

RESOLUTION NO. 2006-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT TENTATIVE SUBDIVISION MAP FOR THE WATERMAN PARK 75 PROJECT (EG-05-928) SUBJECT TO AN AMENDMENT TO THE GENERAL PLAN AND EAST ELK GROVE SPECIFIC PLAN, AND THE FINDINGS AND ATTACHED CONDITIONS OF APPROVAL

WHEREAS, the Waterman Park 75 project included a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map, represented by John Ferguson on behalf of Waterman Park, LLC (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for Assessor's Parcel Number 134-0182-001; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, the City determined that the Waterman Park 75 Project is subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on February 16, 2006 and recommended City Council approval of the project.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE
HEREBY RESOLVES AS FOLLOWS:**

1. Approve the Waterman Park 75 project (EG-05-928), including a Large Lot Tentative Subdivision Map, subject to the approval of a General Plan Amendment and an Amendment to the East Elk Grove Specific Plan for this project, and based on the following findings and the attached exhibits and Conditions of Approval included as Exhibits A and B respectively.

Findings

CEQA

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed, conditioned and mitigated, will have a significant effect on the environment. A Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA). The mitigated negative declaration reflects the independent judgment and analysis of the City.

Evidence: An Initial Environmental Study was prepared for the proposed project and conditions of approval have been developed that will reduce potential environmental impacts to less than significant levels. The Initial Study was circulated by the state Clearinghouse (OPR) for a 30 day public review period. The City received written comments during the public review period, which the City considered and determined the comments do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

General Plan

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

Evidence: The General Plan identifies the site for Commercial, Light Industrial and Open Space uses. The project is contingent upon an amendment to the General Plan Land Use Policy Map. The amended land uses are consistent with the surrounding residential and industrial land use designations adjoining the project site. The project as designed and conditioned is consistent with the goals and policies of the General Plan for non-residential development within the City of Elk Grove.

Specific Plan

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

Evidence: The East Elk Grove Specific Plan, which is incorporated into the Land Use Element of the City General Plan as a Policy Area, further identifies Commercial, Light Industrial and Open Space uses within the boundaries of the site. The project is contingent upon an amendment to the East Elk Grove Land Use Policy Map. The amended land uses are consistent with the surrounding residential and industrial land use designations adjoining the project site. The project as designed and conditioned is consistent with the goals and policies of the Specific Plan for non-residential development within the City of Elk Grove.

Zoning

Finding: The project conforms to the requirements of the City Zoning Code for non-residential development contingent upon the approval of non-residential Design Review for commercial and light industrial projects and the granting of a Conditional Use Permit for specific commercial and light industrial land uses.

Evidence: The project is subject to the review and approval of non-residential Design Guidelines and certain uses, including gas stations and RV storage, are subject to a Conditional Use Permit. Upon receipt of such approvals, the project will be consistent with the non-residential land uses provisions and regulations of the City Zoning Code and Zoning Map, as amended.

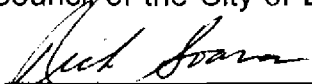
Tentative Subdivision Map (Large Lot)

Finding: The Findings provided in Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Subdivision Map.

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

- a. The proposed map is consistent with the Elk Grove General Plan, East Elk Grove Specific Plan and current and proposed zoning that identifies the site as appropriate for Commercial, Light Industrial and Open Space uses.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and East Elk Grove Specific Plan that designate the site for Commercial, Light Industrial and Open Space development.
- c. The site is physically suitable for non-residential development. The surrounding area is developed with and/or designated for residential and non-residential uses. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed type and intensity of development. Services and facilities to serve the project will be provided or are available.
- e. The proposed Tentative Subdivision Map will not cause substantial environmental damage. The project is non-residential, is located in the urbanized area of Elk Grove and is consistent with the General Plan, East Elk Grove Specific Plan, and proposed zoning.
- f. The proposed Tentative Subdivision Map will not cause serious public health problems. The project has been reviewed by local agencies, including Fire, Water Resources, Public Works, Planning, Police, Sanitation, Parks, and Community Enhancement, for conformance to applicable policies and regulations. Comments and requirements have been addressed or incorporated as conditions of approval and ensure protection of public health, welfare, and safety.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of March 2006.



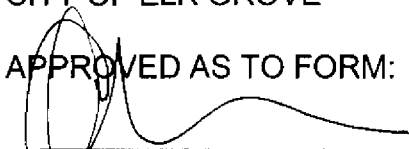
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

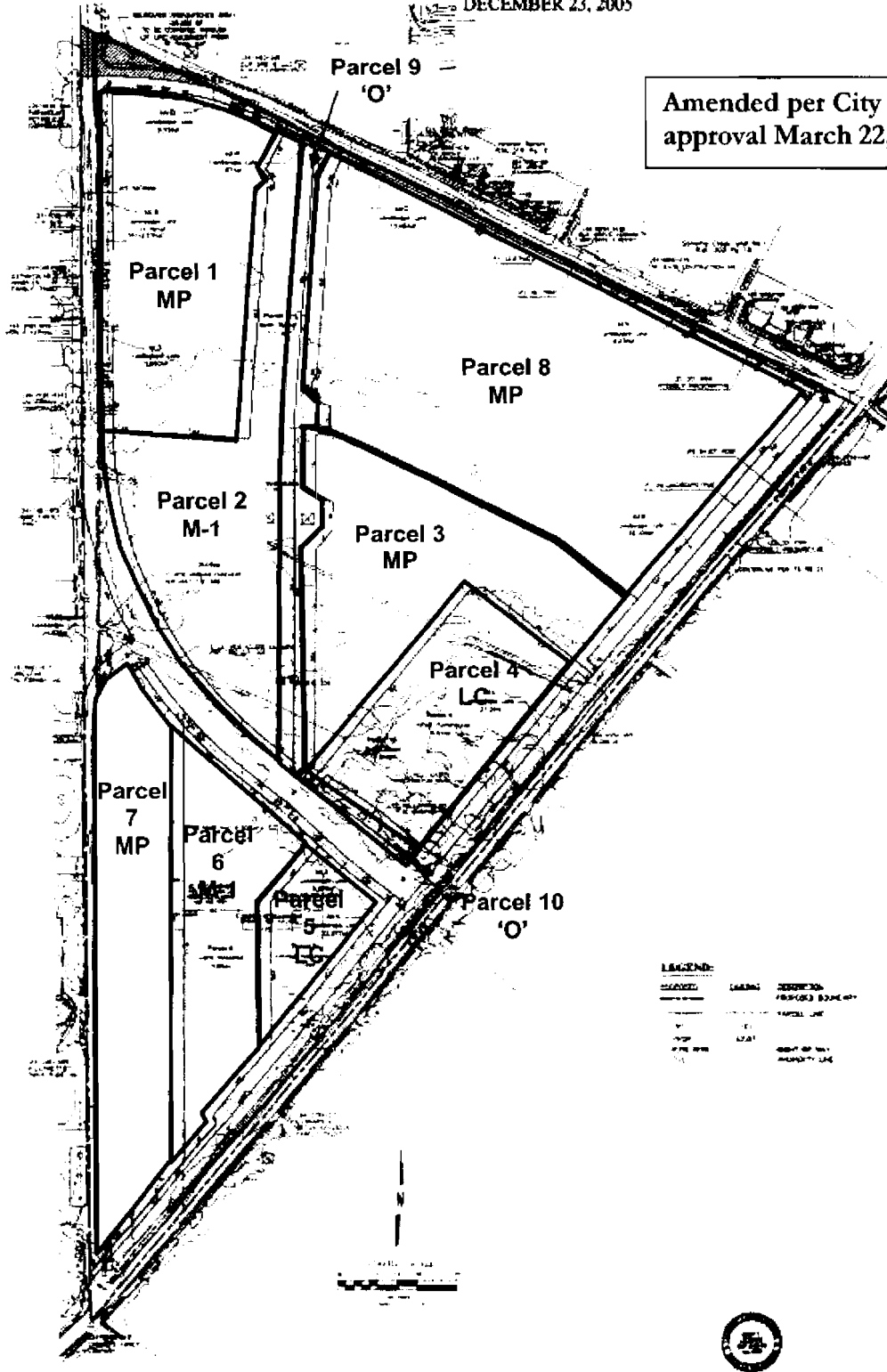


ANTHONY B. MANZANETTI,
CITY ATTORNEY

**WATERMAN PARK 75
TENTATIVE SUBDIVISION MAP**

LARGE LOT MAP
CITY OF ELK GROVE, CALIFORNIA
DECEMBER 23, 2005

Amended per City Council
approval March 22, 2006



Parcels designated 'O' Recreation shall not be less than 10.8 acres in total area

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going				
1.	The project approved by this action is for the following entitlements, subject to City Council approval of a General Plan Amendment and an Amendment to the East Elk Grove Specific Plan: <ul style="list-style-type: none"> • Large Lot Tentative Subdivision Map , and • Rezoning, as described in the staff report and associated Exhibits and Attachments, dated March 22, 2006. 	On-Going	Development Services, Planning	
2.	The Tentative Subdivision Map is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval.	Development Services, Planning	
3.	The Applicant, and any future heirs, successors or assigns (hereinafter referred to as the 'Applicant') shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services, Planning	
4.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statues,	On-Going	Development Services, Planning	

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regulations, and procedures.			
5. The Sacramento Municipal Utility District (SMUD) has existing 69kV overhead power lines adjacent to the east side of Waterman Road that run north/south and connect to the existing 69kV line on the south side of Grant Line Road. The Applicant shall disclose to all future/potential owners the existing 69kV & 230kV electrical facilities.	On-Going	SMUD	
6. All transmission line easements shall be posted as a "Restricted Building and Use Area".	On-Going	SMUD, PG&E, USBR	
7. The Applicant shall not create and/or perpetuate any condition that allows for a public nuisance to occur during the construction or operation of the project. This includes the prohibition of the use of any inflated and/or lighter-than-air advertising devices.	On-Going	Community Enhancement	
8. The Applicant shall record, comply with, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no final subdivision map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	On-Going	Development Services, Planning	
Prior to Any Site Disturbance			

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<p>9. The Applicant shall retain a qualified biologist approved by the City to conduct a focused survey for special-status plant species, highlighting Sanford's arrowhead and slender Orcutt grass, in the project area no more than 30 days prior to the onset of major construction activities (whenever possible) and during a month when likely occurring sensitive plants are known to bloom. If sensitive plants are located during pre-construction surveys, U.S. Fish and Wildlife Service (USFWS) and/or DFG shall be notified regarding appropriate avoidance or disturbance minimization measures. Furthermore, construction activities shall be restricted based on USFWS and/or DFG guidance. Restrictions may include establishment of avoidance buffer zones, installation of silt fences, or alteration of the construction schedule (MM 4.1)</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services – Planning, California Dept. of Fish & Game (CDFG)</p>	
<p>10. In accordance with the City of Elk Grove Swainson's hawk ordinance, the Applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson's hawk, as determined by the DFG. The location of mitigation parcels as well as the conservation instruments protecting them shall be acceptable to the City of Elk Grove and to the DFG. The amount of land preserved shall be governed by a one to one (1:1) mitigation ration for each acre developed at</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services – Planning, CDFG</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>the project site. In deciding whether to approve the land proposed for preservation by the project Applicant the City of Elk Grove shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be done prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first. In addition, the City of Elk Grove shall impose the following minimum conservation easement content standards:</p> <ul style="list-style-type: none"> a) The land to be preserved shall be deemed suitable Swainson's hawk foraging habitat by the DFG; b) All owners of the mitigation land shall execute the document encumbering the land; c) The document shall be recordable and contain an accurate legal description of the mitigation land; d) The document shall prohibit any activity which substantially impairs or diminishes the land's capacity as suitable Swainson's hawk foraging habitat; e) If the land's suitability as foraging habitat is related to existing agricultural uses on the land, the document shall protect any existing water rights necessary to maintain such agricultural 			

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<p>uses on the land covered by the document, and retain such water rights for ongoing use on the mitigation land;</p> <p>f) The Applicant shall pay to the City a mitigation monitoring fee to cover the costs of administering, monitoring, and enforcing the document in an amount determined by the receiving entity, not to exceed ten percent of the easement price paid by the Applicant, or a different amount approved by the Elk Grove City Council, not to exceed fifteen percent of the easement price paid by the Applicant;</p> <p>g) Interests in mitigation land shall be held in trust by an entity acceptable to the City of Elk Grove and/or the City of Elk Grove in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land, which it shall acquire, without the prior written approval of the City of Elk Grove;</p> <p>h) The City of Elk Grove shall be named a beneficiary under any document conveying the interest in the mitigation land to an entity acceptable to the City of Elk Grove; and</p> <p>i) If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity</p>			

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	<p>acceptable to the City of Elk Grove or to the City of Elk Grove.</p> <p>Before committing to the preservation of any particular land pursuant to this measure, the project proponent shall obtain the City of Elk Grove's approval of the land proposed for preservation (MM 4.2)</p>			
11.	<p>The Applicant shall retain a qualified biologist approved by the City of Elk Grove to complete mitigation established by the DFG to "avoid and minimize impacts to burrowing owls at a project site and preserve habitat that will support viable owl populations" (DFG 1995). The biologist shall complete preconstruction surveys of suitable burrowing owl habitat at the project site and within surrounding areas (up to 150 feet outside the project area, where possible) no more than 30 days prior to ground disturbance activities. If burrowing owls are detected within the project area, the following shall apply (as outlined in DFG guidance):</p> <ul style="list-style-type: none"> • During the non-breeding season (September 1st through January 31st), no disturbance should occur within approximately 160-foot radius of an occupied burrow. During the nesting season (February 1st through August 31st), occupied burrows should not be disturbed within a 250-foot radius unless a qualified biologist approved by the 	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services – Planning, CDFG</p>	

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<p>DFG verifies through noninvasive methods that either (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;</p> <ul style="list-style-type: none"> • To offset the loss of foraging and burrow habitat (if owls are found to occupy the site), a minimum of 6.5 acres of foraging habitat (calculated on an approximate 300 foot foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the DFG. Protection of additional habitat acreage per pair or unpaired resident bird may be applicable based on DFG guidance; • The project Applicant shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the DFG; • When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows per DFG design specifications) at a ratio of 2:1 on the protected lands site; and 			

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<ul style="list-style-type: none"> If owls must be moved away from the disturbance area, passive relocation techniques (as outlined by the DFG [i.e., use of one-way doors]) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows. <p>If no burrowing owls are detected during the preconstruction survey, no further action is necessary. (MM 4.3)</p>			
<p>12. If proposed construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through September 15th), the project applicant shall retain a qualified biologist approved by the City of Elk Grove to conduct at least two focused surveys for active nests of raptors, including white-tailed kite and Swainson's hawk, and migratory birds within and in the vicinity of 500 feet outside project boundaries) the construction area. Surveys shall be initiated in March or April, and shall take place at least one week apart, with the final survey taking place within two days prior to the start of construction. If active nests are located within 500 feet of the project site during preconstruction surveys, USFWS and/or DFG (as appropriate) shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services - Planning, CDFG</p>	

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<p>minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 150 feet or another buffer acceptable to CDFG around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (generally September 16th through February 28th). (MM 4.4)</p>			
<p>13. The Applicant shall consult with the US Army Corps of Engineers (ACOE) to establish which, if any, roadside ditches and suspect wetlands at the project location qualify as jurisdictional waters of the United States. The project Applicant shall retain qualified personnel approved by the City of Elk Grove to perform a "waters of the US" determination following ACOE guidelines to establish actual acreage of potential impact. An 'Identification of Waters of the US for the Mosher Road Property' was completed by HT Harvey & Associates on March 30, 2005. However, this delineation (if accepted by the Applicant) shall be reviewed and approved by the City of Elk Grove Planning Department as well as verified by the ACOE prior to implementation. If feasible, the project shall be designed to avoid all impacts to jurisdictional waters. If jurisdictional waters cannot be avoided, a no net loss policy shall be employed to satisfy General Plan Policy CAQ-9 and the appropriate permits (i.e., Section 404 and 401 under the Clean</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services – Planning, ACOE</p>	

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<p>Water Act, Section 1602 Streambed Alteration Agreement) shall be obtained prior to issuance of grading permits.</p> <p>The project Applicant shall comply with all permit conditions and employ best management practices and measures (established by the permitting authorities and the City of Elk Grove) to minimize and compensate for potential impact to any jurisdictional waters. If the 404 Permit process requires additional wetland mitigation and compensation beyond the "No net loss of wetland area" outlined in the Elk Grove General Plan policy CAQ-9, then the project Applicant shall implement the requirements of the permit conditions. In addition, wetland delineation and mitigation details shall be noted on the design plans for the proposed project. (MM 4.5)</p>			
<p>14. The Applicant shall retain a biologist approved by the City of Elk Grove to perform protocol level surveys, using methodologies approved by the US Fish & Wildlife Service (USFWS), to identify the existence of special status shrimp species at the project location, OR the project Applicant will assume presence of the species in lieu of the surveys. If no species are found to occur following protocol level surveys, the results shall be submitted to the USFWS through consultation with the ACOE. If the surveys are deemed by the agencies to be complete and accurate, no further</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services - Planning, USFWS, ACOE</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>mitigation would be necessary. If special status shrimp species are found to occur onsite, then the following shall apply.</p> <p>The Applicant shall mitigate for the loss and disturbance of wetlands (verified by the ACOE) that are potential special status shrimp habitat within the project area through avoidance, preservation and creation measures as recommended by the USFWS. Measures include, but are not limited to:</p> <ul style="list-style-type: none"> a) Designing the project, to the extent possible, to avoid all impacts (direct and indirect) to shrimp habitat. Direct impact refers to the destruction of a seasonally ponded wetland/pool. Indirect impact refers to activities (i.e., loss of or damage to watershed, human intrusion, and increased pollution) affecting all upland areas and swales. If a limit to the area of impact cannot be easily delineated, then all habitat within 250-feet of the proposed development may be considered to be indirectly affected. If any habitat within a pool complex is destroyed, then all remaining habitat within the complex may potentially be indirectly affected. Additionally, if any part of a pool is destroyed, then the entire pool is directly affected (USFWS 1996); b) Purchasing a minimum of three-acres of USFWS approved vernal pool preservation bank credits 			

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<p>for every one acre of directly or indirectly affected habitat (3:1 ratio);</p> <p>c) Purchasing a minimum of one vernal pool creation credit at a USFWS approved mitigation bank for every acre of habitat directly affected by project activities (1:1 ratio);</p> <p>d) Protecting shrimp habitat remaining at the proposed location from future adverse impacts resulting from increased human intrusion of the area (i.e., signage and fencing);</p> <p>e) Monitoring of all onsite construction-related activity by a biologist approved by the USFWS may be necessary for the duration of the project at the request of the USFWS or the City of Elk Grove;</p> <p>f) Placing fencing and signage around any pools to be avoided to prevent vehicle ingress into the area;</p> <p>g) Training all on-site personnel regarding the importance of avoiding impacts to these species and their habitat; and</p> <p>h) Prohibiting activities inconsistent with maintaining the suitability of remaining habitat and onsite watershed, such as (1) permanent alteration of topography, (2) placement of structures within a</p>			

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<p>preserved complex, (3) dumping or burning of garbage or waste, (4) installing/using temporary access roads or trails, (5) disturbance or removal of any native vernal pool vegetation, (6) inappropriate placement of stormwater drains, (7) unnecessary fire protection methods, and (8) use of pesticides or toxic chemicals onsite.</p> <p>In addition, construction activities and mitigation ratios shall be further reviewed and approved by USFWS through consultation initiated by the ACOE permit authorization branch. To the greatest extent possible, the project Applicant shall follow the recommendations of the USFWS and ACOE regarding impact to special status shrimp habitat from implementation of the proposed project. The project Applicant shall also incorporate agency recommendations into the project design plans, where appropriate (MM 4.6)</p>			
<p>15. The Applicant shall, at a minimum retain, a certified arborist approved by the City of Elk Grove to perform an inventory of all trees onsite. The Applicant shall replace (to the satisfaction of the City of Elk Grove Planning Department) the combined diameter at breast height of the total trees removed that are considered under the City ordinance. In addition, a minimum of 50 percent of replacement trees shall be of a similar native species as those removed.</p>	<p>Prior to any clearing, grubbing or other site disturbance</p>	<p>Development Services – Planning</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Replacement trees may be planted onsite or in other areas to the satisfaction of the City of Elk Grove Planning Department. Such replanting must not result in the over-planting of any individual site (MM 4.7)			
16. Archival research shall be conducted to identify the ownership and construction history of the Colonial Revival Style private residence at 10240 Grant Line Road to mitigate the potentially significant impact to the residence to a less than significant level. A professional archaeologist or architectural historian shall conduct archival research and it shall include: establishing the chain of ownership for the property; identifying the architect and builder of the residence; and identifying any architectural drawings or construction plans for the residence (MM 5.1)	Prior to demolition of private residence at 10240 Grant Line Road	Development Services - Planning	
17. A photographic record of the Colonial Revival Style private residence at 10240 Grant Line Road shall be completed to mitigate the potentially significant impact to the residence to a less than significant level. A qualified professional shall complete the photographic documentation of the site and the photographs shall be in a format that follows guidelines presented in the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). The photographs shall be filed with repositories of historical information (e.g.,	Prior to demolition of private residence at 10240 Grant Line Road	Development Services - Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>the Elk Grove Historical Society, the Sacramento Archives and Museums Collections Center, and/or the Sacramento Room of the Sacramento City Library). A copy of the photographic documentation shall also be submitted to the City of Elk Grove, Development Services for review and approval prior to demolition of the residence (MM 5.2)</p>			
Prior to Final Map / Improvement Plans / On-Going During Construction			
<p>18. In accordance with the recommendations of the Sacramento Metropolitan Air Quality Management District (SMAQMD), Applicant shall implement the following measures to reduce temporary mobile-source construction emissions. In addition to the measures identified below, construction operations are required to comply with all applicable SMAQMD rules and regulations.</p> <p>The project shall implement the following measures to reduce NOx and visible emissions from heavy-duty diesel equipment.</p> <ul style="list-style-type: none"> The project shall provide a plan for approval by the lead agency, in consultation with SMAQMD, demonstrating that the heavy-duty (>50 horsepower), off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20-percent NOx reduction and 45-percent particulate reduction 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services – Public Works, SMAQMD</p>	

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<p>compared to the most recent ARB fleet average at the time of construction. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, particulate matter traps, engine retrofit technology, after-treatment products, and/or such other options as become available.</p> <ul style="list-style-type: none"> • The project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that will be used an aggregate of 40 or more hours during any portion of the project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction operations occur. At least 48 hours before subject heavy-duty off-road equipment is used, the project representative shall provide the SMAQMD with the anticipated construction timeline including start date, and the name and phone number of the project manager and onsite foreman. • The project shall ensure that emissions from off-road, diesel-powered equipment used on the project site do not exceed 40-percent opacity for more than 3 minutes in any 1 hour, as determined by an on-site inspector trained in 			

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<p>visual emissions assessment. Any equipment found to exceed 40-percent opacity (or Ringlemann 2.0) shall be repaired immediately, and the SMAQMD shall be notified of non-compliant equipment within 48 hours of identification. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of visual survey results shall be submitted throughout the duration of the construction project, except that the monthly summary shall not be required for any 30-day period in which no construction operations occur. The monthly summary shall include the quantity and type of vehicles surveyed, as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance.</p> <ul style="list-style-type: none"> The project Applicant shall pay into the SMAQMD's construction mitigation fund to offset construction-generated emissions of NO_x that exceed SMAQMD's daily emission threshold of 85 lbs/day. Based on the modeling conducted for this project, the estimated total construction emissions mitigation fee for the proposed project would be \$2,860 (MM 3.1). 			
<p>19. As recommended by the SMAQMD, the project shall reduce fugitive dust emissions by implementing the</p>	<p>Noted on all grading / Improvement Plans;</p>	<p>Development Services - Public Works,</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>measures listed below:</p> <ul style="list-style-type: none"> • All disturbed areas, including storage piles that are not being actively used for construction purposes, shall be effectively stabilized of dust emissions using water, a chemical stabilizer or suppressant, or vegetative ground cover. Soil shall be kept moist at all times. • All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or a chemical stabilizer or suppressant. • When materials are transported offsite, all material shall be covered, effectively wetted to limit visible dust emissions, or maintained with at least 2 feet of freeboard space from the top of the container. • All operations shall limit or expeditiously remove the accumulation of project-generated mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. • After materials are added to or removed from the surfaces of outdoor storage piles, the storage piles shall be effectively stabilized of fugitive dust emissions using sufficient water or a chemical stabilizer/suppressant. • Onsite vehicle speeds on unpaved roads shall be limited to 15 mph. 	<p>Implemented during Construction</p>	<p>SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Wheel washers shall be installed for all trucks and equipment exiting unpaved areas, or wheels shall be washed to remove accumulated dirt before such vehicles leave the site. • Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from adjacent project areas with a slope greater than 1 percent. • Excavation and grading activities shall be suspended when winds exceed 20 mph. <p>The extent of areas simultaneously subject to excavation and grading shall be limited, wherever possible, to the minimum area feasible (MM 3.2)</p>			
<p>20. In accordance with the recommendations of the SMAQMD, the Applicant shall implement the following measures to reduce long-term emissions of criteria air pollutants (provided they are consistent with the City of Elk Grove Zoning Code and Design Guidelines):</p> <p><u>Commercial and Industrial Uses</u></p> <ul style="list-style-type: none"> • Provide preferential carpool/vanpool parking spaces • Provide transit facility improvements (e.g., pedestrian shelters, route information, benches, lighting) • Provide bicycle storage/parking facilities 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services – Public Works, SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Provide shower/locker facilities • Provide incentives to employees to rideshare or take public transportation • Provide a parking lot the provides clearly marked and shaded pedestrian pathways between transit facilities, pedestrian walkways and trails, and building entrances <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Prohibit use of wood-burning stoves or fireplaces within interior and exterior areas. Install only EPA-certified gas-fired fireplaces. • Install Energy Star or ground source heat pumps • Install Energy Star labeled roof materials • Exceed Title 24 energy standards <p>Include incentives for purchasers of new residential dwellings to incorporate solar-powered energy systems. (MM 3.3)</p>			
<p>21. Mitigation measures to reduce particulate exhaust emissions to nearby sensitive receptors include:</p> <ul style="list-style-type: none"> • Require incorporation of diesel-emission control devices, such as diesel catalysts or use of biodiesel fuel. Emission control devices can reduce emissions of volatile organic compounds, including acrolein, by approximately 50 to 90 percent, or more. 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services – Public Works, SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Onsite diesel-powered stationary construction equipment, such as electrical power generators, should be located at the furthest distance from nearby receptors. • To the extent feasible, onsite diesel-powered mobile equipment should not be left idling. <p>To the extent feasible, the proposed land uses should be developed in a manner that limits exposure of nearby receptors to emissions generated by onsite equipment. For example, because proposed residential dwelling are located down-wind of proposed commercial development, it is recommended that development of the proposed commercial development precede development of the proposed residential development to reduce exposure potential to occupants of nearby dwellings (MM 3.4)</p>			
<p>22. The following mitigation measures are recommended to reduce potential odors associated with proposed land uses:</p> <ul style="list-style-type: none"> • Proposed commercial/convenience land uses that have the potential to emit objectionable odorous emissions (e.g., dry cleaning establishments, restaurants, and gasoline stations) shall be located as far away as possible from existing and proposed sensitive receptors. 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services- Planning, SMAQMD</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> When determining the exact type of facility that would occupy the proposed commercial/convenience space, the Applicant should take into consideration its odor-producing potential. <p>If an odor-emitting facility is to occupy space in the commercial/convenience area, odor control devices should be installed to reduce the exposure of receptors to objectionable odorous emissions. The SMAQMD should be consulted to determine applicable/feasible control devices to be installed. (MM 3.5)</p>			
<p>23. If contaminated soil from chemical spills during construction or from adjacent businesses is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in conformance with the applicable regulatory agency guidelines (EPA, California RWQCB, California Department of Toxic Substances Control, Sacramento County Environmental Management Department, and/or the Elk Grove Community Services District Fire Department) should develop a contingency plan to dispose of any contaminated soil (MM 7.1)</p>	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services- Planning</p>	
<p>24. Mitigation for Short-term Increases in Construction Noise include:</p>	<p>Noted on all grading / Improvement Plans;</p>	<p>Development Services- Planning, Public Works,</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> • Noise-generating construction operations shall be limited to the hours between 7 a.m. to 7 p.m. Monday through Friday. • Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses. • Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. <p>When not in use, motorized construction equipment shall not be turned off (MM 11.1)</p>	<p>Implemented during Construction</p>		
<p>25. Mitigation for exposure of persons to noise levels in excess of standards established in the local general plan include generated by traffic include:</p> <ul style="list-style-type: none"> • Residential dwellings shall be equipped with central heating and air conditioning. • Residential dwellings located within 100 feet of Grant Line Road shall be equipped with windows and doors that have a minimum sound transmission class (STC) rating of 25. Residential dwellings shall be insulated to achieve standards in excess of Title 24 requirements for residential structures. 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services- Planning, Building</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<ul style="list-style-type: none"> To reduce Grant Line Road traffic noise levels at proposed residential dwellings, a soundwall shall be constructed along the property line of proposed residential dwellings located adjacent to Grant Line Road. In accordance with City of Elk Grove General Plan policies, the soundwall shall be constructed of a combination of an earthen berm and masonry block in an effort to reduce the aesthetic impact of the wall. To ensure protection from future increases in traffic noise the soundwall shall be constructed to a minimum height of ten feet above roadway grade. Barrier height may be gradually reduced to a minimum height of seven feet above roadway grade at a setback distance of 250 feet from Grant Line Road. Refer to Exhibit 3 in the Noise Analysis report for recommended soundwall locations. <p>For residential dwellings located adjacent to Mosher Road, a soundwall shall be constructed along the northern property line, to a minimum height of seven feet above roadway grade. In accordance with City of Elk Grove General Plan policies, the soundwall shall be constructed of a combination of an earthen berm and masonry block in an effort to reduce the aesthetic impact of the wall. Refer to Exhibit 3 in the Noise Analysis report for recommended soundwall locations (MM 11.2)</p>			

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>26. Mitigation for exposure of persons to noise levels in excess of standards established in the local general plan include generated by stationary noise sources include:</p> <ul style="list-style-type: none"> • A soundwall shall be constructed along the western property line of residential dwellings that are located along the western perimeter of the proposed residential subdivision. The soundwall shall be constructed of masonry block or material of similar density to a minimum height of seven feet above finish grade. Refer to Exhibit 3 in the Noise Analysis report for recommended soundwall locations. • Mechanical equipment (e.g., air conditioning and ventilation systems) located within residential side-yard areas shall be shielded or enclosed, or located within rear-yard areas at a minimum distance of ten feet from adjacent residences and outdoor activity areas. • Material deliveries, landscape maintenance, waste-collection activities, and the operation of noise-generating stationary equipment (e.g., portable generators, compressors, and compactors) shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. • Noise-generating stationary equipment associated with proposed commercial and 	<p>Noted on all grading / Improvement Plans; Implemented during Construction</p>	<p>Development Services- Planning, Building</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>industrial land uses, including portable generators, compressors, and compactors, shall be enclosed or acoustically shielded to reduce noise-related impacts to nearby dwelling units.</p> <ul style="list-style-type: none"> • Commercial buildings located adjacent to proposed residential dwellings shall be constructed with a parapet along the rooftop edge, at a minimum height of three feet, to shield noise-generating equipment located on roof-top areas (e.g., heating and ventilation units) from adjacent residences. • Material loading and unloading areas at commercial and office land uses shall be shielded from line-of-sight of nearby residential dwellings. Loading docks shall be equipped with dock seals. <p>A soundwall shall be constructed to shield proposed residential land uses that are located adjacent to proposed commercial or industrial land uses. The soundwall shall be constructed of masonry block, or material of similar density, to a minimum height of nine feet above finish grade. With construction of the recommended soundwall, exterior noise levels within the rear-yard areas of adjacent residential uses would be reduced to 50 dBA L_{eq} or less. Recommended sound-wall locations are depicted in Exhibit 3 (MM 11.3)</p>			

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>27. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Storm Water Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a</p>	<p>Prior to 1st Improvement Plan Submittal</p>	<p>Development Services- Public Works</p>	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate.			
28.	The Applicant shall provide evidence that proposed parcels meet City and FEMA requirements. This can be verified by submitting calculations for the 100-year flood run-off and the overland conveyance path and based on the SACPRE method in accordance with the 1996 Hydrology Standards Volume 2 or show that this parcel is part of a drainage master plan area and provide the drainage calculation. All technical submittals must be stamped and signed by a registered Civil Engineer.	Prior to Approval of Improvement Plans	Development Services- Public Works	
29.	The Applicant shall provide a graphic displaying the inside, 25', and outside, 50', radius of a Fire Truck circulating the site to the satisfaction of Public Works. Specific areas of question are the traffic circle, <ul style="list-style-type: none"> • Parcel 4: the triangle area between buildings P and R, and making the turns at building N and J. • Parcel 8: F Way with the medians. 	Prior to Approval of Improvement Plans	Development Services- Public Works	
30.	The Applicant shall design and install street lights in accordance with the City of Elk Grove new street light standard and to the satisfaction of Public Works.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
31.	All driveways on Waterman Road shall have right-in/right-out access. Lefts in for the Waterman Road driveways on Parcel 1 may be evaluated at improvement plans. A median in Waterman Road shall restrict all prohibited access.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
32.	The intersections of Waterman Court/Waterman Road shall intersect within 5° of a 90° angle. This angle shall be maintained from a distance of the right-of-way width back from the stop bar. For example, on a local residential 40' wide street starting 40' prior to the stop bar of the intersection the centerline shall maintain this 90° +/- 5° angle.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
33.	Waterman Court shall have right-in/right-out access. A median in Waterman Road shall restrict left out access.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
34.	The Waterman Road driveway for the proposed Parcel 2 shall intersect Waterman Road within 5° of a 90° angle for a distance of 50 feet.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
35.	At the uncontrolled trail crossing on Mosher Road, the Applicant shall design and install a treatment to highlight the crossing to motorists to the satisfaction of Public Works. The treatment can include, but not	Shown on Improvement Plans Prior to Approval; Implemented during	Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Construction		
36. The Applicant shall provide signage for parcel 2 identifying the main RV parking entrance.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
37. The Applicant shall make all driveways on Waterman Road, Mosher Road and Grant Line Road shall be 45' wide.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
38. The Applicant shall design a cul-de-sac at the end of Waterman Court in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
39. All structural street sections shall be designed to City of Elk Grove Standards.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
40. The Applicant shall design and install vertical curbs adjacent to all planter and medians.	Shown on Improvement Plans Prior to Approval;	Development Services– Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Implemented during Construction		
41.	Any deviations from City Standards shall be noted on the tentative map and a letter justifying the deviations shall be submitted to Public Works for consideration. Otherwise all deviations that are either called out or not called out on the map will not be approved by Public Works prior to Planning Commission. These deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to go back to Planning Commission.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
42.	The driveways on Waterman Road, Mosher Road and Grant Line Road shall be radius driveway 45' wide, per improvement standards.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
43.	All monument signs shall be located at the far side (north side) of the driveway.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services– Public Works	
44.	The Applicant shall provide evidence that proposed parcels meet City and FEMA requirements. This can be verified by submitting calculations for the 100-year flood run-off and the overland conveyance path	Shown on Improvement Plans Prior to Approval; Implemented during	Development Services– Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	and based on the SACPRE method in accordance with the 1996 Hydrology Standards Volume 2 or show that this parcel is part of a drainage master plan area and provide the drainage calculation. All technical submittals must be stamped and signed by a registered Civil Engineer	Construction		
45.	The Applicant shall provide signage for parcel 2 identifying the main RV parking entrance.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
46.	The landscape corridor on Grant Line Road shall be 36' wide continuously.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
47.	The curve radius at the intersection of Waterman Road and Waterman Court shall be 500'.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
48.	The Applicant shall remove all landscape lots except the landscape lots adjacent to the residential area (Lot O, Lot N and portion of Lot M). This project will be conditioned to dedicate landscape area along Waterman Road and Grant Line Road as an	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>easement adjacent to industrial and commercial to be maintained by the property owners and in fee title adjacent to residential to the City and to be maintained by the property owners.</p>			
<p>49. The Applicant shall provide a letter of approval or easement agreement from SMUD, USBR and PG&E that this development can be constructed on top of the two 125' USBR easement, 150' SMUD easement and 75' PG&E easement prior to approval of final map. If SMUD, USBR and PG&E do not approve the project within the easements, the resulting project will not be in substantial conformance and shall be redesigned and re-scheduled for Planning Commission review.</p>	<p>Prior to Approval of Improvement Plans / Final Map</p>	<p>Development Services- Public Works</p>	
<p>50. For Parcels 1, 2, 3, 4, 5, 6 and 7 the Applicant shall record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of all internal streets to the satisfaction of Public Works.</p>	<p>Prior to Approval of Improvement Plans / Final Map</p>	<p>Development Services- Public Works</p>	
<p>51. The Applicant shall dedicate parcel 9, in fee, to the City of Elk Grove as open space. Design and construct Open Space improvements to satisfaction of Planning and Public Works, including multi-purpose trail(s). Portions of improvements may be deferred through payment in-lieu of construction. Level of deferment and estimates shall be to the satisfaction</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>Development Services- Public Works</p>	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
of Public Works. City will accept upon improvement of lots.			
52. The Applicant shall dedicate, design, and improve the right of way for the intersection of Waterman Road and Mosher Road at a 90 degree angle, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	Development Services- Public Works	
53. From the northern property boundary to where the project centerline of Waterman Road deviates from the proposed centerline in the Grant Line Road widening project (approximately the boundary of Parcel 1/Parcel 2), the Applicant shall dedicate, design and improve on Waterman Road, east half section 36' from the approved centerline. Improvement will be based on an 84' equivalent arterial with sidewalks separated from the back of curb within a 36' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	Development Services- Public Works	
54. From the location where the project centerline of Waterman Road deviates from the proposed centerline in the Grant Line Road widening project (approximately the boundary of Parcel 1/Parcel 2), to the beginning of the Waterman Road/Grant Line Road expanded intersection the Applicant shall	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	Development Services- Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	dedicate, design and improve the entire section of Waterman Road, 72' from back of curb to back of curb. Improvement will be based on an 84' equivalent arterial with sidewalks separated from the back of curb within a 36' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
55.	The Applicant shall dedicate and improve the western half of Grant Line Road 60' from the approved centerline. The cross-section shall allow for the future four southbound travel lanes, half median, curb and gutter. Improvement will be based on 130' equivalent special thoroughfare in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Improvements to this section shall be 2 lanes in each direction with a striped median. The design shall be in accordance with City Standards to the satisfaction of Public Works.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	Development Services–Public Works	
56.	The Applicant shall dedicate, design and improve Mosher Road based on a modified 60' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Sidewalks shall be separated from the back of curb by at least 6 feet.	Prior to Approval of Improvement Plans / Final Map	Development Services–Public Works	
57.	The Applicant shall dedicate, design and improve all	Prior to Approval of	Development Services–Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed prior to the 1 st building permit.	Improvement Plans / Final Map		
58.	The Applicant shall dedicate a 25' landscape easement on Waterman Road, adjacent to the back of curb, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
59.	The Applicant shall dedicate a 36' landscape corridor, in fee title, on Grant Line Road, along the residential site, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
60.	The Applicant shall dedicate a 36' landscape easement on Grant Line Road, along the limited commercial and industrial site, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
61.	The Applicant shall dedicate a 21' landscape easement, on Mosher Road, along the industrial site, to the City of Elk Grove for the purposes of landscaping and pedestrian use. The six foot sidewalk shall be contained within the 21' landscape easement.	Prior to Approval of Final Map	Development Services- Public Works	
62.	The Applicant shall dedicate a 21' landscape	Prior to Approval of	Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
corridor, in fee title, on Mosher Road, along the residential site, to the City of Elk Grove for the purposes of landscaping and pedestrian use. The six foot sidewalk shall be contained within the 21' landscape easement.	Final Map		
63. The Applicant shall provide reciprocal access easement agreement between parcel 1, parcel, parcel 2, parcel 3 and parcel 4 and between parcel 5, parcel 6 and parcel 7 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	Development Services–Public Works	
64. For Parcel 1, 2, 3, 4, 5, 6 and 7 the Applicant shall provide Business Owner's Association bylaws including but not limited to common area ownership, maintenance, and joint access, for review and approval by Public Works.	Prior to Approval of Final Map	Development Services–Public Works	
65. The Applicant shall dedicate, design, and improve the intersection of Waterman Road and Grant Line Road at a 90 degree angle, based upon an expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Final Map	Development Services–Public Works	
66. The Applicant shall dedicate, design and improve Mosher Road based on a modified 60' collector in accordance with the City of Elk Grove Improvement	Prior to Approval of Final Map	Development Services–Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Standards and to the satisfaction of Public Works. Sidewalks shall be separated from the back of curb by at least 6 feet.			
67. The Applicant shall dedicate, design and improve all internal streets as shown in the tentative subdivision map, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. All street improvements shall be constructed prior to the 1 st building permit.	Prior to Approval of Final Map	Development Services- Public Works	
68. The Applicant shall dedicate a 25' landscape easement on Waterman Road, adjacent to the back of curb, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
69. The Applicant shall dedicate a 36' landscape corridor, in fee title, on Grant Line Road, along the residential site, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
70. The Applicant shall dedicate a 36' landscape easement on Grant Line Road, along the limited commercial and industrial site, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Prior to Approval of Final Map	Development Services- Public Works	
71. The Applicant shall dedicate a 21' landscape easement, on Mosher Road, along the industrial site, to the City of Elk Grove for the purposes of	Prior to Approval of Final Map	Development Services- Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	landscaping and pedestrian use. The six foot sidewalk shall be contained within the 21' landscape easement.			
72.	The Applicant shall dedicate a 21' landscape corridor, in fee title, on Mosher Road, along the residential site, to the City of Elk Grove for the purposes of landscaping and pedestrian use. The six foot sidewalk shall be contained within the 21' landscape easement.	Prior to Approval of Final Map	Development Services-Public Works	
73.	The Applicant shall provide reciprocal access easement agreement between parcel 1, parcel, parcel 2, parcel 3 and parcel 4 and between parcel 5, parcel 6 and parcel 7 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	Development Services-Public Works	
74.	For Parcel 1, 2, 3, 4, 5, 6 and 7 the Applicant shall provide Business Owner's Association bylaws including but not limited to common area ownership, maintenance, and joint access, for review and approval by Public Works.	Prior to Approval of Final Map	Development Services-Public Works	
75.	The Applicant shall place a statement on the Final Parcel Map that states that adjacent Waterman Road, Grant Line Road and Mosher Road frontage improvements shall be required to be constructed in accordance with City Standards and to the	Prior to Approval of Final Map	Development Services-Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
satisfaction of Public Works prior to issuance of any permits for development of any lot.			
76. The Applicant shall dedicate access rights (direct vehicular ingress and egress to Waterman Road) to the City of Elk Grove, except at the approved driveway locations.	Prior to Approval of Final Map	Development Services- Public Works	
77. The Applicant shall dedicate access rights (direct vehicular ingress and egress to Mosher Road) to the City of Elk Grove, except at the approved driveway locations.	Prior to Approval of Final Map	Development Services- Public Works	
78. The Applicant shall dedicate access rights (direct vehicular ingress and egress to Grant Line Road) to the City of Elk Grove, except at the approved driveway locations.	Prior to Approval of Final Map	Development Services- Public Works	
79. 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 Approval of Final Map	Development Services- Public Works	
80. The Applicant shall dedicate all private aisles as an easement to allow access for services such as utility and emergency vehicles.	Prior to Approval of Final Map	Development Services- Public Works	
81. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets.	Prior to Approval of Final Map	Development Services- Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
82.	The Applicant shall design, dedicate and install a cul-de-sac at the end of Waterman Court in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Final Map	Development Services- Public Works	
83.	The Applicant shall annex the project area into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/dfd/ad-information.htm .	Prior to Approval of Final Map	City of Elk Grove Finance Department	
84.	The Applicant shall annex the project area into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/services/dfc/ad-information.htm .	Prior to Approval of Final Map	City of Elk Grove Finance Department	
85.	Prior to the final map, the project area shall form or annex into a Mello-Roos CFD, assessment district,	Prior to Approval of Final Map	City of Elk Grove Finance Department	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>other financing district, or will provide some other funding mechanism, which is acceptable to the Finance Director of the City to fund the project's fair share of landscape maintenance costs which may include, but not be limited to, roadway corridors, interchanges, medians, drainage corridors, trails, open space, and parks, and maintenance costs of other community facilities.</p>			
<p>86. Currently CSD-1 has facilities in the southern portion of Waterman Road. The proposed re-alignment may significantly effect these facilities. The Applicant shall insure that these facilities are protected during construction including, but not limited to the realignment of Waterman Road. Furthermore, any easements necessary because of this realignment shall be secured prior to the beginning of construction.</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>CSD-1</p>	
<p>87. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>CSD-1</p>	
<p>88. Each parcel and each building with a sewage source shall have a separate connection to the CSD</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during</p>	<p>CSD-1</p>	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Construction		
89.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
90.	CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
91.	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 Elk Grove CSD Fire Department should be consulted on this matter.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	EGCSD Fire Department	
92.	Fire Hydrants shall be spaced at a maximum of 500-feet on center in residential areas and 300-feet on center in commercial areas.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	EGCSD Fire Department	
93.	Hydrants shall be supplied by a minimum of 8-inch supply piping.	Prior to Approval of Improvement Plans /	EGCSD Fire Department	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Final Map; Implemented during Construction		
94.	The turning radius has been changed, the new radius is 25' inside, 50' outside.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	EGCSD Fire Department	
95.	Provide fire hydrants spaced for commercial use throughout the R.V. storage area	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	EGCSD Fire Department	
96.	Provide for emergency Fire Department access from Grant Line Road onto Waterman Court			
97.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
98.	CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance	Prior to Approval of Improvement Plans / Final Map; Implemented during	CSD-1	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		Construction		
99.	The Applicant 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 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.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
100.	CSD-1 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.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
101.	All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
102.	The trunk and collector sewer system for the project will not be accepted for maintenance and building	Prior to Approval of Improvement Plans /	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Final Map; Implemented during Construction		
103. Private drives shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
104. The Applicant shall provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.	Prior to Approval of Final Map	Sacramento County Water	
105. The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.	Prior to Approval of Final Map	SMUD	
106. Any relocation of SMUD facilities shall be at the expense the Applicant.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
107. The Applicant shall dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances. a 12.5-foot public utility	Prior to Approval of Improvement Plans / Final Map;	SMUD	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	easement for overhead and underground facilities and appurtenances adjacent to the East side of Waterman Road to the intersection of Waterman Court.	Implemented during Construction		
108.	The Applicant shall dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances. a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to the East side of Waterman Court.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
109.	The Applicant shall dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances. Lot H, a public utility easement for overhead and underground facilities and appurtenances.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
110.	The Applicant shall dedicate the Landscape Corridor south of the Court as a public utility easement for overhead and underground facilities and appurtenances.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
111.	The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways, or to the satisfaction of SMUD Facilities Coordinator Mr. Chuck Hager at 732-5722.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
112.	The Applicant shall dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
113.	The Applicant shall label the Transmission line easements as a "Restricted Building and Use Area".	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
114.	Prior to the issuance of any grading or building permits, the developer shall obtain a joint-use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. Please contact and submit a formal letter to SMUD's Property Administrator for application procedures.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	SMUD	
115.	The Applicant shall locate, identify on maps and isolate any water well, and locate and identify any septic system located on the parcel. Prior to any development, properly destroy any wells and septic tanks under permit from Sacramento County Environmental Health.	Prior to issuance of Grading Permits	Sacramento County Environmental Health.	
Prior to Issuance of Building Permit				
116.	The Applicant shall construct a 25' landscape corridor on Waterman Road to the satisfaction of	Prior to issuance of 1 st	Development Services-	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Public Works. A cash payment in-lieu of design and construction or deferred improvement agreement will be required for the design and construction.	Building Permit	Public Works	
117.	The Applicant shall construct a 36' landscape corridor on Grant Line Road to the satisfaction of Public Works. A cash payment in-lieu of design and construction or deferred improvement agreement will be required for the design and construction.	Prior to issuance of 1 st Building Permit	Development Services- Public Works	
118.	The Applicant shall construct the multi purpose trail on along Grant Line Road in conjunction with the landscape corridor. The construction shall meet the requirements of Public Works, Planning and Community Services.	Prior to issuance of 1 st Occupancy Permit	Community Services, Development Services- Public Works, Planning,	
119.	The Applicant shall construct a 21' landscape corridor on Mosher Road to the satisfaction of Public Works.	Prior to issuance of 1 st Building Permit	Development Services- Public Works	
120.	At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to issuance of 1 st Building Permit	Development Services- Public Works	
121.	The Applicant shall installed landscaping prior to the issuance of the first building permit within the subdivision. If weather prevents the installation at the time of first building permit, up to 25% of the building	Prior to issuance of 1 st Building Permit	Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
permits may be issued at staff discretion upon demonstration of a fully executed landscape contract for the work.			
122. The Applicant shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to issuance of Building Permit	Sacramento County Water Zone 40	
123. The site shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape Coordinator.	Prior to issuance of Building Permit	Development Services- Public Works, Planning	
124. The Applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance (see Development Related Fee Booklet at www.elkgrovecity.org).	Prior to issuance of Building Permit	City of Elk Grove Finance Department	
Prior to Occupancy			
125. The Applicant shall submit Flood Elevation Certification for each structure or appropriate documents as determined by Public Works.	Prior to Occupancy	Public Works	
126. Water supply will be provided by the Sacramento County Water Agency.	Prior to Occupancy	Sacramento County Water	
127. Applicant shall provide public water service to each building.	Prior to Occupancy	Sacramento County Water	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
128.	Applicant shall destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural wells for grading and construction.	Prior to Occupancy	Sacramento County Environmental Health Division	
129.	The Applicant shall disclose to future/potential owners the existing 69kV & 230kV electrical facilities.	Prior to Occupancy	SMUD	
130.	Upon completion of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Occupancy	Development Services– Public Works, Planning	
131.	A Certificate of Conformance shall be provided to the City's landscape architect for approval.	Prior to final inspection or occupancy of any structure	Development Services– Public Works, Planning	
132.	Connection to the CSD-1 sewer system shall be required to the satisfaction of CSD-1. Sacramento	Prior to Occupancy	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
County Improvement Standards apply to sewer construction.			
133. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.	Prior to Occupancy	CSD-1	
Additional Conditions			
134. Only two driveways shall be permitted on Grant Line Road, one north and one south of Waterman Road and shall be designed and installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works	Prior to Approval of Improvement Plans	Development Services- Public Works	
135. Both driveways on Grant Line Road shall be designed and constructed with a right turn pocket. The right turn pockets shall include a 90 and pocket length of 150'. The right turn pocket shall not be taken from the landscape corridor. The right turn pocket shall be designed and installed in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Development Services- Public Works	
136. A roadway crossing of the trail shall not be permitted between proposed Parcel 2 and Parcel 3.	Prior to Approval of Improvement Plans	Development Services- Public Works	
137. The Applicant shall provide written confirmation from SMUD, USBR and PG&E that indicates approval of the proposed realignment of the two existing 125' USBR easements, the 150' SMUD easement and 75' PG&E easement prior to approval of final map. If SMUD,	Prior to Approval of Final Map	SMUD, USBR, PG&E, Development Services- Public Works	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>USBR and PG&E do not approve the realignment of these easements, the resulting project will not be in substantial conformance and shall be redesigned and re-scheduled for Planning Commission review.</p>			
<p>138. The Applicant shall design and install a signal at Grant Line Road / Waterman in accordance with City Standards and to the satisfaction of Public Works.</p>	<p>Design Prior to Approval of Improvement Plans, Install prior to Occupancy</p>	<p>Development Services- Public Works</p>	

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by various local agencies, the City, state or federal agencies, and may not necessarily be conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any improvements, public or private, damaged in construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. At all street intersections, public or private, within one block of the proposed project, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details. (Public Works)
- e. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- f. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- g. 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)
- h. The Applicant shall dedicate a 12.5 foot public utility easement for underground and appurtenances adjacent to all public streets. (Public Works)
- i. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- j. Improvement plans must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
- k. The Final Map shall be completed, approved and recorded prior to 1st building permit. (Public Works)
- l. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; and the proposed method of flow conveyance with adequate supporting calculations. The study shall include any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff including quality, quantity, volume, and duration. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study

shall incorporate the City of Elk Grove Storm Water Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. It shall demonstrate that the proposed methods of flow conveyance mitigate the potential project impacts. The study shall further demonstrate that the lots on the proposed Final Map shall be outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. Study must be completed and stamped by a Professional Engineer, and determined by the City to be comprehensive, accurate, and adequate. (Public Works)

- m. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title, by the Applicant, as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The Applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels. (Public Works)
- n. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation and arterial and collector streets may be required to have lanes above the 100-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- o. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project Applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- p. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed prior to construction start to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Storm Sewer Discharges. (Public Works)
- q. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the City Council of public improvements. (Public Works)

- r. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- s. The Applicant or its successor in interest shall pay drainage Capital Improvement Plan fees in effect at the time of building permit application. The Applicant may pay a reduced fee due to the construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement. (Public Works)

EGCSD Fire Department Advisories:

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

It is the Fire District's policy to discourage as inadvisable high density or residential development between one-half mile of Suburban Propane and unequivocally opposes such development less than one-half mile from the facility.

Dead-end streets in excess of 150 feet require emergency vehicle turn-around.

Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.

All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submit an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

- DXF (Drawing Interchange file) any DXF version is accepted
- DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted

All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.

Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points.

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. 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.

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.

EGCSDFD approved traffic pre-emption devices of a type approved by the Elk Grove 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 Elk Grove Fire Department.

Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.

The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Elk Grove Fire Department and the water purveyor having jurisdiction.

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 Elk Grove CSD Fire Department for review and approval prior to installation.

SMUD Advisories:

The Sacramento Municipal Utility District (SMUD) has an existing 69kV overhead power lines that are adjacent to the east side of Waterman Road. We need to maintain that line to run north & south it connects to the existing 69kV line on the south side of Grant Line Road. The next four conditions will affect this overhead line. For more information please contact Mr. Gilbert Angeja at 732-6257.

The following is a partial list of restrictions affecting the transmission line easement:

- All cut, fill and grading within SMUD's easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utilities Commission General Order No. 95. Any violations shall be corrected at the owners' expense.
- Vehicular access must be provided to all towers at all times.
- All metal fixtures placed within the easement area must be properly grounded. A grounding plan shall be submitted to SMUD's Property Administrator for review and approval.
- Tree, landscaping, light standards and equipment shall not exceed 15 feet in height within the easement area.

- No structures or buildings are permitted within the easement area including swimming pools, spas, gazebos, wells and man-made reservoirs, drainage basins, lakes or similar bodies of water.

The above list is not all-inclusive and does not constitute SMUD's consent to use its transmission line easement. Such consent may be issued upon receipt, evaluation and approval of final plans and becomes effective when signed by the owner/developer.

For information regarding approvals, acceptable uses and clearances, please contact SMUD's Property Administrator Mr. Lundstrum.

CSD-1 Advisories:

Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording of the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate SCSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.

The Applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1 for any lift station needed to serve this project. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.

If a lifting and/or pumping station is required to serve this project, the Applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the Applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first.

Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Please contact Wendy Haggard or Stephen Moore prior to initiating a sewer study.

If you have any questions regarding these comments please call Stephen Moore at 876-6296 or Wendy Haggard at 876-6094.

Finance Department

The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2006 Development Related Fee Booklet at: www.elkgrovecity.org/services/fee-information/fee-information.htm

Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on both the 2006 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning costs associated with your project.

PG&E Advisories

PG&E operates and maintains tower lines which are located within the proposed project boundaries. **Land use is restricted within the easement.** One of PG&E's concerns is for continued access to the structures and lines with heavy equipment for maintenance and repair of the towers, insulators, and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95 for the proposed improvements as shown on the plan. Should an infraction occur, the developer will be responsible for the costs of raising or the relocating of the facilities.

PG&E has requested plans for the Waterman Development and those plans have been received. The plans are currently being reviewed and awaiting to be approved by the appropriate PG&E personnel. PG&E is also working with the developer in the relocation of the PG&E tower located at the southerly portion of the project boundaries along Grant Line Road.

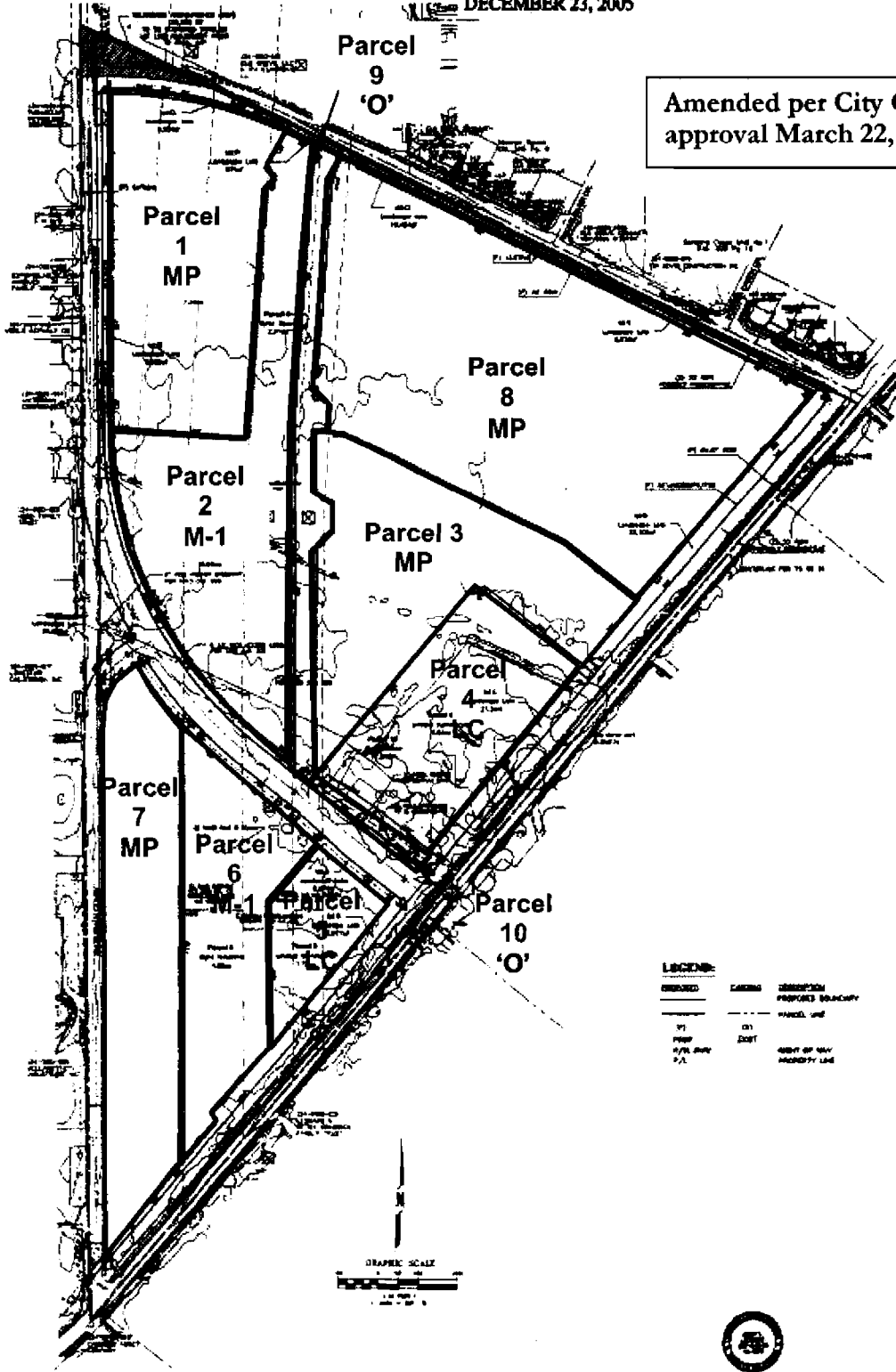
PG&E requests that the following is observed in the re-alignment of Waterman Road:

1. All trees shrubs, and plants within said area shall not exceed a height of 15 feet at maturity and no trees shall be planted within said area within 15 feet of any tower structure. No trees shall be planted directly underneath the conductors of PG&E's overhead electric transmission lines.
2. Overhead lighting installed within said area shall not exceed 15 feet in height and not be located directly underneath the conductors of PG&E's overhead electric transmission lines nor within 10 feet of any tower or pole structure.
3. No grading, cuts or fills is to be done within the tower line easement without written approval from PG&E. Minimum ground to wire clearance must be maintained at all times.

Your contractor is to be aware of and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety, as well as any other safety regulations.

**WATERMAN PARK 75
TENTATIVE SUBDIVISION MAP**

LARGE LOT MAP
CITY OF ELK GROVE, CALIFORNIA
DECEMBER 23, 2005



Amended per City Council approval March 22, 2006

Parcels designated 'O' Recreation shall not be less than 10.8 acres in total area

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-72

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

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 22nd day of March by the following vote:

AYES 5: COUNCILMEMBERS: *Briggs, Scherman, Soares, Cooper, Leary*

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:

RECUSAL 0: COUNCILMEMBER:

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