

RESOLUTION NO. 2013-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE ALLEN RANCH TENTATIVE SUBDIVISION MAP EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE AMENDED CONDITIONS OF APPROVAL FOR THE ALLEN RANCH TENTATIVE SUBDIVISION MAP (EG-03-493, EG-13-019) ASSESSOR PARCEL NUMBER 132-2150-022

WHEREAS, the Planning Division of the City of Elk Grove received an application on April 2, 2013 from Standard Pacific Corporation (the Applicant) requesting an amendment to the Conditions of Approval for the Allen Ranch Tentative Subdivision Project (EG-03-493) (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 Assessor Parcel Number (APN): 132-2150-022 and being that a portion of that Area 1 20050307 O.R. 1889 and a portion of the southwest quarter of section 2 township 6 north range 5 e MDB&M; and

WHEREAS, on August 24, 2005 the City Council approved the project subject to specific conditions of approval; and

WHEREAS, on October 27, 2010, the City Council adopted Resolution No. 2010-224, amending the Laguna Ridge Specific Plan's Guiding Principles for Phasing of Infrastructure and Public Facilities (the Guiding Principles) to reflect a more "build as you go" approach to backbone infrastructure; and

WHEREAS, the proposed Project would amend the conditions of approval for the Project to reflect the amended Guiding Principles; and

WHEREAS, the City Council has determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds the proposed Allen Ranch Tentative Subdivision Map Amended Conditions, EG-13-019, exempt from the California Environmental Quality Act pursuant to Section 15182 of the State CEQA Guidelines and Government Code Section 65457 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The project is exempt from the California Environmental Quality Act (CEQA) review pursuant Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) and Government Code Section 65457, and no further environmental review is required.

Evidence: The proposed project is exempt from CEQA under to CEQA Guidelines Section 15182 and Government Code Section 65457 (Residential Projects Consistent with a Specific Plan). This exemption applies to residential projects where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan. On June 16, 2004, the City Council, concurrent with the adoption of the Laguna Ridge Specific Plan, certified the Laguna Ridge Specific Plan EIR (SCH 200082139). The density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Laguna Ridge Specific Plan. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR. The Laguna Ridge Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties. 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.

A condition of approval for the proposed Project is compliance with the Laguna Ridge Specific Plan EIR Mitigation Monitoring and Reporting Program (MMRP).

No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15182, and California Government Code Section 65457, no further environmental review is required.

AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves the amended conditions of approval, as provided in Exhibits A, B, and C for the Allen Ranch Tentative Subdivision Map project (EG-03-493, EG-13-019) based upon the following findings:

General Plan

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

Evidence: The General Plan identifies the site as Low Density Residential. The project is consistent with the goals and policies of the General Plan for residential development with the City of Elk Grove as it provides 161 single family residential lots that comply with the density allowed under the General Plan.

Tentative Subdivision Map Condition Amendment

Finding #1: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- 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 are 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: The above Findings (a.) through (g.) do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the density limits as specified in the Elk Grove General Plan and the Laguna Ridge Specific Plan.
- b. The design or improvements of the proposed subdivision are consistent with the Elk Grove General Plan and the Laguna Ridge Specific Plan.
- c. The site is physically suitable for the development. The applicant is proposing a 161 lot subdivision. This proposal is consistent with the Land Use Map in the in the Laguna Ridge Specific Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing 161 single family lots, which conforms to the allowable densities specified in the Laguna Ridge Specific Plan.
- e. The Environmental Impact Report prepared for the Laguna Ridge Specific Plan determined that potential environmental impacts from the development or the proposed improvements will be less than significant levels with implementation of the proposed project design and conditions of approval.
- f. There are no known design issues with the project that would cause any serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Finding #2: The amended conditions are consistent with the standards and policies of the City's General Plan, the Laguna Ridge Specific Plan, and applicable City zoning and improvement standards.

Evidence: The conditions of approval for this project have been reviewed and updated consistent with the policies of the Laguna Ridge Specific Plan as amended on October

27, 2010 to reflect a more "build as you go" strategy. The conditions require the construction of off-site improvements to satisfy the level of development occurring as part of the project as established by this policy. All improvements will be designed and constructed as provided in the Laguna Ridge Specific Plan and City Improvement Standards.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of July 2013.



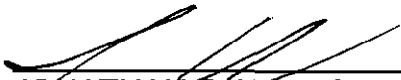
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Conditions of Approval
EG-13-019 – Allen Ranch Tentative Subdivision Map – Updated Conditions

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going				
1.	<p>The development approved by this action is for a comprehensive update to the Conditions of Approval as they apply to the residential single family portion of that Tentative Subdivision Map titled Allen Ranch (EG-03-493), which created the following, as illustrated in the attached Exhibit C (hereinafter the "Project"):</p> <ul style="list-style-type: none"> • 161 residential lots; • 4 landscape lots; • 18 commercial/office lots; and • 1 well site <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendments by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>These Conditions of Approval shall supersede, in full, the Conditions of Approval provided by City Council Resolution 2005-252 as they apply to the unsubdivided single family residential area. This action shall not modify the timeframes under which the Project shall be perfected by Final Map.</p>	On-Going	Planning	
3.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	
4.	<p>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	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Laguna Ridge Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (<i>Tree Preservation and Protection</i>) • EGMC Chapter 14.10 (<i>Water Efficient Landscape Requirements</i>) • Laguna Ridge Supplemental Design Guidelines for landscape improvements and master home plan design 	On-Going	Planning Public Works	
6.	<p>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. 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.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On-Going	Public Works SCWA SASD SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works CCSD SCWA SASD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
8.	<p>Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> • Master home plan design review • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Public Works Building CCSD SCWA SASD	
<i>B. Prior to Issuance of Grading Permit / Approval of Improvement Plans</i>				
9.	<p>The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Laguna Ridge Specific Plan. A deposit of \$5,000 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. If actual City monitoring costs are less than the initial estimate, the difference will be promptly refunded to the Applicant. If the project be constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Planning Director.</p>	Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning	
10.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plans	Planning	
11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	The drainage system shall be designed in accordance with the approved Drainage Study for Laguna Ridge 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 and Ordinance in effect at the time of Improvement Plan approval.	Improvement Plans Submittal	Public Works	
13.	Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Prior to 1 st Improvement Plans Submittal of the first Final Map(Village)	Public Works	
14.	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 69 kv pole and transmission lines.	Prior to Approval of the Improvement Plans	Public Works	
15.	Sidewalks shall be provided on both sides of K Street and the realigned F Street. Sidewalks adjacent to the park shall be 8' wide. Developer may bond for 8' sidewalk to allow it to be installed with the improvements of the civic center park.	Prior to Approval of Improvement Plans	Public Works	
16.	The driveway for single family lot 1 shall be at the eastern end of 'B' Street	Improvement Plan	Public Works	
17.	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 a private-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
18.	Provide a non-potable water distribution system to the satisfaction of SCWA. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
19.	Prior to Final Map or signing of improvement plans, whichever occurs first, SCWA requires either fee simple title or purchase agreements or an alternative agreement as approved by SCWA for the Big Horn Water Treatment Plant site and the Laguna Ridge Water Treatment Plant site as identified in the most current approved Laguna Ridge Specific Plan Water Supply Master Plan.	Improvement Plans	SCWA	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards. The Applicant shall also complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
C. Prior to Recordation of Final Map				
21.	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 .	Prior to the Approval of any Final Map	Finance	
22.	Landscape corridors along single family frontages shall be dedicated to the City of Elk Grove in fee on the Final Map.	Final Map	Public Works	
23.	The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Public Works	
24.	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	
25.	Improvement plans shall be approved by Public Works prior to recordation of final map.	Prior to Approval of Final Map	Public Works	
26.	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.	Prior to Recordation of the Final Map	Public Works	
27.	Dedicate and install all internal streets as shown in the Allen Ranch tentative subdivision map including the modification identified in subsequent conditions, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All streets improvements for the village will be constructed prior to building permit.	Prior to Recordation of the Final Map	Public Works	
28.	Dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public and private streets. Along major roadways, the PUE shall be located in the landscape buffer as per the design guidelines or to the satisfaction of Public Works.	On Final Map	Public Works	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of SCWA prior to Final Map.	Prior to Final Map	SCWA	
30.	Destroy all abandoned wells on the proposed project site accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all wells that are to be abandoned, destroyed and/or retained for construction and grading operations on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural wells fro grading and construction.	Prior to Approval of Final Map	SCWA / EMD	
31.	The Applicant, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot A and necessary easements 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 and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Allen Ranch Subdivision 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 reservation agreement with SCWA consistent with EGMC Chapter 22.50 and Government Code Title 7, Division 2, Article 4. SCWA will not sign improvement plans until the Applicant, future successors or interests have entered into a purchase agreement for said well site.	With Recordation of the Final Map	SCWA	
32.	SASD shall require an approved Subdivision Level (Level 3) sewer study prior to the recordation of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate how interim service will be provided to the project prior to the completion of the Southwest Interceptor.	Prior to Recordation of Final Map or Approval of Improvement Plans, whichever occurs first	SASD	
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 easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Recordation of Final Map	SASD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	<p>Prior to the recordation of the final map the property owner(s) shall either:</p> <p>1) Approve an annual Mello-Roos Community Facilities District special tax or</p> <p>2) Deposit a sum of money, as determined by CCSD Fire, sufficient for CCSD to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the CCSD, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the CCSD.</p>	Prior to Recordation of Final Map	CCSD Fire Department	
35.	All street names shall be approved by the City of Elk Grove, in consultation with the CCSD Fire Department, as part of the recordation of the Final Map.	Final Map	Public Works CCSD Fire Department	
D. Prior to Issuance of Building Permit				
36.	All building and suite number addressing shall be approved by the City of Elk Grove Building Department in consultation with the CCSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department CCSD Fire Department	
37.	The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.	Prior to Issuance of Building Permits	Planning, Building	
38.	All infrastructure improvements required of the Allen Ranch project shall be constructed to the satisfaction of the City of Elk Grove and consistent with General Plan policies PF-3 and PF8 prior to building permit issuance within the project area.	Prior to Issuance of 1st Building Permit	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	The Applicant shall submit a Flood Elevation Certification for each structure. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.	Prior to Issuance of Building Permits	Public Works	
40.	Prior to construction, all well sites are subject to administrative design review by the City of Elk Grove.	Prior to Building Permit	SCWA, Public Works, Planning	

Exhibit B
General Information and Compliance Items
EG-13-019 – Allen Ranch Tentative Subdivision Map – Updated Conditions

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.

Public Works

1. 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)
2. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
3. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
4. 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)
5. 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)
6. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
7. 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)
8. 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)
9. 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)
10. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
11. 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 flow lines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)

12. 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)
13. 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)
14. 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)
15. 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)
16. 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)

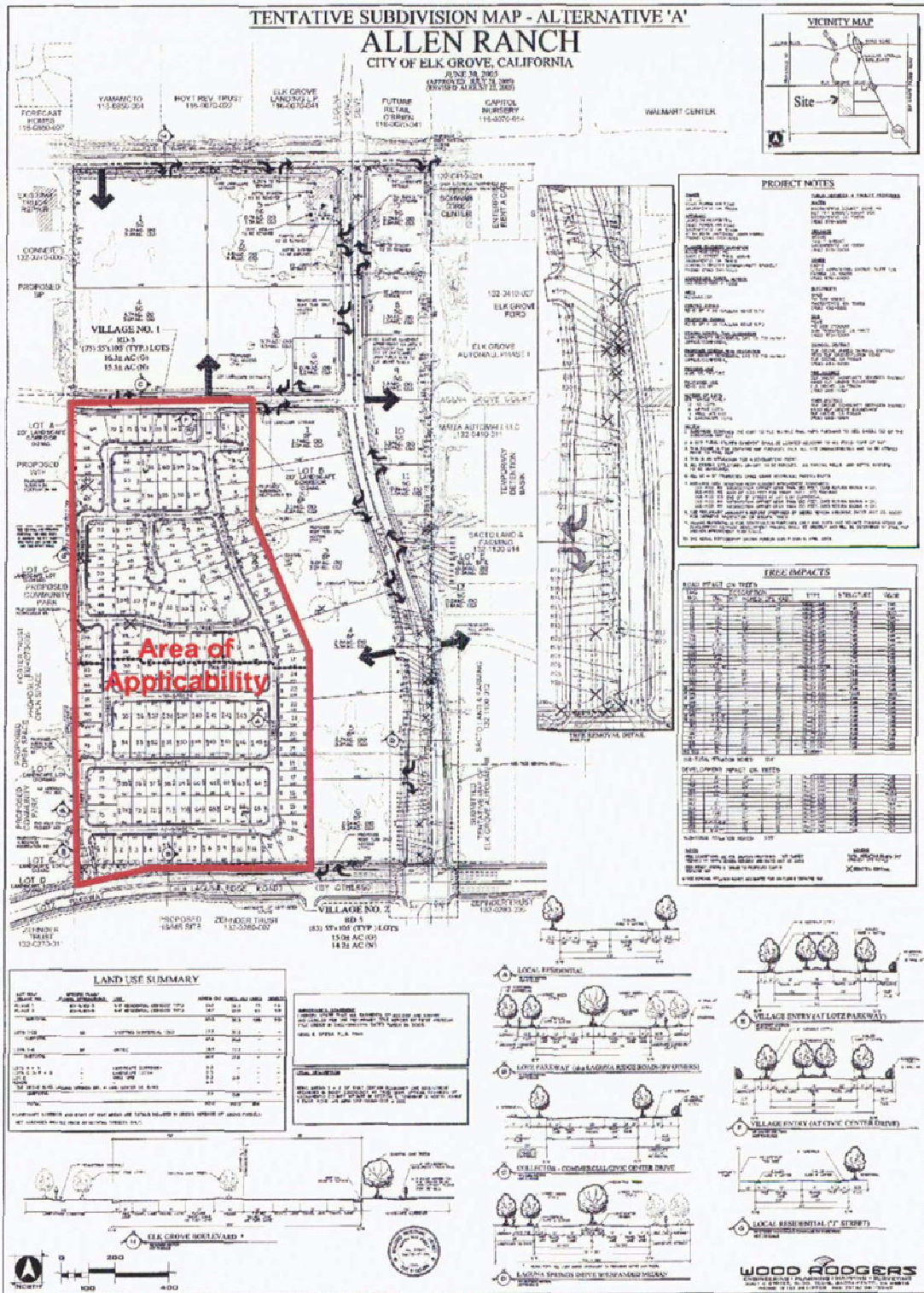
Fire

17. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
18. Any and all gates impeding fire lanes or roadways shall comply with the 2010 Sacramento County Fire Code.
19. 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.
20. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies.

21. 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, 2010 edition
22. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. 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
23. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
24. 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.
25. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family 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.
26. 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.
11. 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.
12. 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.
13. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
14. 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.

Exhibit C
Approved Tentative Subdivision Map
EG-13-019 – Allen Ranch Tentative Subdivision Map – Updated Conditions



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-128

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 July 10, 2013 by the following vote:

- AYES :** **COUNCILMEMBERS:** *Davis, Detrick, Cooper, Hume, Trigg*
- NOES:** **COUNCILMEMBERS:** *None*
- ABSTAIN :** **COUNCILMEMBERS:** *None*
- ABSENT:** **COUNCILMEMBERS:** *None*


Jason Lindgren, City Clerk
City of Elk Grove, California