

RESOLUTION NO. 2011-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING
A TENTATIVE SUBDIVISION MAP FOR FIELDSTONE SOUTH AMENDMENTS
PROJECT EG-10-018; APNS: 134-0110-136; 134-0110-137; 134-0110-138**

WHEREAS, the Planning Department of the City of Elk Grove received an application from East Elk Grove 24, LLC (hereinafter referred to as the Applicant) on March 12, 2010, for a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map; and

WHEREAS, the project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs 134-0110-136; 134-0110-137; and 134-0110-138; and

WHEREAS, the proposed tentative subdivision maps and associated site improvements are consistent with the Elk Grove General Plan Amendment, East Elk Grove Specific Plan Amendment, and Rezone requested through this project; and

WHEREAS, the site is physically suitable for residential development. The East Elk Grove Specific Plan land use map has anticipated the site for single-family residential development. This project, which through the proposed Specific Plan Amendment, only increases the maximum residential density range from 2-4 dwelling units per acre to 5 dwelling units per acre, still accommodates for all necessary public services. Conditions of approval have further been incorporated to ensure that access to all public facilities and services is maintained for each proposed parcel; and

WHEREAS, the site is appropriate for the proposed single-family residential development consisting of a density of 5 dwelling units per acre. Under the East Elk Grove Specific Plan, this density range provides for an average assumed density of 5 dwelling units per acre, which is consistent with surrounding development in the plan area. Furthermore, all proposed parcels meet the site's underlying development standards 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. 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 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; 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 City Council finds that the mitigation measures identified in the Initial Study/Mitigated Negative Declaration, incorporated into a Mitigation Monitoring Reporting Program and imposed on the project, are sufficient to mitigate or avoid the significant environmental effects from development of the project; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on December 2, 2010, and recommended the City Council approve the Fieldstone South Amendments project; 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 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 subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

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 the proposed tentative maps apply to this project.

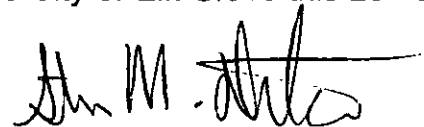
Evidence:

- (a) The proposed tentative subdivision map is consistent with the Elk Grove General Plan Amendment and East Elk Grove Specific Plan Amendment requested through this project. The subdivision map would allow for a variety of housing, and the use of fill would remove lots from the floodplain and is considered consistent with the General Plan.
- (b) The design of the project and the associated site improvements of the proposed project are consistent with the project's requested General Plan Amendment, Specific Plan Amendment, and Rezone entitlements.
- (c) The site is physically suitable for residential development. The East Elk Grove Specific Plan land use map has anticipated the site for single-family residential development. This project, which only increases the maximum residential density range from 2-4 dwelling units per acre to 5 dwelling units per acre, still accommodates for all necessary public services. Conditions of approval have further been incorporated to ensure that access to all public facilities and services is maintained for each proposed parcel.
- (d) The site is appropriate for the proposed single-family residential development consisting of a density of 5 dwelling units per acre. Under the East Elk Grove Specific Plan, this density range provides for an average assumed density of 5

dwelling units per acre, which is consistent with surrounding development in the plan area. Furthermore, all proposed parcels meet the site's proposed development standards and will be adequately served by the proposed and conditioned public services and infrastructure.

- (e) The proposed tentative subdivision map will not cause substantial environmental damage. An Initial Study/Mitigated Negative Declaration was prepared for the project, which the environmental analysis determined that potential environmental impacts from site development could be mitigated to less than significant levels.
- (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 subdivision have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of January 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

Exhibit A: Conditions of Approval

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
On-Going				
1.	<p>The development approved by this action is for a General Plan Amendment, Specific Plan Amendment, Rezone from RD-4 to RD-5 and a Tentative Subdivision Map to create 129 single family lots as illustrated in the project plans. 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	Development Services - Planning	
2.	<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.</p>	Three years, commencing with the date of City Council approval.	Development Services - Planning	
3.	<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	Development Services - Planning	
4.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Development Services - Planning	
5.	<p>The entrance/exit to the subdivision on Grant Line Road shall be restricted to a right-in/right out at the commencement of full width improvements (pursuant to the Circulation Element) to Grant Line Road. This restriction may be implemented at the sole discretion of the City as deemed necessary by Public Works.</p>	On-Going	Public Works	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	The previously recorded Mitigation Monitoring and Reporting Program from 2005 shall remain in effect. The applicant shall abide by all measures listed in the previously recorded MMRP	On-Going	Planning	
7.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project entitlement for Fieldstone South. A deposit of \$3,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the applicant.	On-Going	Planning	
Prior to Recording Final Map				
8.	Comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with Fieldstone South. 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 \$3,000.00 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City shall be approved.	Prior to recordation of Final Map	Planning	

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<p>9. Prior to final map, the project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, and maintenance of other related facilities. 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. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp.</p>	<p>Prior to recordation of Final Map</p>	<p>Finance</p>	
<p>10. Prior to final map, 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. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp.</p>	<p>Prior to recordation of Final Map</p>	<p>Finance</p>	

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11.	<p>Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3 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. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>	<p>Prior to recordation of Final Map</p>	<p>Finance</p>	
12.	<p>Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public street rights of way</p>	<p>Prior to recordation of Final Map</p>	<p>SMUD</p>	
13.	<p>Connections to the Sacramento County Water Agency (SCWA) transmission main system will not be permitted until adequate water supplies have been identified and secured to the satisfaction of SCWA.</p>	<p>Prior to recordation of Final Map</p>	<p>SCWA</p>	
14.	<p>All water transmission mains shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.</p>	<p>Prior to recordation of Final Map</p>	<p>SCWA</p>	
15.	<p>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. Unless otherwise approved by the City and the CCSD Fire Department, each Final Map phase shall result in a local street system with connections to two different arterial streets.</p>	<p>Final Map</p>	<p>Public Works</p>	

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>16. Dedicate the westerly half of Grant Line Road 56' from the approved centerline based on 130' equivalent special thoroughfare in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The Applicant shall also dedicate a southbound right turn pocket on Grant Line Road into Cote D'or Drive. The right-turn pocket shall be 11' wide, 300' in length with a 90' bay taper, which results in a westerly half section of 67' from the approved centerline within the right-turn pocket. The cross-section shall allow for the future four southbound travel lanes, half median, curb and gutter, and an 11' wide right-turn lane that is 300' in length with a 90' bay taper.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>17. The Applicant shall design and improve the westerly half of Grant Line Road as described above. Public Works may agree to defer these improvements and collect a contribution in-lieu of design and construction of the outside travel lane and standard frontage improvements in accordance with City Municipal Code Chapter 12.03.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>18. If the ultimate roadway improvements are deferred, the Applicant shall construct an interim right-turn pocket. The interim pocket shall be 150' with a 90' bay taper in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>19. Dedicate and improve Wyland Drive based on 50' modified collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A minimum of 34' of pavement must be constructed excluding gutter pan. The 4' sidewalk will be separated from the street with 6' of landscaping. The back of sidewalk to back of sidewalk dimension will be 62'.</p>	<p>Final Map</p>	<p>Public Works</p>	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20.	Dedicate in fee a 36' corridor for landscaping and pedestrian uses adjacent to the western half of Grant Line Road along the project frontage to the City of Elk Grove to the satisfaction of Public Works. At the beginning of the taper for the right turn pocket the landscaping may transition from 36' to 30'. South of the Cote D'or Drive/Grant Line Road intersection the landscape corridor shall be 36'.	Final Map	Public Works	
21.	The Applicant shall design and improve a corridor for landscaping and pedestrian use, as described above. Public Works may agree to defer these improvements and collect a contribution in-lieu of design and construction of the landscaping and pedestrian improvements in accordance with City Municipal Code Chapter 12.03.	Final Map	Public Works / CSD Parks	
22.	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	
23.	The Applicant shall dedicate and improve all internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
24.	Provide a temporary turnaround at the end of Wyland Drive and D Way, at the sole discretion of the City as determined to be needed by Public Works.	Final Map	Public Works	

Exhibit A: Conditions of Approval

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
<p>25. The Applicant shall contribute a payment in-lieu of construction for the project's fair share as determined by Public Works not to exceed 25% to the design and construction of the bridge over Elk Grove Creek and Wyland Drive, based upon an estimate to the satisfaction of Public Works. If the bridge is added to the City's Roadway Fee Program this condition shall not apply.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>26. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i>. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>27. The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices, within the subdivision, to the satisfaction of Public Works.</p>	<p>Final Map</p>	<p>Public Works</p>	
<p>28. 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.</p>	<p>Final Map</p>	<p>Public Works</p>	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
29.	<p>If established at time of Final Map, the project area shall annex into Zone 2 of the Storm Water Drainage Utility Fee Area to fund the additional project related costs to maintain publicly-owned water drainage facilities, manage flood control, and execute the stormwater quality program, otherwise the project area shall remain in the Zone 1 Storm Water Drainage Utility Fee Area. This annexation process may take several weeks. The project Applicant shall pay their fair share of the costs to annex into Zone 2. For rate information on this District, see www.elkgrovecity.org/utilities/rate-info.htm.</p>	Final Map	Public Works	
Prior to Construction Activities /Improvement Plans				
30.	<p>The Applicant shall prepare and submit a drainage study and plan that includes, but is not limited to: a pre- and post-project drainage analysis of the project and project impacts; and the proposed connections to the City Storm Drainage System with adequate supporting calculations. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. The study shall further demonstrate that the project lies outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer and determined by the City to be accurate, and adequate.</p>	1 st Improvement Plan Submittal	Public Works	
31.	<p>To obtain public sewer service, construction of necessary onsite and offsite sewer infrastructure shall be required to serve this project.</p>	Prior to approval of Improvement Plan	SASD	

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>32. SASD shall require an approved Level III (Subdivision Level) sewer study prior to submittal of the first set of improvement plans contain any part of the subdivision or the entire subdivision. The sewer study requirements contained herein must be disclosed, by providing a copy of this condition, to any potential developer and/or homebuilder prior to their acquisition of any or all lots in the subdivision. The sewer study shall demonstrate the quantity of discharge any "flow through sewage" along with appropriate pipe sizes, elevations, downstream connection(s), upstream responsibilities, etc., and shall be done in accordance with SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards.</p>	<p>Prior to approval of Improvement Plan</p>	<p>SASD</p>	
<p>33. Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easement shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.</p>	<p>Prior to approval of Improvement Plan</p>	<p>SASD</p>	
<p>34. Connection to the SASD's sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to sewer construction.</p>	<p>Prior to approval of Improvement Plan</p>	<p>SASD</p>	
<p>35. Improvement plans shall be submitted to the Fire Department for review and approval. Water mains shall be looped and provided with two points of connection.</p>	<p>Prior to approval of Improvement Plan</p>	<p>Cosumnes CSD Fire Department</p>	

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	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
36.	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.	Prior to approval of Improvement Plan	SCWA	
37.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Prior to approval of Improvement Plan	SCWA	
38.	Landscape Improvement Plans, Model Home Landscape Plans, and Production Landscape Plans shall meet or exceed the requirements of the Water Efficient Landscape Ordinance, Chapter 14.10, of the City of Elk Grove in effect at time of submittal for Public Works review/approval. Minimum application requirements include but are not limited to: project information, a water efficient landscape worksheet, soil management report (including texture, infiltration, and fertilization), landscape design plan, irrigation design plan, and grading design plan.	Prior to issuance of a Grading Permit/Improvement Plans	Landscape / Planning / Public Works	
39.	Landscape Improvement Plans shall be included in submittal(s) of Civil Improvement Plans for review and/or approval.	Prior to issuance of a Grading Permit/Improvement Plans	Landscape / Planning / Public Works	
Prior to Issuance of Building Permits				

Exhibit A: Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>40. The Applicant shall design and construct the following improvements in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works prior to issuance of any building permit within the proposed project:</p> <ul style="list-style-type: none"> • Increase the capacity of the existing Hudson Ranch Detention Basin (located to the west of the proposed project just west of the existing Sonoma Creek Subdivision) lowering the basin bottom approximately 7 feet (to elevation 32.0 feet from 39.3 feet). • Modify the Hudson Basin outlet structure by lowering the outlet weir from elevation 42 to 39.3 feet. • Add an additional 36-inch outfall pipe from Hudson Basin across Waterman Road. • Install flap gates at the discharge end of the two 36-inch Hudson Basin outlet pipes. • Raise the service road elevation at the northwest corner of the Hudson Basin outlet pipes to approximately 48.6 feet. • Construct a berm to elevation 49.8 between the basin and Rhone River Drive along the south side of the creek. 	<p>Prior to approval of Building Permits</p>	<p>Public Works</p>	

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41.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to private on-site sewer line or the SASD public sewer line.	Prior to Finalization of Building Permit	SASD	
42.	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.	Prior to Issuance of Building Permit	SCWA	

General Information and Compliance Items:

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.

1. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at: <http://www.elkgrovecity.org/finance/df.asp>. Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project. (Finance)
2. The applicant shall pay Park and Recreation Plan Check Fees as required by the Cosumnes CSD. (CCSD)

City of Elk Grove Public Works Department

3. 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.
4. 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.
5. At all street intersections, public or private, within one block of the proposed project, applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.
6. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
7. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement.
8. 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.
9. 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.

General Information and Compliance Items:

10. 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.
11. 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.
12. 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.
13. 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.
14. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works.
15. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards.
16. 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.
17. 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.
18. 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.
19. 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

General Information and Compliance Items:

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.

20. 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.
21. 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.
22. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column.
23. The Final Map shall be completed, approved and recorded prior to 1st building permit.

Cosumnes Community Services District – Fire Department

24. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
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 D of the 2007 City of Elk Grove Fire Code.
23. 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.
24. 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.
25. 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

General Information and Compliance Items:

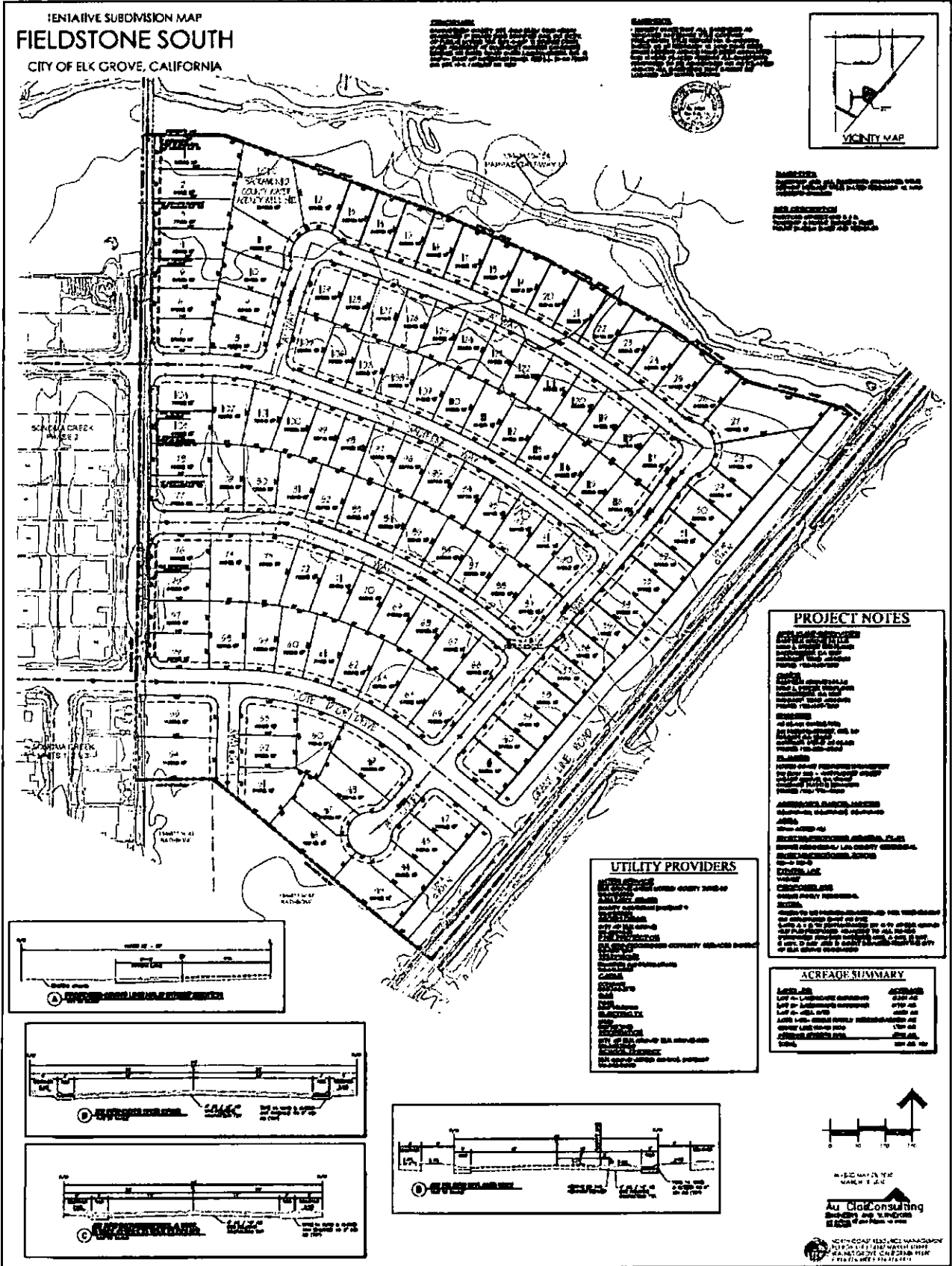
Department an informational packet containing education materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution 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.

26. Building department permits issued on or after January 1, 2011 shall be provided with residential fire sprinklers. Beginning January 1, 2011, all new single family dwellings shall be equipped with an approved residential fire sprinkler system meeting the minimum requirements of the 2010 Edition of NFPA 13D. Fire sprinkler plans shall be submitted to the fire department for review and approval.
27. 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
28. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
29. 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 Cosumnes CSD Fire Department should be consulted on this matter.
30. 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 1,500 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.
31. 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.
32. 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 CSD Fire Department.

General Information and Compliance Items:

33. 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.
34. 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.
35. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - B. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - D. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.
36. It is the Fire District's Policy to discourage, as inadvisable, high density or residential developments between one-half mile and one mile of Suburban Propane and unequivocally opposes such developments within one-half mile of Suburban Propane.
37. Wholesale water supply will be provided by the Sacramento County Water Agency.
38. Beginning January 1, 2011, all new single family dwellings shall be equipped with an approved residential fire sprinkler system meeting the minimum requirements of the 2010 Edition of NFPA 13D. Fire sprinkler plans shall be submitted to the fire department for review and approval.
39. An inspection of the finished roadways and fire hydrants is required prior to construction of the first home or structure requiring a permit.

Exhibit B: Tentative Subdivision Map Exhibit



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-21**

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

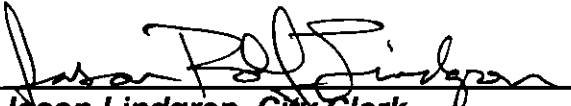
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 26, 2011 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Cooper*



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