDING PERMITS			
37. The applicant shall construct the required masonry wall along the property line between the residential lots and Lot-A prior to construction of any residential units on the project site.	Prior to issuance of 1 st Building Permit	Planning	
38. The applicant shall stripe a new crosswalk on Stone Springs Drive (east side) at Stonebrook Drive, if not already completed, to the satisfaction of Public Works.	Prior to issuance of 1 st Building Permit	Public Works	
39. At all street intersections, public or private, within one block of the proposed project, the applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to issuance of 1 st Building Permit	Public Works	
40. The applicant shall install landscaping in the 36' corridor adjacent to Bradshaw Road prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1 st Building Permit	Public Works	

CONDITIONS OF APPROVAL	TIMING/ IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION (DATE AND SIGNATURE)
41. The applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement.	Prior to the issuance of each Building Permit	Public Works	
42. Any subdivision model home landscape improvement plans shall be reviewed and approved by the City of Elk Grove and shall meet the City's Water Conservation Ordinance	Prior to issuance of Building Permit for Model Home(s)	Landscape	
43. The applicant shall develop and implement a Tree Protection Plan per the specifications listed in the General Information and Compliance section of these conditions.	Prior to issuance of Building Permits	Landscape	
44. Prior to the issuance of the first building permit, the applicant shall construct Stone Springs Drive in full from its existing terminus to Bradshaw Road.	Prior to Issuance of 1 st Building Permit	Consumnes CSD Fire Department	
PRIOR TO ISSUANCE OF FINAL / OCCUPANCY			
45. The applicant shall submit Flood Elevation Certification for each structure or other appropriate documents as determined by Public Works.	Prior to Occupancy	Public Works	

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 improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- d. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- e. The applicant shall design and install the street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works. (Public Works)
- f. 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)
- g. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- h. The applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- i. Improvement plan must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
- j. The Final Map shall be completed, approved and recorded prior to 1st Building Permit. (Public Works)
- k. If the applicant is to record multiple final maps each phase shall be reviewed by Public Works to determine the improvements required for that phase. (Public Works)
- l. Any deviations from City Standards shall be approved by Public Works. If not, these deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission. (Public Works)
- m. Each lot shall have 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. (Public Works)
- n. The traffic signal at the intersection of Stone Springs Drive/Kapalua Lane and Bradshaw Road may be subject to reimbursement as set forth in the Roadway Fee Program
- o. 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 and arterial and collector streets may be required to have lanes above

- the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- p. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. (Public Works)
 - q. 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)
 - r. 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)
 - s. 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 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)
 - t. 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) will 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 information necessary 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)
 - u. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)
 - v. 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.
 - 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 Sacramento County Water Agency Ordinance No. 18. (Sacramento County Water Services, Zone 40)
- x. Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency. (Sacramento County Water Services, Zone 40)
 - y. 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 (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Sacramento County Water Services, Zone 40)
 - z. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (Fire Department)
 - aa. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (Fire Department)
 - bb. 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. (Fire Department)
 - cc. 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. (Fire Department)
 - dd. 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 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. (Fire Department)
 - ee. 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 (9CD). 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 (Fire Department):
 - a. DXF (Drawing Interchange file) any DXF version is accepted
 - b. DWG (Applies to AUTOCAD drawing file) any AutoCAD DWG version is accepted
 - ff. Addresses for all lots shall be provided to the Fire Department within sixth (60) days of Fire Department signature of approval for development plans.
 - gg. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Consumnes CSD Fire Department should be consulted on this matter. (Fire Department)
 - hh. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSU static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSU static pressure and 1,000 GPM at 20 PSI residual pressure

- in residential, single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
- ii. 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. (Fire Department)
 - jj. CCSDFD approved traffic pre-emption devices of a type approved by the Consumnes 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 Consumnes Fire Department. (Fire Department)
 - kk. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Consumnes Fire Department and the water purveyor having jurisdiction. (Fire Department)
 - ll. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells, and/or other traffic calming devices is subject to standards outlined by the Consumnes Fire Department. All proposed traffic-mitigation plans shall be submitted to the Consumnes CSD Fire Department for review and approval prior to installation. (Fire Department)
 - mm. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - Provide non-combustible fences along all development areas adjacent to wetlands, creeks, or open spaces
 - Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.
 - nn. Applicant shall provide for graffiti-resistant paint or clear graffiti-resistant coating of all masonry walls, and any subdivision signs; and to abate any graffiti on property immediately – maintain graffiti free.
 - oo. Applicant shall provide for vegetation to cover an control graffiti along masonry walls – appropriate climbing vegetation to be detailed within the landscape design maps.
 - pp. Applicant will not allow any "strictly prohibited signs" (i.e. lighter-than-air or balloon devices) to be displayed for advertising or other functions within this project.
 - qq. Applicant shall not provide for a nuisance during the construction or intended use of the project.
 - rr. Applicant to apply for demolishing permit through the Building Department for removal of existing structures.
 - ss. Any use of CSD-1 sewer easements, 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.

- tt. Tree Protection Plan – The plan shall locate trees to be saved and removed and include a list of native and non-native trees to be preserved on the project site, including the species, condition, and diameter at breast height of each tree, and an exhibit depicting the location of those trees.

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-104

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 May 9, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Scherman, Davis, Leary, Hume

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


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

