

RESOLUTION NO. 2007-171

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ELK GROVE EXPRESSING SUPPORT FOR A GENERAL
PLAN AMENDMENT AND APPROVING A SPECIFIC PLAN
AMENDMENT AND TENTATIVE PARCEL MAP FOR THE
WATERMAN PARK 75 #2
PROJECT NO. #EG-06-1158
APN: 134-0182-001**

WHEREAS, Capital Valley Partner, LLC (the "Applicant") filed an application with the City of Elk Grove ("City") for a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Parcel Map; 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 proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 134-0182-001; and

WHEREAS, the City determined that the Waterman Park 75 #2 Project was subject to the California Environmental Quality Act and prepared an Initial Study evaluating the potential environmental effects of the project; and

WHEREAS, a Mitigated Negative Declaration was prepared and circulated, and the Applicant has agreed to implement the proposed mitigation measures to reduce the potentially significant adverse effects related to biological resources and traffic to a less than significant level; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on June 21, 2007 and recommended City Council approval of the Project; and

WHEREAS, pursuant to Government Code section 65358(b), the City may only amend its General Plan four (4) times annually; and

WHEREAS, for this reason and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be brought back to the City Council at a date uncertain; and

WHEREAS, this General Plan Amendment will be a part of that consolidation effort; and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on July 25, 2007 and received a staff report and public testimony at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the project, subject to the conditions of approval as illustrated in Exhibit A and Tentative Parcel Map as illustrated in Exhibit B, based on the following 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: Pursuant to CEQA guidelines, City staff prepared an initial study evaluating the potential environmental effects of the previously approved Waterman Park 75 project. The Initial Study identified potentially significant adverse effects in the areas of Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise. Mitigation measures that avoid or mitigate the potentially significant effects to a point where clearly no significant effects would occur were identified in the Initial Study and a Mitigated Negative Declaration was prepared. The Initial Study/Mitigated Negative Declaration was distributed for a 30-day review and comment period starting on February 10, 2006. The City received written comment letters within the 30 day public review period and responded to those comments in the EG-05-928 project staff report. The City considered the comments received during the public review period, and they did not alter the conclusions in the Initial Study and Mitigated Negative Declaration. A Mitigation Monitoring and Reporting Program (MMRP) was prepared to ensure compliance during project implementation.

Staff evaluated the current project description and its anticipated impacts and determined that the City will rely on the previously adopted Mitigated Negative Declaration (MND) and Mitigation Monitoring Reporting Program (MMRP) to address the environmental impacts of the currently proposed Waterman Park 75 #2 project because: 1) the proposed project is essentially the same as the previously approved Waterman Park 75 project; 2) the environmental impacts were adequately addressed in the MND adopted for the previously approved Waterman Park 75 project; and 3) the changes in the project do not create any new significant adverse environmental impacts beyond those analyzed in the

previously adopted MND. The 67 additional net peak hour traffic trips generated by the currently proposed Waterman Park 75 project does not exceed the City's 100 trip threshold that would require a new traffic study. In addition, the applicant will be required to comply with all the applicable mitigation measures contained in the previously adopted and recorded MMRP as specified in Condition # 18.

General Plan

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

Evidence: The project as conditioned divides one approximately 75 acre parcel into nine parcels for future development. The future development of these currently vacant and undeveloped parcels is consistent with General Plan Guiding Goal 1, a high quality of life for all residents.

Specific Plan Amendment

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

Evidence: The proposed Specific Plan Amendment (SPA) will amend the Land Use Map in the East Elk Grove Specific Plan. The project proposes to reduce the amount of Light Industry land while increasing the amount of Commercial land. The proposed SPA would bring commercial services to an area that is currently underserved. The change in SPA land use designations is in agreement with the change in General Plan land use designations. Locating commercial services convenient to residential areas upholds the General Plan Guiding Goal 1, a high quality of life for all residents.

Finding: The land use and development regulations within the Specific Plan are comparable in breadth and depth to similar zoning regulations contained in the Zoning Code.

Evidence: The proposed SPA will amend the Land Use Map in the East Elk Grove Specific Plan (EEGSP). There is no proposed change to the text of the EEGSP. The land use and development regulations within the EEGSP are currently comparable in breadth and depth to similar zoning regulations contained in the Zoning Code. Since no changes are proposed, the EEGSP will remain comparable.

Finding: The administration and permit processes within the Specific Plan are consistent with the administration and permit processes of the Zoning Code.

Evidence: The proposed SPA would amend the Land Use Map in the EEGSP. There is no proposed change to the text of the EEGSP. The administration and

permit processes within the EEGSP are currently consistent with the administration and permit processes of the Zoning Code. Since no changes are proposed, the EEGSP will remain consistent.

Tentative Parcel Map

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
- c. That the site is not physically suitable for the type of development;
- d. That the site is not physically suitable for the proposed density of development;
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- f. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

Evidence: None of the above findings (a) through (g) apply to the proposed Tentative Parcel Map, the project can be approved because:

- a. The proposed map is consistent with the proposed land use designation and policies in the Elk Grove General Plan and the EEGSP, which proposed to designate this site as Light Industry, Commercial, HDR and Open Space;
- b. The design or improvements of the proposed parcel map are consistent with the Elk Grove General Plan and the EEGSP;
- c. The site is suitable for the proposed type of development;
- d. The proposed Tentative Map meets the development standards and requirements for each of the proposed zoning districts;
- e. A Mitigated Negative Declaration has been prepared for this project and a MMRP has been adopted. Compliance with the MMRP will ensure the project does not have a significant impact on the environment;
- f. The design of the project incorporates Best Management Practices and City Improvement Standards. The Applicant is required to obtain necessary permits to ensure appropriate development. The project is not likely to cause public health problems; and

- g. The Applicant has worked with the City and other agencies to ensure no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

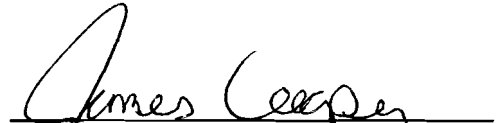
Support For General Plan Amendment

The City Council of the City of Elk Grove hereby expresses its support for this General Plan Amendment, which shall be brought back to the Council at a date uncertain, as part of a consolidated General Plan amendment for approval. All other approvals set forth herein are contingent upon the future General Plan Amendment and will not be effective until the effective date of any such General Plan Amendment.

Approval of Specific Plan Amendment and Tentative Parcel Map

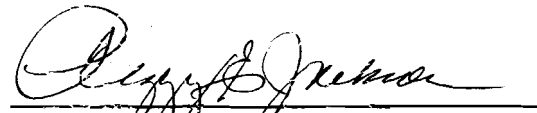
The City Council of the City of Elk Grove approves the Specific Plan Amendment and Tentative Parcel Map, contingent on other approvals, including the approval of the General Plan Amendment for this Project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of July 2007.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
INTERIM CITY ATTORNEY

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The project approved by this action is for the following entitlements</p> <p><u>General Plan Amendment</u> to the Land Use Policy Map modifying the land use designations as described in the General Plan Amendment Exhibit for Waterman Park 75 dated 05/15/2007.</p> <p><u>Specific Plan Amendment</u> to the East Elk Grove Specific Plan Land Use Diagram modifying the land use designations as described in the Specific Plan Amendment Exhibit for Waterman Park 75 dated 05/15/2007.</p> <p><u>Rezone</u> to amend the City of Elk Grove Zoning Map to amend the zoning designations as described in the Rezone Exhibit for Waterman Park 75 dated 5/15/2007.</p> <p><u>Tentative Parcel Map</u> to subdivide the parcel into eight parcels to permit development with land uses consistent with the General Plan and Specific Plan, including approved road realignment work, as depicted on the Tentative Parcel Map for Waterman Park 75 dated 5/17/2007</p> <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	<p>On-Going</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>
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 or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services, Planning	
4.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statues, regulations, and procedures.	On-Going	Development Services, Planning	
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 a public nuisance during the construction phase or implementation of the project. This includes the prohibition of the display of any prohibited signs.	On-Going	Community Enhancement	
8.	No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the	On-going	Cosumnes CSD Fire Department	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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.			
9. Fire Hydrants shall be spaced at a maximum of 500-feet on center in residential areas and 300-feet on center in commercial areas.	On-going	Cosumnes CSD Fire Department	
10. Hydrants shall be supplied by a minimum of 8-inch supply piping.	On-going	Cosumnes CSD Fire Department	
11. Provide fire hydrants spaced for commercial use throughout the R.V. storage area.	On-going	Cosumnes CSD Fire Department	
12. Provide two points of entry for emergency Fire Department access for all parcels.	On-going	Cosumnes CSD Fire Department	
13. Driveways on Waterman Road for parcel 3, 4, 5, and 6 will be right in/right out only.	On Going	Public Works	
14. Driveways on Grant Line Road for parcel 4 and 5 will be right in/right out only.	On Going	Public Works	
15. Driveway locations for each parcel as approved in EG-06-1158 will be evaluated when appropriate entitlement applications are submitted.	On-Going	Public Works	
16. The High Density Residential (HDR) parcel will include 15 net acres of HDR and .42acres of additional required open space in addition to the HDR minimum open space requirement.	On-Going	Planning	
17. All outdoor storage must be accessory to the principally permitted use. There may be no stand alone outdoor storage as the principal use unless the setbacks called out in note 2 of section 23.36-1 of the Zoning Code are met.	On-Going	Planning	

18.	The Applicant shall record, comply with, and pay initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP deposit 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.	Prior to issuance of any plans or permits associated with this project	Development Services, Planning	
Final Map/Improvement Plans				
19.	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	Prior to 1 st Improvement Plan Submittal	Development Services- Public Works	

	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.			
20.	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	
21.	All driveways on Waterman Road shall have right-in/right-out access. Lefts in for the Waterman Road driveways on Parcel 1 will be evaluated during improvement plan review. A median in Waterman Road shall restrict all prohibited access.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
22.	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	
23.	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 may include, without limitation, color slurry seal, additional lighting, appropriate signing and markings.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
24.	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	
25.	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	

26.	All street structural sections shall be designed to City of Elk Grove Standards.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
27.	The Applicant shall design and install vertical curbs adjacent to all planter and medians.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
28.	All deviations from City Standards that are not called out on the map will not be approved by Public Works prior to the Planning Commission hearing. Such deviations run the risk of not being approved, potentially resulting in a redesign and requiring the project to be reheard by Planning Commission.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
29.	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	
30.	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	
31.	The intersection of Waterman Road and Waterman Court shall be constructed consistent with the Grant Line Road widening project and to the satisfaction of Public Works.	Shown on Improvement Plans Prior to Approval; Implemented during Construction	Development Services- Public Works	
32.	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	

<p>33.</p>	<p>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 9), the Applicant shall dedicate, design and improve 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 25' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>Development Services- Public Works</p>	
<p>34.</p>	<p>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 9), to the beginning of the Waterman Road/Grant Line Road expanded intersection the Applicant shall 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 25' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>Development Services- Public Works</p>	
<p>35.</p>	<p>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.</p>	<p>Prior to Approval of Improvement Plans / Final Map; Implemented during Construction</p>	<p>Development Services- Public Works</p>	

36.	The Applicant shall dedicate, design and improve Mosher Road, if not already in place, 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	
37.	The Applicant shall dedicate a 25' pedestrian easement, adjacent to Waterman Road, to the City of Elk Grove. The applicant shall dedicate a 25' landscape corridor, in fee title, adjacent to Waterman Road along the frontage of open space parcel 9 to the City of Elk Grove.	Prior to Approval of Final Map	Development Services-Public Works	
38.	The Applicant shall dedicate a 36' landscape corridor, in fee title, adjacent to Grant Line Road, along the residential site, to the City of Elk Grove for the purposes of landscaping and pedestrian use. The applicant shall dedicate a 36' pedestrian easement adjacent to the remaining portion of Grant Line Road.	Prior to Approval of Final Map	Development Services-Public Works	
39.	The Applicant shall dedicate a 21' landscape corridor, in fee title, adjacent to Mosher Road, along the residential site and open space parcel, 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 corridor. The applicant shall dedicate a 21' pedestrian easement adjacent to the remaining portion of Mosher Road.	Prior to Approval of Final Map	Development Services-Public Works	
40.	The applicant shall provide a reciprocal access easement agreement between parcel 3 and parcel 4, parcel 3 and parcel 8 (pedestrian only) and between parcel 5 and parcel 6 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	
41.	The Applicant shall dedicate, design, and improve the intersection of Waterman Road and Grant Line Road at a 90 degree angle, based upon an	Prior to Approval of Final Map	Development Services-Public Works	

	expanded intersection, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.			
42.	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 satisfaction of Public Works prior to issuance of any permits for development of any lot.	Prior to Approval of Final Map	Development Services- Public Works	
43.	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	
44.	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	
45.	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	
46.	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	
47.	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	
48.	The applicant shall design, dedicate and/or acquire property rights for, and improve a cul-de-sac at the end of Waterman Court in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Approval of Final Map	Development Services- Public Works	
49.	A Lot Line Adjustment establishing the new alignment of Mosher Road shown on the tentative map shall be completed prior to recordation of the Final Map.	Prior to Final Map	Development Services- Public Works	

50.	The project area shall annex into a Mello-Roos Community Facilities District (CFD) to fund a portion of the additional costs for police service related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/services/finance-district/cfd-information.htm	Prior to Approval of Final Map	City of Elk Grove Finance Department	
51.	The project area shall annex into Street Maintenance Assessment District No. 1 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see www.elkgrovecity.org/services/cfd/ad-information.htm	Prior to Approval of Final Map	City of Elk Grove Finance Department	
52.	The project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, recreation center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see	Prior to Approval of Final Map	City of Elk Grove Finance Department	

	www.elkgrovecity.org/services/finance-district/cfd-information.htm			
53.	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.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
54.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
55.	Each parcel and each building with a sewage source shall have a separate connection to the CSD	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
56.	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	
57.	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	
58.	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	

59.	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 Construction	CSD-1	
60.	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	
61.	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	
62.	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	
63.	The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Prior to Approval of Improvement Plans / Final Map; Implemented during Construction	CSD-1	
64.	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	CSD-1	

		Construction		
65.	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 Agency	
66.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to the East side of Waterman Road to the intersection of Waterman Court.	Prior to Final Map	SMUD	
67.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to the East side of Waterman Court.	Prior to Final Map	SMUD	
68.	The Applicant shall dedicate the lot to the west of the intersection of Waterman Road and Waterman Court as a public utility easement for overhead and underground facilities and appurtenances.	Prior to Final Map	SMUD	
69.	The Applicant shall dedicate the Landscape Corridors as a public utility easement for overhead and underground facilities and appurtenances.	Prior to Final Map	SMUD	
70.	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	
71.	<ul style="list-style-type: none"> • Developer shall obtain a Consent To Use from SMUD for Detention Basin Parcel. • Said Consent shall be: A recordable document; An agreement specifying the terms and conditions required by SMUD for development of the detention basin use; Include known successors in interest to the real property Parcel; and be fully executed by all known parties (i.e. 	Prior to final map	SMUD	

	<p>City of Elk Grove) prior to recordation of final Map.</p> <ul style="list-style-type: none"> The detention basin shall be maintained in a manner that will prevent the growth of hydrophitic and upland vegetation which could be used as habitat by species listed under the State and federal Endangered Species Acts. Prior to the recordation of the final map, the subdivider shall obtain approval from SMUD and the City of an Operations and Maintenance Plan (O&M Plan) that describes how the basin, including the proposed water quality component of the basin will be maintained. Note that the City will not approve an O&M Plan requiring a significantly higher maintenance effort than required for typical detention/water quality basins. The Operations and Maintenance Plan will describe the timing of (i) notification to the Army Corps of Engineers of the Nationwide Permit 31 baseline and (ii) pursuing a Safe Harbor Agreement with the US Fish and Wildlife Service, and these requirements shall be the subdivider's responsibility to complete to the satisfaction of SMUD prior to City acceptance of the detention basin. 			
72.	<p>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.</p>	<p>Prior to issuance of Grading Permits</p>	<p>Sacramento County Environmental Health.</p>	
73.	<p>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</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Development Services- Public Works</p>	

74.	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	
75.	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.	Design Prior to Approval of Improvement Plans, Install prior to Occupancy	Development Services- Public Works	
76.	The applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Prior to Improvement Plan approval and Prior to issuance of Grading Permits	Public Works	
77.	The Applicant shall dedicate the detention basin within Parcel 9, in fee simple, to the City of Elk Grove. A 20-foot wide maintenance service road around the perimeter basin shall be provided and dedicated to City of Elk Grove.	Prior to Approval of Final Map	Development Services- Public Works	
78.	Applicant will dedicate Open Space Parcel 9, except the detention basin stated in condition #77, to the CSD. No Quimby credit is provided for open space lots.	Final Map	Cosumnes CSD	
79.	Landscape and civil plans shall be submitted to the CSD for plan check review and approval prior to beginning any on-site improvements. The open space design shall follow the East Elk Grove Specific Plan guidelines and the City of Elk Grove Trails Master Plan. This includes: a. Trail connectivity at multiple locations to the	Improvement Plans/Landscape Plans	Cosumnes CSD	

	<p>High Density Residential (Parcel 8) and the General Commercial (Parcel 3). It may include trail connectivity with the Light Commercial (Parcel 1). This will be determined during plan check.</p> <ul style="list-style-type: none"> b. Landscaping east of the trail – 15-foot wide medium density landscaping will be installed between the trail and High Density Residential (Parcel 8) and General Commercial (Parcel 3) to create a “green edge.” c. Landscaping west of the trail – major portions would remain in a natural riparian area. d. Landscaping of Open Space (Parcel 9) adjacent to the Waterman Road from Light Industrial (Parcel 1) south to Grantline Road will include 15-foot wide medium density landscaping. e. A 25-foot wide landscape easement or dedication shall be provided on the south side of General Commercial (Parcel 4) to connect the trail from Open Space (Parcel 9) to the signal/trail at Grantline Road. This area will include the multi-use trail (14-foot total – 10-foot trail plus 2-foot decomposed granite on each side), plus 5.5 feet of landscaping on each side of the trail. e. The Detention Basin shall include 8-foot of landscaping at the top of slope and post and cable fence according to CSD plans and specifications. The multi-use asphalt trail and the aggregate base equestrian trail shall be located on the east side of the basin. 			
80.	<p>Open space shall be zoned "O", will be free & clear of any past or future taxes or assessments; any liens or environmental encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed</p>	Improvement Plans	Cosumnes CSD	

	per the CSD specifications and in accordance with all applicable laws and regulations prior to the acceptance by the CSD of any grant deed.			
81.	Provide the CSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, or alternatively an ACOE letter stating no permit was required.	Final Map	Cosumnes CSD	
82.	Provide the CSD with a copy of all environmental documents processed for the project per CEQA including initial studies, negative declarations, etc. All mitigation requirements of such studies shall be complete prior to acceptance of the improvements by the CSD.	Final Map	Cosumnes CSD	
83.	Annex the proposed project into a benefit zone of the CSD District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the CSD a written petition in an acceptable form approved by the CSD consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.	Final Map	Cosumnes CSD	

Building Permit				
84.	The Applicant shall provide a letter of approval or easement agreement from SMUD, USBR and PG&E that this on-site development and Waterman Road 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.	Prior to 1 st building permit	Development Services- Public Works	
85.	The Applicant shall design and construct a 25' landscape corridor on Waterman Road to the satisfaction of Public Works.	Prior to Building Permit	Development Services- Public Works	
86.	The Applicant shall design and construct a 36' landscape corridor on Grant Line Road to the satisfaction of Public Works.	Prior to Building Permit	Development Services- Public Works	
87.	The Applicant shall construct the multi purpose trail 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 Building Permit	Community Services, Development Services- Public Works, Planning,	
88.	The Applicant shall design and construct a 21' landscape corridor on Mosher Road to the satisfaction of Public Works.	Prior to Building Permit	Development Services- Public Works	
89.	At all street intersections adjacent to project site, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Prior to Building Permit	Development Services- Public Works	
90.	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	Prior to the issuance of each Building Permit	Public Works	

	construction of Capital Improvement Plan drainage structures in lieu of full payment of fees when so stated in a separate credit or reimbursement agreement.			
91.	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	
92.	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	
93.	Developer shall construct & install a trail system for recreational uses according to plans and specifications approved by the CSD.	Prior to issuance of Building Permit	Cosumnes CSD	
94.	The trail and landscaping shall be installed prior to the issuance of the first building permit.	Prior to issuance of Building Permit	Cosumnes CSD	
95.	Provide the CSD with all of the Trail & Open Space Easements/Dedications necessary to successfully interlink the Trail System with all adjoining property owners and transportation projects.	Prior to issuance of Building Permit	Cosumnes CSD	
Prior to Occupancy				
96.	Water supply will be provided by the Sacramento County Water Agency.	Prior to Occupancy	Sacramento County Water	
97.	Applicant shall provide public water service to each building.	Prior to Occupancy	Sacramento County Water	
98.	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	Prior to Occupancy	Sacramento County Environmental Health Division	

	existing agricultural wells, the Applicant shall use water from agricultural wells for grading and construction.			
99.	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	
100.	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	

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.

Public Works

- 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. 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)
- e. 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)
- f. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standard. (Public Works)
- g. Improvement plans must be approved by Public Works prior to City Council approval of Final Map. (Public Works)
- h. The Final Map shall be completed, approved and recorded prior to 1st building permit. (Public Works)
- i. 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)
- j. 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)
- k. 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)

- l. 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)
- m. 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)
- n. 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)
- o. Certain improvements on Grant Line Road and Waterman Road may be subject to reimbursement as set forth in the Roadway fee Program. (Public Works)
- p. Any on site traffic calming devices and locations must be approved by Public Works prior to installation, including but not limited to speed bumps. (Public Works)
- q. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works) - NEW
- r. If the applicant is to record multiple final maps each phase shall be reviewed by Public Works to determine the improvements required for that phase. (Public Works)

Consumnes CSD Fire Department

- s. 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.
- t. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- u. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.

- v. 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:
 - a. DXF (Drawing Interchange file) any DXF version is accepted
 - b. DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- w. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system.
- x. 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.
- y. 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.
- z. 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.
- aa. 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.
- bb. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center.
- cc. 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.
- dd. 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:

- ee. The following is a partial list of restrictions affecting the transmission line easement:
- ff. 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.

- gg. Vehicular access must be provided to all towers at all times.
- hh. 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.
- ii. Tree, landscaping, light standards and equipment shall not exceed 15 feet in height within the easement area.
- jj. 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.
- kk. 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.
- ll. For information regarding approvals, acceptable uses and clearances, please contact SMUD's Property Administrator Mr. Granger.

CSD-1

- mm. 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.
- nn. 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.
- oo. 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.
- pp. 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, which ever comes first.
- qq. 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.
- rr. Contact A.C. David or Salam Khan prior to initiating a sewer study.

Finance Department

- ss. 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 2007 Development Related Fee Booklet at: www.elkgrovecity.org/services/fee-information/fee-information.htm
- tt. Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2006 2007 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.

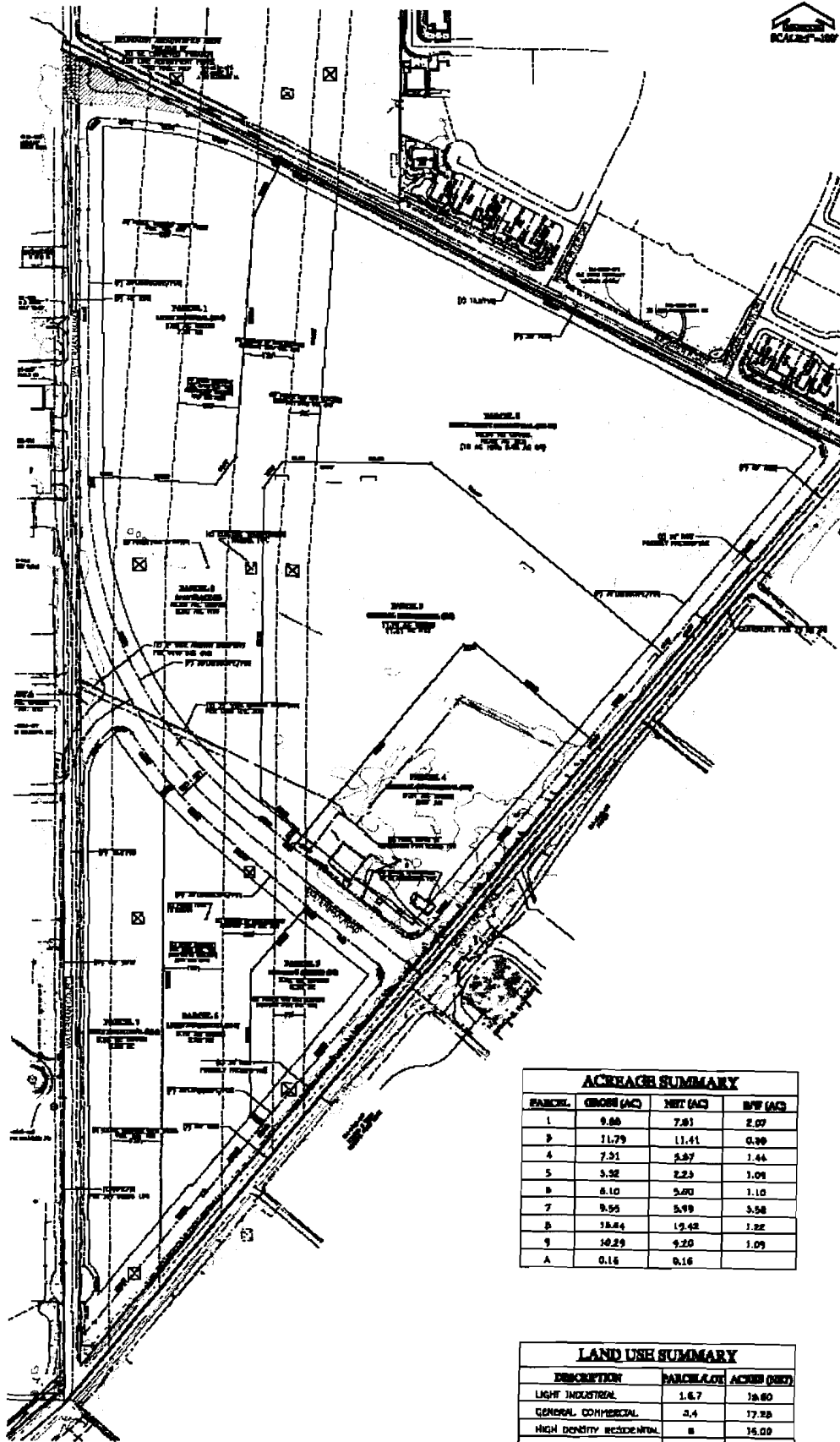
Sacramento County Water

- uu. Water intensive commercial and industrial building permit applicants are required to conduct a water use efficiency review and submit the findings in the required documentation for the project.
- vv. Efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing are required as a condition of service.
- ww. Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.

Cosumnes CSD Parks and Recreation

- xx. Pay Park and Recreation Plan Check Fees as required by the CSD.
- yy. The applicant is eligible to receive reimbursement for the powerline open space trail system and the powerline open space landscaping up to the maximum amount identified in the East Elk Grove nexus study. Any reimbursement request must include supporting documentation to validate actual work performed, adherence with prevailing wage laws, and closeout of all contracts. (Cosumnes CSD)
- zz. Walls adjacent to the Open Space (Parcel 9) should be open fencing consisting of half block wall and half tubular steel. The wall will be located completely on the Owner's property and not within the open space parcel. General maintenance, graffiti removal, wall repair or wall replacement is the responsibility of the Owner, not the CSD. Shrubs or other suitable material should be planted along the length of any wall to prevent graffiti and provide a visual barrier. (Cosumnes CSD)

Exhibit B: Tentative Parcel Map



ACREAGE SUMMARY			
PARCEL	GROSS (AC)	NET (AC)	NET (AC)
1	9.80	7.81	2.07
3	11.79	11.41	0.38
4	7.31	5.87	1.44
5	5.32	2.23	3.09
6	6.10	5.00	1.10
7	9.95	5.99	3.96
8	18.44	19.42	1.22
9	10.29	9.20	1.09
A	0.16	0.16	

LAND USE SUMMARY		
DESCRIPTION	PARCELS/LOT	ACRES (NET)
LIGHT INDUSTRIAL	1, 6, 7	18.80
GENERAL COMMERCIAL	3, 4	17.25
HIGH DENSITY RESIDENTIAL	8	15.00
UNDEVELOPED	5	3.09

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-171**

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 July 25, 2007 by the following vote:

AYES : **COUNCILMEMBERS:** *Cooper, Davis, Hume*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Leary, Scherman*



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

