



# Planning Commission Staff Report

January 7, 2010

**Project:** Waterman Park 75 –Tentative Parcel Map Amendment (EG-06-1158), amending Conditions of Approval #32, 33, 34, 36, and 68  
**File:** EG-09-025  
**Request:** Tentative Parcel Map Amendment to Conditions of Approval  
**Location:** 10240 Grant Line Road  
**APN:** 134-0182-001-0000  
**Staff:** Fritz Buchman, Public Works  
 Patrice Clemons, Planning  
**Accepted:** June 3, 2009

## Applicant/Owner

CT Waterman Park, LLC  
 John Valentine  
 15150 Ponderosa Way  
 Mokelumne Hill, CA 95345

## Staff Recommendation

Staff recommends that the City of Elk Grove Planning Commission adopt a resolution finding the project exempt from the California Environmental Quality Act and recommending the City Council approve a Tentative Parcel Map Amendment, amending Conditions of Approval #32, 33, 34, 36, and 68 of Waterman Park 75 project EG-06-1158, subject to the findings included in this staff report.

## Project Description

On July 25, 2007, the City Council approved Resolution No. 2007-171 for a Specific Plan Amendment and Tentative Parcel Map of Waterman Park 75, project EG-06-1158. Conditions #32, 33, 34, 36, and 68 were approved with the tentative parcel map. The applicant proposes to amend these conditions to include changes to the improvements along Mosher Road, Waterman Road, and Waterman Court, to create and transfer lot A to another property owner, to create various access easements, and to readdress businesses. These amendments are being proposed by the applicant to make the project more viable from both an economic and practical standpoint for development. The table below shows the proposed amendments to each condition. Deleted sections of the original conditions are shown in strikethrough font and the added language is in bold.

32.	The Applicant shall dedicate, <del>design, and improve</del> 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. <b>The Applicant shall design and improve the southerly half section of the intersection based upon an expanded intersection, the northerly half section shall be designed and improved to include a minimum of 8 feet of pavement, a 3-foot shoulder and a roadside ditch. Transitions shall be to the satisfaction of Public Works.</b>	Prior to Approval of Improvement Plans/Final Map; Implemented during Construction	Development Services - Public Works
33.	From the northerly 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) <b>the</b>	Prior to Approval of Improvement Plans/Final	Development Services - Public

	<p><b>Waterman Road/Waterman Court intersection</b>, the Applicant shall dedicate, design and improve the easterly half section of Waterman Road measured <del>Waterman Road, east half section</del> 36' from the approved centerline. Improvements shall be based on an 84' equivalent arterial with <b>separated</b> sidewalks <del>separated from the back of curb</del> within the 25' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. <b>The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant shall follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department.</b></p>	<p>Map; Implemented during Construction</p>	<p>Works</p>
34.	<p>From the location where the project centerline of <del>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</del> <b>Waterman Road/Waterman Court intersection to the beginning of the Waterman Road/Grant Line Road expanded intersection</b>, the Applicant shall dedicate, design and improve the entire section of Waterman Road <b>measured</b> 72' from back of curb to back of curb. Improvements <del>will</del> <b>shall</b> be based on an 84' equivalent arterial with <b>separated</b> sidewalks <del>separated from the back of curb</del> within <del>a</del> the 25' landscape corridor, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. <b>The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant shall follow the policies and procedures in the most recent version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department.</b></p>	<p>Prior to Approval of Improvement Plans/Final Map; Implemented during Construction</p>	<p>Development Services - Public Works</p>
36.	<p>The Applicant shall dedicate, design and improve <del>Mosher Road, if not already in place,</del> <b>the southerly half section of Mosher Road</b> 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. <b>The Applicant shall design and improve the northerly half of Mosher Road from the expanded intersection of Waterman Road to the existing, fully-improved section located east of the intersection. The northerly section shall include a</b></p>	<p>Prior to Approval of Improvement Plans/Final Map</p>	<p>Development Services - Public Works</p>

	<b>minimum of 8 feet of pavement, a 3-foot shoulder and a roadside ditch. Transitions to the fully-improved section shall be to the satisfaction of Public Works.</b>		
68A.	<del>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. The Applicant shall record a boundary line adjustment (BLA) transferring Lot A to one or more of the property owners to the west.</del>	Prior to Final Map	SMUD Public Works
68B.	<b>The Applicant shall design and improve the curb returns at the northwest corner of Waterman Road/Waterman Court (Future), adjacent to Lot A to the satisfaction of Public Works.</b>	Prior to Final Map Approval	Public Works
68C.	<b>The Applicant shall dedicate the westerly half section of Waterman Road along the frontage of Lot A measured 36' from approved centerline to the satisfaction of Public Works.</b>	Prior to Recordation of the BLA for Lot A	Public Works
68D.	<b>The Applicant shall dedicate all necessary private access easements to the applicable owners requiring access to Waterman Court in the future.</b>	Prior to Recordation of the BLA for Lot A	Public Works
68E.	<b>The Applicant shall abandon the unused portion of Waterman Road to the satisfaction of Public Works. Additionally, the unused portion of the future abandoned Waterman Road, not proposed as access for the parcels to the west, shall be demolished. All work shall be completed to the satisfaction of Public Works.</b>	Prior to Acceptance of Waterman Road	Public Works
68F.	<b>The Applicant shall construct a new access for Parcels 134-0181-015 and 134-0181-017 to the satisfaction of Public Works.</b>	Prior to Acceptance of Waterman Road	Public Works
68G.	<b>The Applicant shall be responsible for all costs associated with readdressing all existing businesses on Waterman Court.</b>	Final Map	Public Works

**Project Setting**

The project site is an approximately 75 acre triangular shaped parcel located in the south-east area of the City. It is bordered to the west by Waterman Road, to the north by Mosher Road and to the south-east by Grant Line Road.

The site is undeveloped and is covered mostly by weeds and grasses. Four high voltage transmission lines run across the site in a north/south direction with electrical towers throughout the site. Heavy industrial development exists west of the site across Waterman Road. Two residential subdivisions, Sonoma Creek and Newton Ranch, exist to the north across Mosher Road. The area southeast of the project site across Grant Line Road is located outside the City limits and consists of predominantly agricultural cropland and undeveloped land interspersed with rural residential development. Table 1 below shows the existing uses adjacent to the project site.

**Table 1 - Adjacent Land Use Designations and Districts**

	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Existing Use</b>
<b>Project Site</b>	Light Industry, Commercial, Public-Open Space-Recreation, High Density Residential	M-1, GC, SC, RD-20, O	Rural residential/vacant
<b>North</b>	Light Industry, Low density residential, Public-Open Space-Recreation, Public Parks	East Elk Grove Specific Plan: M-1, MP, RD-5, AR-10, O	Single-family residential and open Space
<b>West</b>	Heavy Industry	M-2	Heavy industrial businesses
<b>Southeast</b>	Outside City Limits - rural residential, agricultural	Outside City Limits - rural residential, agricultural	Agricultural and rural residences

**Figure 1 - Vicinity Map**



