

RESOLUTION NO. 2013-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE MADEIRA EAST TENTATIVE SUBDIVISION MAP EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE AMENDED CONDITIONS OF APPROVAL FOR THE MADEIRA EAST TENTATIVE SUBDIVISION MAP (EG-03-481, EG-13-020); ASSESSOR PARCEL NUMBERS 132-0280-008, 132-0280-014, 132-0280-034, AND 132-0290-029

WHEREAS, the Planning Division of the City of Elk Grove received an application on March 27, 2013 from DR Horton Bay Inc., Taylor Morrison of California LLC, Zehnder Family Trust, et al., and JV Laguna Ridge LLC (collectively the Applicant) requesting an amendment to the Conditions of Approval for the Madeira East Tentative Subdivision Project (EG-03-481) (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 Numbers (APNs): 132-0280-008, 014, and 034, and 132-0290-029; and

WHEREAS, on April 11, 2007 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds the proposed Madeira East Tentative Subdivision Map Amended Conditions, EG-13-020, exempt from the California Environmental Quality Act pursuant to Section 15182 of the State California Environmental Quality Act (CEQA) Guidelines based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The project is exempt from the California Environmental Quality Act (CEQA) review pursuant to 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 Madeira East Tentative Subdivision Map project (EG-03-481, EG-13-020) 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 875 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 an 875 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 875 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-13-020 – Madeira East Tentative Subdivision Map – Updated Conditions

<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
On-Going			
<p>1. The development approved by this action is for a small lot Tentative Subdivision Map, Design Review for Subdivision Layout, and Abandonment of Various Easements to create the following, as illustrated in the attached Exhibit C (hereinafter the "Project"):</p> <ul style="list-style-type: none"> • 875 residential lots; • 15 Office/Multi-family lots; • 3 local parks; • 4 parkway lots; • 6 landscape lots; • Reservation lots for a SMUD substation, Water Treatment Plant, and future interchange; and • Associated site improvements as described in the Planning Commission report and associated Exhibits and Attachments. <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
<p>2. These Conditions of Approval shall supersede, in full, the Conditions of Approval provided by City Council Resolution 2007-81. This action shall not modify the timeframes under which the Project shall be perfected by Final Map.</p> <p>These Conditions of Approval do not pertain to the Large Lot Tentative Subdivision Map previously approved by City Council Resolution 2007-81.</p>			
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On Going	Planning	

	<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
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	
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 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • 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.	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.	On-Going	Planning Public Works CCSD SCWA SASD	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
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	
Prior To or In Conjunction With Improvement and/or Grading Plan Approval				
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 (per owner) 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>	<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.</p>	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 Plan	Planning	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
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	
12.	<p>Prior to issuance of improvement plans, the Applicant shall fund the preparation of amendments to the Laguna Ridge Supplemental Design Guidelines to address public improvements within Phase IV of Laguna Ridge Specific Plan to the satisfaction of the City. The City may issue improvement plans for a portion of the Project in advance of the completion of this condition if the Applicant has deposited an amount, at the discretion of the City, sufficient to cover the anticipated cost to prepare the amendments proportional to Phase IV. This fee may be divided amongst the owners on a proportional basis (e.g., by acre) at the discretion of the City.</p>	Improvement Plans	Planning	
13.	<p>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.</p>	1 st Improvement Plans Submittal	Public Works	<i>Trunk line in, not in service</i>
14.	<p>Vehicular access at non-signalized intersections on Lotz Parkway and Whitelock Parkway shall be restricted to right-in / right-out turn movements only. Left-turns may be evaluated at the improvement plan phase and shall be at the discretion of Public Works.</p>	Improvement Plans	Public Works	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
15.	<p>Improvement plans shall be prepared and submitted to the City and CCSD Parks for review and approval for all parkway and public landscape areas, including:</p> <ul style="list-style-type: none"> • Lot E • Lot F • Lot G • Lot H • Lot I • Lot J • Lot K • Lot L • Lot N <p>The design of the landscaping along Whitelock shall be coordinated with SMUD, to the satisfaction of the City, to ensure minimal conflict with SMUD's future 69kV facility.</p>	Improvement Plans	<p>Planning Public Works CCSD Parks</p> <p>w/ consultation to SMUD</p>	
16.	Pursuant to the Laguna Ridge Supplemental Design Guidelines, Neighborhood Entries shall be provided at all entrances along Lotz and Whitelock Parkways and Poppy Ridge Road. Entry design shall include low maintenance design and plantings, preferably with no turf where possible.	Improvement Plans	<p>Planning CCSD Parks</p>	
17.	<i>THIS CONDITION WAS DELETED BY THE CITY COUNCIL.</i>			
18.	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 on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
19.	Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Improvement Plans	SASD	

	<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
20.	Sewer easements will be required. SASD will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to SASD for the purpose of continuous access and maintenance. For on-site systems in private roads and easements, the subject project owner(s) shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Improvement Plans	SASD	
21.	SASD shall require an approved Subdivision Level (Level 3) sewer study prior to recordation of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District'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 SASD Design Standards.	Prior to Improvement Plans or Final Map, whichever comes first	SASD	
22.	In order to obtain sewer service for this project, construction of on-site and off-site sewer infrastructure will be required. Sewer infrastructure shall be constructed as per the approved sewer study.	Improvement Plans	SASD	
23.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
24.	SCWA will not issue water connection permits nor will building permits be issued for houses adjacent to proposed SCWA well sites until the well hole is constructed and accepted by SCWA. SCWA will determine which lots are the adjacent lots and these lots will be shown on the improvement plans.	Improvement Plans	SCWA	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
25.	Provide a non-potable water distribution system to the satisfaction of the SCWA. When available, the Applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
26.	The Applicant shall design and construct 6 foot masonry walls along the easterly property boundaries of Lots 820, 821, 822, 823, 824, and 826, and along the westerly property boundaries of Lots 797, 798, 799, 800, 801, 802, 803, 804, 805, and 806. The walls shall be located in 3 foot wall maintenance easements. Maintenance of the walls shall be provided for by a Homeowner's Association or another project-specific finance mechanism acceptable to the City. If the adjacent property owners are unwilling to grant property rights necessary for construction and maintenance, the masonry wall requirement shall be waived for that property and a 6 foot wooden residential fence shall be constructed.	Improvement Plans	Public Works, Planning	
27.	The Applicant shall design and construct a 5 foot wall (3 foot masonry, 2 foot wrought iron) along the southern property boundary of 8651 Poppy Ridge Road in consultation with the property owner and to the satisfaction of the City. Following completion of wall construction, maintenance shall be the sole responsibility of 8651 Poppy Ridge Road. If the property owner is unwilling to grant property right necessary for construction, the masonry wall requirement established by this condition shall be waived.	Improvement Plans	Public Works,	
28.	STREETLIGHT SYSTEM DESIGN: The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers, as assigned by Public Works during the first plan review, shall be added to plans.	Improvement Plans	Public Works	
29.	STREETLIGHT DATA: Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to acceptance of Public Improvements	Public Works	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
30.	The Applicant shall submit, in addition to the complete set of record drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall 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	
31.	The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards.	Acceptance of Public Improvements	Public Works	
32.	Provide utility stubs in to all park sites herein conditioned for water, drainage, electrical, phone, and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	Improvement Plans	CCSD Parks	
33.	Rough grade all park sites herein conditioned pursuant to plans approved by CCSD Parks.	Improvement Plans	CCSD Parks	
34.	If the park site or parkway abuts residential lots, or private facility lots, install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD/City along the park area where it abuts these lots. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD/City. The CCSD/City will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD/City shall bear all expenses associated with the removal.	Improvement Plans	Planning / CCSD Parks	
35.	As part of Improvement Plan, the Applicant shall provide landscaping along the street-side of the fence between lots 298/299 and 288/289/290 to the satisfaction of the Planning Director. The intent of this condition is to limit the glare from vehicle headlights along J Way into the backyards of lots 288/289/290.	Improvement Plans	Planning	
Prior To or In Conjunction With Final Map Recordation				
36.	The requirement to provide landscaping along the street-side of the fence between lots 298/299 and 288/289/290 shall be maintained in perpetuity. This requirement shall be recorded on the property in a form satisfactory to the City (e.g., deed restriction, CC&Rs).	Final Map	Planning	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
37.	If the Applicant proposes to record multiple final maps, the Applicant shall dedicate/acquire property rights for, design, and construct all infrastructure improvements, as specified in these conditions, determined by the City to be necessary to serve the lots proposed to be created with each Final Map.	Final Map	Public Works	
38.	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	
39.	All eligible parkways, paseos, and other open space areas shall be dedicated in fee title to the City of Elk Grove.	Prior to the Approval of any Final Map	Public Works	
40.	In conjunction with each proposed final map, the Applicant shall fund and/or perform analyses if and as determined to be needed by the City, SASD, and SCWA to identify backbone roadway improvements set forth in Table 8.1 of the Laguna Ridge Specific Plan and other backbone infrastructure components listed in the Laguna Ridge Finance Plan, or portions thereof, are needed to support to proposed final map. The Applicant shall design, dedicate/acquire property rights for, and construct any such identified backbone infrastructure improvements in conjunction with the final map.	Final Map	Public Works	
41.	The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Public Works	
42.	To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Public Works	

<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
43. Notice to Purchaser: The Applicant, owner or successor in interest shall disclose to all potential buyers of Lots 797, 798, 799, 800, 801, 802, 803, 804, 805, and 806 that the property immediately west of these lots may be developed with multi-family residential uses zoned RD-10 and RD-20 or that a Senior Center may be constructed within the parcel.	Prior to approval of the Final Map	Public Works, Planning	
44. The quitclaim of the following easements shall be completed prior to the Final Map: 1. 5' S.M.U.D. easement as recorded in Book 3672 Page 489 2. Ingress & Egress easement as recorded in Book 20040901 Page 1134. If these easements cannot be quitclaimed the site will have to be redesigned.	Final Map	Public Works	
45. The Applicant shall provide a reciprocal access easement agreement between the commercial lots, parcels 881 through 886 and parcels 873 through 880 of this development. The location of the access point(s) must be to Public Works satisfaction and will be approved when these parcels are developed.	Prior to Approval of Final Map	Public Works	
46. The proposed abandonment for a portion of the 60' public road easement on Poppy Ridge Road (per 109 O.R. 215) shall not be approved until the following has been completed, to the satisfaction of Public Works: <ul style="list-style-type: none"> • Approval of design / improvement plans for Poppy Ridge Road • Construction / Security for improvements of Poppy Ridge Road in place The abandonment shall be such that a minimum right-of-way width of 40-feet shall be maintained on Poppy Ridge Road to the satisfaction of Public Works.	Prior to Final Map Phase that includes the Abandonment	Public Works	
47. Except as provided in the following conditions, the Applicant shall dedicate, design, and construct all internal streets as shown on the tentative subdivision map, in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards 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.	Final Map	Public Works	

	<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
48.	The Applicant shall dedicate and construct Lotz Parkway, in full-width, as a 4-lane arterial in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, with separated sidewalk located in 25' landscape corridors adjacent to said street. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum on vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.	Final Map	Public Works	
49.	The Applicant shall acquire, dedicate, design, and construct Poppy Ridge Road, in full width, including transitions, based on primary residential street of 38' measured from back of curb to back of curb. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards, and to the satisfaction of Public Works.	Final Map	Public Works	
50.	The Applicant shall dedicate, design, and construct 'II Drive', in full-width, based on collector street of 42' measured from back of curb to back of curb with separated sidewalk in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
51.	The Applicant shall dedicate, design, and construct the intersection of 'II Drive at Lotz Parkway as an expanded intersection to the satisfaction of Public Works.	Final Map	Public Works	
52.	The Applicant shall dedicate, design, and construct 'D' Drive and 'E' Drive as a modified 40' primary residential streets in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a 70' right-of-way measured from back-of-curb to back-of-curb, and a 30' center median island with separated sidewalks as shown on the tentative map..	Final Map	Public Works	
53.	The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way.	Final Map	Public Works	

<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
54. The Applicant shall design and construct traffic signals and expanded intersections at the following intersections: <ul style="list-style-type: none"> • 'D' Drive & Lotz Parkway • Whitelock Parkway & 'A' Drive • Whitelock Parkway & 'B' Drive • Whitelock Parkway & Lotz Parkway Additional right-of-way shall be dedicated as deemed necessary by the City of Elk Grove to provide expanded intersections per the Improvement Standards. Dedications and improvements shall be to the satisfaction of Public Works.	Final Map	Public Works	
55. The Applicant shall dedicate, design and construct 'A' Drive and 'B' Drive at Whitelock Parkway as expanded intersections excluding bike lanes to the satisfaction of Public Works.	Final Map	Public Works	
56. The Applicant shall acquire, dedicate, design, and construct an expanded intersection at Whitelock Parkway and Lotz Parkway in accordance with Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards, and the to the satisfaction of Public Works.	Improvement Plans/ Final Map	Public Works	
57. The Applicant shall relinquish access rights (direct vehicular ingress and egress) on West Stockton Boulevard to the City of Elk Grove, adjacent to lots 873 – 879 as shown on the tentative map.	Final Map	Public Works	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
58.	<p>Per General Plan Policy CI-11 and corresponding actions, the Applicant shall reserve, for the benefit of the City of Elk Grove, the right-of-way for the future interchange, lots 'Y' and 'Z'. The reservation shall provide for future slopes and right-of-way required to meet standards as set forth in the City of Elk Grove and State Highway Design Standards. The Applicant shall also provide dedication beyond lots 'Y' and 'Z', to the satisfaction of the City, for the southbound off-ramp.</p> <p>The Applicant shall also dedicate sufficient right-of-way, to the satisfaction of Public Works, for intersection improvements at Whitelock and Lotz Parkways, including but not limited to a possible round-a-bout.</p> <p>The Applicant shall enter into a binding agreement, pursuant to Government Code Section 66480 regarding City acquisition of the property reserved for the future interchange (e.g., Lots 'Y' & 'Z'). Said agreement shall be executed and recorded prior to approval of the final map that creates Lot 'Y' and Lot 'Z'.</p>	Prior to Approval of Final Map	Public Works	
59.	The Applicant shall dedicate, design, and construct 25' landscape corridors adjacent to Lotz Parkway and the south-half of Whitelock Parkway to the City of Elk Grove for the purposes of landscaping and pedestrian use in accordance with the Laguna Ridge Design Guidelines.	Final Map	Public Works	
60.	The Applicant shall dedicate, design, and construct Parkway Lots E, F, G and H in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
61.	The Applicant shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review. Signage and striping required as a result of these improvements may be required beyond the limits of the project frontage and shall be improved at the sole cost of the Applicant.	Final Map	Public Works	
62.	The Applicant shall design and construct a 21' landscape corridor along remaining/proposed West Stockton Blvd adjacent to the project's frontage to the satisfaction of Public Works.	Final Map	Public Works	
63.	The Applicant shall design and construct a 15' landscape corridor along the frontages of 'Ii' Drive to the satisfaction of Public Works.	Final Map	Public Works	

	<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
64.	The Applicant shall dedicate a pedestrian easement and Public Utility Easement within the landscape corridors adjacent to Lotz Parkway, Whitelock Parkway, West Stockton Blvd and 'I' Drive to the satisfaction of Public Works.	Final Map	Public Works	
65.	<p>The Applicant shall dedicate to the City a 12.5 foot public utility easement (PUE) for underground and appurtenances adjacent to all public and private streets, unless otherwise approved by City. The PUE may be reduced to 10 feet for single family residential lots measuring less than 50 feet wide after consultation with local utility providers (e.g., SMUD, PG&E, SCWA, SASD).</p> <p>The location and width of the PUE in landscape corridors along Whitelock Parkway and Lotz Parkway shall be consistent with the improvement requirements of these conditions (e.g., underground 69kV service along Whitelock), Laguna Ridge Supplemental Design Guidelines, and to the satisfaction of Public Works.</p>	Final Map	Public Works	
66.	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	
67.	The SMUD Substation Reservation parcel shall not take vehicular access from Whitelock Parkway. Sufficient access rights to the public street system shall be provided to the SMUD Substation Reservation parcel (Lot D). If necessary, the Applicant shall execute an access easement agreement wherein access shall be provided for Lot D through the Water Treatment Plant Reservation lot.	Final Map	Public Works	
68.	The Applicant shall dedicate a SMUD easement adjacent to Whitelock Parkway within the landscape corridor, for the future 69 KV line, if an easement has not already been established. If deemed necessary by Public Works, this easement shall be dedicated in accordance with the Laguna Ridge Specific Plan Design Guidelines to the satisfaction of Public Works.	Final Map	Public Works	

<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
<p>69. The Applicant shall design and construct the following traffic calming devices in accordance with the City's standard and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Traffic circle <ul style="list-style-type: none"> ○ A Drive and C Drive ○ B Drive and C Drive • Speed cushions <ul style="list-style-type: none"> ○ Q Way between C Drive and U Way ○ R Way between V Way and X Way ○ U Way between R Drive and elbow of U Way ○ U Way between C Drive and X Way <p>The locations of the traffic calming devices shall not block any driveway locations. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation.</p>	Final Map	Public Works	
<p>70. The proposed traffic circles at A Drive/C Drive and B Drive/C Drive shall be designed and constructed in accordance with the City standards and to the satisfaction of Public Works. If the traffic circles cannot be designed to the satisfaction of Public Works, other traffic calming devices may be considered for substitution for the traffic circles solely at the discretion of the City. All driveway locations must be shown with the proposed traffic calming devices locations and must be approved by Public Works prior to installation.</p>	Final Map	Public Works	
<p>71. The Applicant shall provide bulb-outs at each intersection adjacent to all schools and parks. The bulb-outs at the following locations shall be designed and constructed to the satisfaction of Public Works.</p> <ul style="list-style-type: none"> ○ C Drive and O Circle – both locations ○ O Circle and D Drive ○ O Circle and E Drive ○ C Drive and R Way ○ C Drive and Lot F Parkway ○ O Circle and Lot H Parkway 	Final Map	Public Works	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
72.	The Applicant shall acquire, dedicate, design, and construct Whitelock Parkway from the westerly property line to West Stockton Blvd. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, except where existing trees are to be preserved; in which case the street shall be widened to accommodate the expansion of the center median. Separated sidewalks shall be located in the adjoining landscape corridors adjacent to Whitelock Parkway. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum on vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.	Final Map;	Public Works Planning	
73.	The Applicant shall acquire, dedicate, design, and construct Lotz Parkway from Laguna Springs Drive to Whitelock Parkway, in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of the Public Works. The street section shall include a 72' right-of-way measured from back-of-curb to back-of-curb, with separated sidewalk. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum on vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.	Final Map	Public Works Planning	
74.	The Applicant shall design, acquire, and dedicate property rights for, and construct W. Stockton Blvd (along Project's frontage), in accordance with the LRSP, to the satisfaction of Public Works. The street section shall include a 42' right-of-way measured from back-of-curb to back-of-curb, with a 21' landscape corridor adjacent to the west side and separated sidewalk located therein.	Final Map	Public Works Planning	
75.	Prior to recordation of the Final Map, the Applicant shall design, dedicate and/or acquire property rights for, and construct the following Landscape Corridors (as identified in the Public Facilities Financing Plan for the LRSP): <ul style="list-style-type: none"> • LS4.3(S) • LS4.4(S) • LS4.5(S) • LS6.2 • LS6.3 <p>The design, dedication, and construction shall be to the satisfaction of Public Works.</p>	Final Map	Public Works Planning	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
76.	Applicant shall pay drainage fees for the park sites herein conditioned. Provide documentation to the City and CCSD verifying drainage fees have been paid.	Prior to Final Map	Public Works CCSD Parks	
77.	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	
78.	Applicant shall reserve two (2) 100ft x 100ft water well sites, to be located at a future date on the BP-zoned properties, and necessary easements to the satisfaction of 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 alternative site(s) on the Madeira East Tentative Subdivision Map shall be selected by SCWA and similarly evaluated. Prior to final map approval, 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.	Prior to Approval of Final Map	SCWA	
79.	The Applicant shall reserve a 6 acre treatment plant site located in the south west quadrant of the Project and necessary easements to the satisfaction of 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 alternative site on the Madeira East Tentative Subdivision Map shall be selected by SCWA and similarly evaluated. Prior to final map approval, 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.	Prior to Approval of Final Map	SCWA	
80.	The Project shall annex into the Police Services Mello-Roos Community Facilities District (CFD) 2003-2 to fund a portion of the additional costs for police service 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 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	

	<u>Conditions of Approval</u>	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
81.	The Project 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 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 www.elkgrovecity.org/services/cfd/ad-information.htm	Prior to Final Map	Finance	
82.	The Project shall annex into the Laguna Ridge Mello-Roos CFD 2005-1 to fund the Project's fair share of landscape maintenance costs, which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities. The annexation process into the CFD 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 www.elkgrovecity.org/services/finance-district/cfd-information.htm	Prior to Final Map	Finance	<i>Note: previously satisfied (per Finance)</i>
83.	The Project shall fund the project's share of infrastructure and facility requirements in the Laguna Ridge Specific Plan. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City Finance Director, by another secure funding mechanism acceptable to the City Finance Director, or by some combination of those methods. The annexation process into the CFD 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 www.elkgrovecity.org/services/finance-district/cfd-information.htm .	Prior to Final Map	Finance	<i>Note: previously satisfied (per Finance)</i>

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
84.	<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 Final Map	CCSD Fire	
85.	<p>SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.) Prior to recording the Final Map, the Applicant shall prepare a utility plan that will demonstrate that this condition is met.</p>	Prior to Final Map	SASD	
86.	<p>Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of SCWA prior to Final Map approval.</p>	Prior to Final Map	Sacramento County Water Agency	
87.	<p>Prior to Final Map recordation or signing of improvement plans whichever occurs first, SCWA requires either fee simple title or purchase agreements 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.</p>	Prior to Final Map	Sacramento County Water Agency	
88.	<p>Park J (Local Park located shown as Lot A on Tentative Map), Park K (Local Park shown as Lot b on the Tentative Map), Park Q (Local Park south of Whitelock Parkway shown as Lot C on the Tentative Map) and Park P (Community Park south of Whitelock Parkway and east of Big Horn Boulevard) shall be dedicated to the City of Elk Grove prior to the Final Map. Applicant may pay the fee or construct the park and seek reimbursement, per the Laguna Ridge Supplemental Parks Fee.</p>	Prior to Final Map	Development Services	
89.	<p>The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities. SMUD has existing 69kV overhead lines adjacent to W. Stockton Blvd. and will be installing underground 69kV adjacent to Whitelock Parkway and into Lot C.</p>	Final Map	SMUD	

<u>Conditions of Approval</u>		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
Prior To or In Conjunction With Building Permit				
90.	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	
91.	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	
92.	The Applicant shall install project-area landscaping (e.g., landscape corridors, entry features, paseos) prior to the issuance of the first building permit. If weather prevents the installation at the time of first building permit, up to 25% of the building permits may be issued at City discretion upon demonstration of a fully executed landscape contract for the work.	Prior to issuance of 1 st Building Permit	Public Works	
93.	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	
94.	Single story homes shall be constructed on Lots 820, 821, 822, 823, 824, and 826. This requirement shall be maintained in perpetuity. This provision shall be recorded on the property in a form satisfactory to the City (e.g., deed restriction, CC&Rs).	Prior to Issuance of Building Permits for Lots 820, 821, 822, 823, 824, and 826	Planning	

Exhibit B

General Information and Compliance Items

EG-13-020 – Madeira East 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. 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)
2. 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)
3. 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)
4. 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)

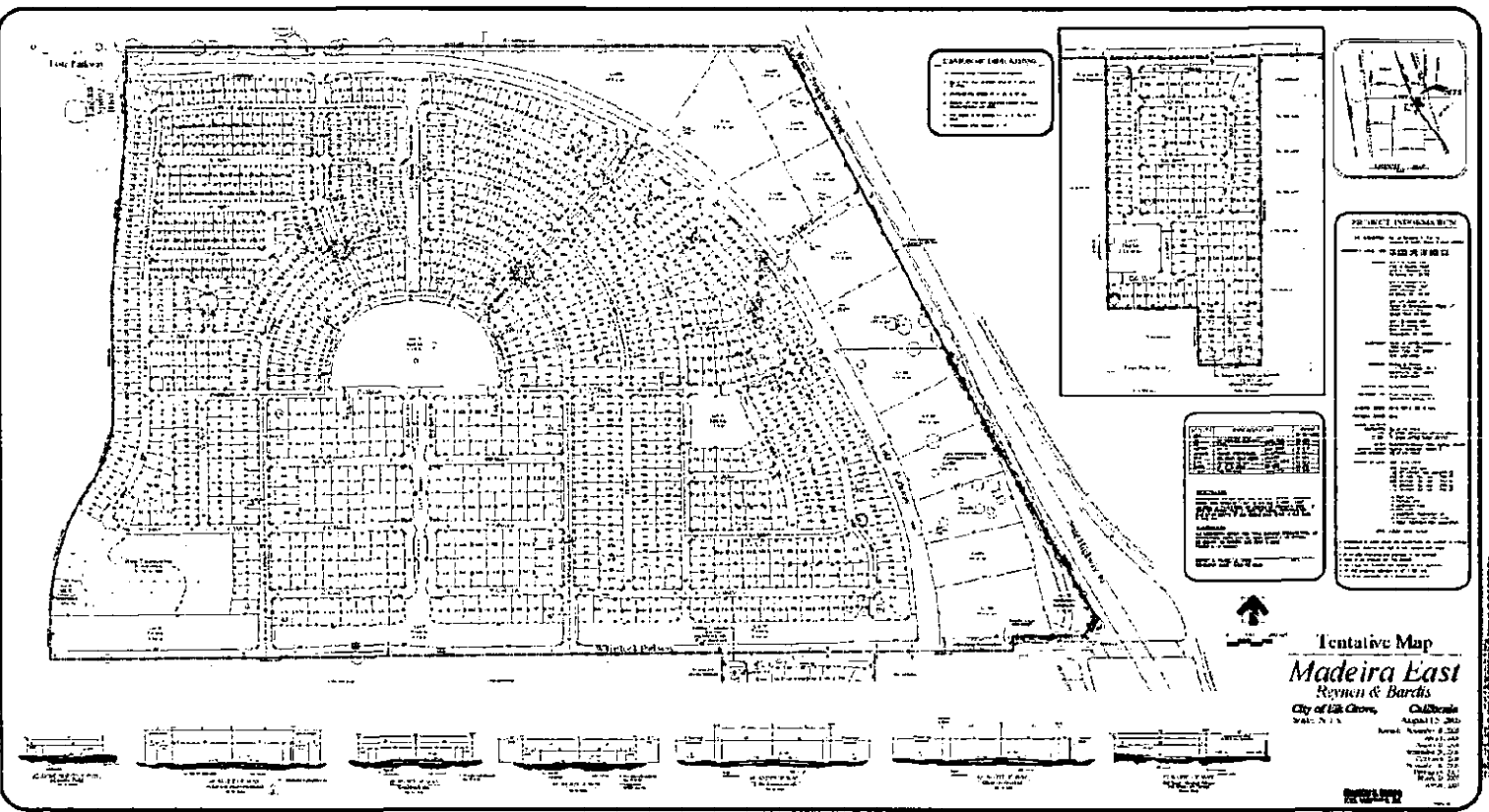
Fire

1. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
2. Any and all gates impeding fire lanes or roadways shall comply with the 2010 Sacramento County Fire Code.
3. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
4. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies.
5. 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
6. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm 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:

- a. DXF (Drawing Interchange file) any DXF version is accepted
 - b. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
7. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
 8. No more than 40 building permits shall be issued when a single point of 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.
 9. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family 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.
 10. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 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 Cosumnes 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.
 15. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 16. 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



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-129**

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