

Caliterra Ranch Tentative Subdivision Map Amendment

Draft Conditions of Approval

Planning Conditions

1. The developer/applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the developer/applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the developer/applicant is not current on fees, reimbursement payments, and any other payments that are due.
3. The ability to proceed under any approvals, entitlements, or authorizations granted by this action are pursuant to the executed Development Agreement with the City of Wheatland and Dale Investments, LLC concerning the Caliterra Ranch (formerly Jones Ranch) Subdivision.
4. The developer/applicant shall comply with all mitigation measures identified in the Caliterra Ranch (formerly Jones Ranch) updated Mitigation Monitoring and Reporting Program (SCH No. 2005082035).
5. With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the Wheatland Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.
6. Landscaping shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained in good condition. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved landscaping plans. Water conservation measures, including the use of drought tolerant landscaping shall be used.
7. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
8. If the developer/applicant requests model homes, a sales trailer, or construction trailer, the developer/applicant shall submit a site plan showing the exact location of the trailer with adequate parking. The plan shall be submitted to the Community Development Department for review and approval prior to installation of any homes. All sales or construction trailers shall be placed out of the private or public right-of-way to the satisfaction of the City Engineer.
9. The developer/applicant shall obtain all necessary building permits prior to commencing construction.

10. Prior to the issuance of any building permits, the developer/applicant and the Wheatland Community Development Director shall establish a process for submitting plotting plans that indicates which plan, including elevation, will be located on each lot. The plotting plan shall indicate compliance with the adopted Caliterra Community Design Guidelines, dated August 28, 2017, including, but not limited to, the following:
 - a. The same floor plan or exterior colors for dwelling units shall not be placed side by side. Flipping the orientation of the floor plan does not constitute a change in floor plan.
 - b. Homes directly across the street from one another should not have the same floor plan, unless they have different elevations.
 - c. Building designs shall consist of one of the three approved architectural styles (Spanish Modern, Farmhouse, and Craftsman).
 - d. All residences shall contain rain gutters and downspouts to direct water away from the concrete foundation as approved by the City Engineer
 - e. All HVAC shall be ground mounted and shall not be visible from any street or pedestrian views. No roof mounted HVAC unit allowed.
11. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities, including implementation of the FRAQMD's Standard Construction Mitigation Measures (including completion of a Fugitive Dust Control Plan). The developer/applicant shall post dust control signage with a contact number of the developer/applicant, City staff, and the Feather River Air Quality Management District (FRAQMD).
12. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris (boxes, junk, garbage, etc.) to minimize impacts on surrounding properties and roadways. The contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work.

Engineering Conditions

General Requirements

13. Applicant shall submit improvement plans prepared by a California Registered Civil Engineer for all necessary and required on-site and off-site public and private improvements. The Improvement Plans shall show all existing and proposed utilities, above and below ground, including water, sanitary sewer, storm sewer, communication lines, electricity, natural gas, transformers, vaults and meters. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Improvement Plans must be approved by the City Engineer prior to any on-site or off-site construction. An Encroachment Permit is required for any work within City right of way. An Encroachment Permit will not be issued prior to the approval of the Improvement Plans.
14. All improvements shall be designed and constructed in accordance with the City of Wheatland Municipal Code (WMC), City of Wheatland Public Works Standards (City

Standards), except as directed by the City Engineer and/or as specifically noted otherwise in these conditions. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing. Approval of a site plan depicting improvements that do not conform to the WMC does not constitute approval of a design exception, unless explicitly stated herein or in another approved City resolution. The City anticipates adopting new standards in 2025 and occasional updates thereafter.

15. No residential building permit, excluding permits for model homes, shall be issued until the property has been annexed into Community Facilities District (CFD) 2015-1 and the City has authorized the levy of a special tax or assessment for the purpose of funding City services and maintenance obligations.
16. Prior to the approval of the Final Map, the Landscaping Plans shall be reviewed and approved by the Planning Director.
17. As part of the Architectural Design Review Process, the applicant shall submit a plan showing the location of all one & two story floor plans along Wheatland Road. The plans shall be reviewed and approved by the Planning Director.

18. Prior to the approval of the Improvement Plans and prior to the issuance of a grading permit, the applicant shall obtain all necessary permits, approvals and/or clearances from any other regulatory agencies with jurisdiction over the project, including but not limited to the Central Valley Flood Protection Board, Regional Water Quality Control Board, City of Wheatland Fire Authority, Caltrans, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and U.S. Army Corp of Engineers. Proof of approvals, permits and/or clearances shall be submitted to the City prior to approval of the improvement plans. A complete set of improvement plans shall be submitted to all agencies, districts, and utilities affected by, or providing service to the development, for review and comment.

18.

19. An assessment district, service area, or other financing mechanism shall be established for maintaining the integrity of the creek areas, detention basin, and pumping facilities if these obligations are not incorporated into and funded at the time of annexation to Community Facilities District 2015-1.

19.

Developer shall prepare estimates of anticipated maintenance costs for open space dedicated in fee title to the City of Wheatland for review and approval by the City Engineer. Said costs shall be included in a maintenance assessment district or community facilities district for the subdivision.

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~~20-21.~~ Mailbox plans and locations shall be approved by the City of Wheatland Postmaster prior to improvement plan approval. The developer shall provide a letter from the City of Wheatland Postmaster approving mailbox locations.

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~~21-22.~~ Prior to approval of the Final Map, the developer shall provide will-serve letters from the following agencies/service providers to the City Engineer and comply with their requirements:

- a. Telephone
- b. Gas and Electricity
- c. Cable Television
- d. Internet
- e. Solid Waste Collection

~~22-23.~~ Applicant shall be responsible for all City plan check, map check and inspection costs. The Applicant shall enter into a Cost Recovery Agreement and deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City. Additional funds may be required based upon actual plan check, map check and inspection costs.

~~23-24.~~ Prior to approval of final maps, improvement plans and cost estimates shall be submitted to the City Engineer for review and approval. Security shall be posted for faithful performance and labor and materials, and a subdivision improvement agreement shall be executed with the City prior to recording the Final Map.

~~24-25.~~ The initial phase of subdivision improvements shall be completed and accepted by the City within twelve months after issuance of the first building permit for any particular phase of development. This condition shall not apply to the construction of model homes.

~~25-26.~~ The developer shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.

~~26-27.~~ Existing overhead utility lines within the project limits shall be placed underground except for those utility lines that are specifically exempted from under grounding by City Ordinance.

~~27-28.~~ Prior to the issuance of building permits, the developer shall pay all applicable fees to, and provide will-serve letters from:

- a. Wheatland Elementary School District
- b. Wheatland High School District

~~28-29.~~ All construction activities shall be limited to the following as allowed by the Wheatland Municipal Code:

- a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. For the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
- b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
- c. The City Engineer may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
- d. The project applicant shall place a note on the improvement plans and within construction contracts that requires the following:
 - i. Construction activities shall be scheduled to occur during normal day-time working hours.
 - ii. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturers installed mufflers.
 - iii. Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.
 - iv. The note shall be reviewed and approved by the City Engineer prior to the issuance of grading permits.

~~29-30.~~ If any hazardous materials are encountered during the construction of this project, all work shall be immediately stopped and the Yuba County Environmental Health Service Department, the Wheatland Fire Authority, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

~~30-31.~~ The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer. The following shall be added to the general notes on the civil plans, "All roads used within the City of Wheatland during construction shall be cleaned daily, or more often as required by the City Engineer, of all dirt and debris spilled or tracked onto the City streets, or private driveways."

- ~~31-32.~~ Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers and water lines, shall be installed in a manner that will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
- ~~32-33.~~ An assessment district, service area, or other financing mechanism shall be established for maintaining the integrity, appearance and effectiveness of any sound walls, fences and monument signs associated with the project if these obligations are not incorporated into and funded at the time of annexation to Community Facilities District 2015-1. Costs shall include the on-going maintenance and eventual replacement of facilities. Estimated costs shall be subject to the review and approval of the City Engineer.
- ~~33-34.~~ Sound walls, fences and monument signs covered under public financing mechanisms shall be constructed entirely within public rights of way or dedicated landscape corridor lots (including foundations, footings, post holes and electrical), to the satisfaction of the City Engineer, with adequate clearances and access to perform any maintenance, construction or reconstruction of the facilities.
- ~~34-35.~~ Every reasonable effort shall be made by the Developer to maintain vehicular and pedestrian traffic flow during construction of the project with special attention to school related vehicular and pedestrian traffic and safety. Developer shall submit traffic handling and phasing plans for the review and approval of the City Engineer.
- ~~35-36.~~ Every reasonable effort shall be made by the Developer to accommodate seasonal agricultural traffic from neighboring farm lands before and during construction of the project. Any expenses related to said accommodation will be borne by the City or neighboring farms.
- ~~36-37.~~ Improvement plans shall be based on a City approved USGS benchmarks and tied to the California State Plane coordinate system.
- ~~37-38.~~ All on-site improvements (within the subdivision boundaries) including streets, parking lots, sidewalks, streetlights, sanitary sewer facilities, storm drain facility, stormwater quality facilities and landscaping shall become publicly owned and maintained after acceptance by the City.
- ~~38-39.~~ Applicant shall pothole and physically locate (by way of geodetic surveys) the actual horizontal location and vertical depth of all existing underground utilities throughout the proposed area of work and provide the design of all new utility installations required to serve the project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties.
- ~~39-40.~~ Utilities to be abandoned shall be removed or completely filled with suitable material and capped to the approval of the applicable utility agency and to the approval of the City Engineer.

~~40-41.~~ After all of the new underground utilities within existing public streets have been installed, the entire affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.

~~41-42.~~ The developer, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer.

~~42-43.~~ Prior to acceptance of the public improvements, The developer shall provide a written statement signed by the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in conformance with the plans approved by the City Engineer.

~~43-44.~~ Prior to acceptance of the public improvements, the applicant shall provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes. Digital files shall include AutoCAD Civil 3D (.dwg) format compatible with the City's current version, and tied to the State Plane coordinate system.

~~44-45.~~ Upon completion of the project and prior to acknowledgment of completion, all new sanitary sewer and storm drains shall be video inspected for conformance and the recording delivered to the City for review. The video shall indicate the pipe being televised, station points along each pipe, and shall have the bottom of the pipe at the bottom of the monitor when viewed. The speed of advancement shall be slow enough to ascertain the pipe condition and paused as necessary at sags, gaps, obstructions and damaged areas of the pipe. Pipe damage, repairs and obstructions shall be repaired to the satisfaction of the City Engineer.

~~45-46.~~ Upon completion of the building and site improvements, the Applicant shall clean, repair, or reconstruct the curb, gutter, and sidewalk along the entire frontage of the developed property as may be required by the City Engineer to conform to the City standards prior to receiving an occupancy permit for the building.

~~46-47.~~ Prior to acceptance of the public improvements, submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.

~~47-48.~~ Prior to acceptance of the public improvements, submit a certification from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.

~~48-49.~~ Prior to acceptance of the public improvements, provide a letter stating that all of the Developer's Conditions of Approval have been met.

~~49-50.~~ Prior to issuance of a building permit, the developer shall pay the appropriate City of Wheatland Facilities and Equipment Program Fee.

Grading Conditions:

~~50-51.~~ The applicant shall submit and obtain approval of a grading plan, which meets the requirements of Title 17, Chapter 08, Section 170 of the Wheatland Municipal Code. Any

ground disturbing activity (clearing, grubbing, excavations or rough grading) at the site will not be permitted prior to approval of the grading plan and issuance of a grading permit. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.

54.52. If construction includes blasting or the use of controlled explosives, the grading contractor and the developer shall comply with all conditions of the Public Works Department, which include, but are not limited to, the following:

- a. Make all test hole logs available to road and underground contractors.
- b. Require that the blasting contractor be licensed, bonded and insured.
- c. Have the contractor visit neighbors personally to tell them the estimated schedule for blasting and to explain the warning signals.
- d. Insure that the conventional OSHA signals for blasting are followed prior to and while firing each shot, with a sufficient air whistle that can be heard for a minimum of 2,000 feet.
- e. Set signs indicating a blasting area on nearby streets. Flag persons shall be used.
- f. Cover shallow shots on exposed rock with soil and/or a blasting mat to mitigate flying rock. Soil should be free of round boulders or cobbles.
- g. A pre-blast survey of all surrounding structures and facilities shall be prepared along with a blasting program including blast peak velocity limits at various points for the blasting required to create roads and major utility lines. The blasting program and pre-blast survey shall be kept on file with the Police Department. Blasting operations shall be coordinated with the Fire Authority.
- h. The contractor must secure any federal, state and local licenses and permits prior to using explosives.

52.53. A detailed design level geotechnical report shall be submitted with the initial submittal of the improvement plans. The report shall determine site soil characteristics and provide design parameters. The geotechnical investigation shall also look for the possible presence of asbestos-bearing rock. In addition, a subsurface geotechnical investigation including soil testing shall be conducted to determine if liquefaction is a problem. In addition, the report shall address geological hazards, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the geotechnical report. Mitigation measures in the geotechnical report shall have final approval by City Engineer.

53.54. Prior to City approval of the improvement plans, the geotechnical engineer shall sign off on the cover sheet confirming that the improvement plans are in conformance with recommendations of the project geotechnical report.

~~54-55.~~ If at any time, prior to final acceptance of the project improvements, the City Engineer requests an independent geotechnical investigation and report, then an independent geotechnical engineer, shall be retained by the City at the applicant's expense, to conduct requested investigations.

~~55-56.~~ Where soil or geologic conditions encountered during construction activities are different from those anticipated in the geotechnical report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

~~56-57.~~ The slope of cut surfaces of permanent excavations shall not be steeper than two (2) horizontal to one (1) vertical unless supported by a geotechnical/soils report and approved by the City Engineer.

~~57-58.~~ Dust control specifications shall be included on the improvement plans to minimize dust nuisance during construction. Dust control measures shall be developed to take into account the possible presence of asbestos bearing rock formations and the measures necessary to deal with this type of dust.

~~58-59.~~ The applicant shall re-vegetate cut and fill areas as soon as possible using native seed mixes and compatible plantings as specified by the City Engineer, City Standards and the Soil Conservation Service.

~~59-60.~~ The applicant shall conduct all soil stabilization activities pursuant to City Engineering Department and Soil Conservation Service practices and techniques. Stabilization details shall be shown on the improvement plans for temporary and permanent conditions.

~~60-61.~~ Any retaining walls necessary as a part of the on- or off-site grading shall have designs and calculations prepared and submitted as a part of the grading plan submittal. Said walls shall be reviewed and approved by the City Engineer. Wooden retaining walls on- or off-site shall not be allowed.

~~61-62.~~ Grading/improvement plans shall identify all oak trees that are located within 50' of all proposed improvements and that are five-inches (5") in diameter or larger at breast height. In addition, plans shall show the following information:

- a. Location of each oak tree and limits of the critical root zone (CRZ). The CRZ shall be defined as the dripline radius plus 1 foot. Each oak tree shall be identified using the tree number from the arborist report (if applicable).
- b. All areas disturbed by grading and/or construction.
- c. Retaining walls, aeration systems, or other information related to each oak tree.
- d. A fencing plan illustrating the placement of tree protection/exclusion fencing at the limits of the CRZ.

e. Signs shall be provided on tree fencing identifying the protected/ exclusion areas.

~~62-63.~~ The WDID Number issued by the State Water Resources Control Board shall be reference on the face of the Improvement plans for the project improvements.

~~63-64.~~ Specific details for cut and fill slopes, open ditches and erosion control shall be reviewed at the time of improvement plan submittal.

~~64-65.~~ The proposed contour information submitted with the Tentative Map is not approved at this time. The final slopes and grades shall be reviewed with the improvement plans.

~~65-66.~~ If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained by a certified third-party Qualified SWPPP Practitioner (QSP) firm.

~~66-67.~~ Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Floodplain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be certified by a licensed surveyor prior to construction of building foundations.

Street Conditions:

~~67-68.~~ Developer shall address the conclusions, recommendations and mitigations contained in the project Traffic Impact Study (TIS) prepared by TJKM to the satisfaction of the City Engineer. Off-site mitigation recommendations contained in the final TIS will be implemented, constructed or resolved with in-lieu fees or fair-share contributions in accordance with project related thresholds established by the City Engineer. Deviations may be allowed as approved by the City Engineer.

~~68-69.~~ The final engineering and improvement plans for the intersection of Wheatland Road and First Street, and the intersection of Wheatland Road and Wheatland Park Drive may be modified as directed by the City Engineer and in conformance with the TIS and subsequent Focused Traffic Studies. Changes at these intersections may include additional lanes, additional turn lane stacking and may require the modification of proposed surrounding lots.

~~69-70.~~ Developer and its engineers shall coordinate with the City in the City's Wheatland Road Complete Streets Project which involves the design and construction of roadway, sidewalk, bike lane, street lighting and landscape improvements along Wheatland Road from Highway 65 to the Caliterra Ranch project. Improvements such as roadway cross-sections, sidewalks, landscaping, lighting, storm drainage, pavement markings and signage shall be coordinated with the City's effort on the Complete Streets Project.

~~70-71.~~ Impacts on existing roadway pavements from project related construction traffic and heavy vehicles shall be mitigated by full-depth reconstruction of existing pavements fronting the project as directed by the City Engineer.

- ~~71-72.~~ All interior streets for the project shall be constructed to a full width as shown on the Amended Tentative Map or any subsequent amendments approved by the City.
- ~~72-73.~~ The cross-section of Wheatland Road shall include a 25' wide Landscape Corridor/PUE to include 4-7.5' planters on each side of a 10' sidewalk measured from back-of curb) adjacent to the proposed sound wall. Final landscaping design shall be reviewed and approved by the Planning Director.
- ~~73-74.~~ Asphalt pavement for major and minor arterial streets shall have a minimum structural section of 7" asphalt concrete on 8" aggregate base. The actual design of the pavement section shall be based on R-value provided in the project geotechnical report and a traffic index of 11.
- ~~74-75.~~ Asphalt pavement for collector streets shall have a minimum structural section of 4.5" asphalt concrete on 6" aggregate base. The actual design of the pavement section shall be based on R-value provided in the project geotechnical report and a traffic index of 8.
- ~~75-76.~~ Asphalt pavement for minor collector streets shall have a minimum structural section of 4" asphalt concrete on 6" aggregate base. The actual design of the pavement section shall be based on R-value provided in the project geotechnical report and a traffic index of 7.
- ~~76-77.~~ Asphalt pavement for residential streets shall have a minimum structural section of 4" asphalt concrete on 6" aggregate base. The actual design of the pavement section shall be based on R-value provided in the project geotechnical report and a traffic index of 7.
- ~~77-78.~~ Asphalt pavement for dead-end streets serving 10 homes or less shall have a minimum structural section of 3.5" asphalt concrete on 6" aggregate base. The actual design of the pavement section shall be based on R-values provided in the project geotechnical report and a traffic index of 6.
- ~~78-79.~~ All cul-de-sacs, knuckles, and hammerheads shall have adequate right-of-way and curb face radii for construction. Provisions shall be made for delineating no parking along curb faces where deemed necessary by the Wheatland Fire Authority to accommodate fire vehicle turning movements or as otherwise approved by the City Engineer.
- ~~79-80.~~ Valley gutters shall not be utilized in public streets.
- ~~80-81.~~ Design and construct all new pedestrian walkways, ramps, accessible parking spaces, parks and any other public improvements to meet current Americans with Disabilities Act Accessibility Guidelines, and California Title 24 requirements.
- ~~81-82.~~ Pedestrian ramps shall be provided at all intersections, commercial driveways and crosswalks where sidewalks are proposed.
- ~~82-83.~~ Prior to issuance of Building Permits by the City, the developer/ property owner shall be required to pay all appropriate impact fees for the project lots.
- ~~83-84.~~ The Wheatland Road right of way adjacent to Lot 69 of Village 1 (drainage area south of Wheatland Road and east of Grasshopper Slough) shall be dedicated as an irrevocable

offer of dedication (IOD) to a full width standard consistent with other segments of Wheatland Road as shown on the amended Tentative Map. Other than a City approved eastbound pavement transition taper prior to the westerly project entry, additional improvements including, curb, gutter, landscape planter, sidewalk and pavement shall not be required or be the responsibility of the developer unless a Pre-Annexation/Pre-Zoning application for property located to the west of the Jones Ranch and currently designated Low Density Residential on the City's General Plan Land Use diagram (July 2006) is filed.

84-85. Pedestrian and bike facilities, including bike facility and sidewalk widths, shall conform to the adopted City of Wheatland Bikeway Master Plan. Any conflicts between the substantial conformance exhibit/map and the Master Plan will be resolved at the discretion of the Community Development Director and City Engineer.

85-86. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the CA-MUTCD, City standards and the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate and directed by the City. Speed limit signs shall be installed at locations determined by the City Engineer. Stop signs, yield signs and speed limit signs shall be installed within the subdivision at locations determined by the City Engineer.

86-87. Developer shall provide spare streetlights and associated components for replacement purposes of at least 5% of total required for the subdivision.

Storm Drainage Conditions:

87-88. A drainage study prepared by a California Registered Civil Engineer shall be submitted prior to the initial submittal of the Improvement Plan. The drainage study shall demonstrate that development of the proposed project area will not increase downstream water surface elevations. The report shall include hydrologic and hydraulic calculations, narrative and exhibits to support the design and sizing of all public and private drainage facilities including storm drains and detention facilities. The report shall include on-site-mitigation for increased runoff. The report shall address existing downstream storm drain facilities and hydraulic conditions which may impact the design of proposed facilities and improvements. This study shall include a hydraulic grade line analysis of the existing downstream storm drain. Analyses of the conveyance of onsite and downstream facilities shall be based on the 25-year storm. The report shall also include an analysis of the 100-year storm overland flow.

88-89. Applicant shall submit for review and approval a detailed Stormwater Control Plan (SWCP) prepared in accordance with the State Stormwater control Standards. Site improvements shall incorporate Low Impact Design (LID) principles and permanent post-construction storm water pollution BMPs. The Stormwater Control Plan shall be submitted for review with the initial submittal of the Improvement Plans.

89-90. A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner(s) shall enter into an agreement

with the City that provides the terms, conditions, and security associated with the ongoing requirements of the post-construction Stormwater Best Management Practices.

~~91.~~ Prior to the approval of the Improvement Plans, the Applicant shall submit a copy of the project Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for coverage under the State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities.

~~90.~~
~~94-92.~~ No lot to lot drainage is allowed. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system, or discharged through the face of curb or to an established waterway.

~~92-93.~~ The drainage plan shall include ditches or swales as required by the City Engineer to eliminate cross lot drainage.

~~93-94.~~ The perimeter of the development shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.

~~94-95.~~ Storm-water detention shall be provided per the requirements of the final on-site project drainage analysis and meet local and State drainage requirements in-place at the time of Tentative Map Amendment approval. Design of storm water detention facilities shall be subject to City standards and the review and approval of the City Engineer. Stormwater plans shall include the following:

- a. The velocity of concentrated storm flows from impervious surfaces should be reduced by the use of energy dissipaters. These structures should be placed so that the velocity reduction occurs before water enters wetland areas.
- b. Water pollution control devices shall be placed at the appropriate locations in the system. The design and placement of the devices should be performed by a qualified engineer with demonstrated experience in the design of Storm Drainage Best Management Practices. The placement of the devices should be such that drainage from large paved areas is intercepted prior to discharge to the natural on-site or off-site drainage systems. These systems may not be required if adequate water quality treatment can be achieved with detention basins, as approved by the City Engineer.

~~95-96.~~ Stenciling shall be provided on curb inlets to prohibit dumping of pollutants. The stencil detail shall be included in the improvement plans.

~~96-97.~~ The applicant shall use Best Management Practices (BMPs) for the capture of oil and petroleum products from the development. These BMPs shall be subject to City Engineers approval.

~~97-98.~~ Any proposed on-site (outside of public right-of-way) storm drainage systems, excluding the detention basins and conveyance facilities within Lot F, shall be private. The maintenance of the on-site system shall be the responsibility of the appropriate property owner.

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99. Detention Basin located on Lot F shall include an access ramp for maintenance vehicles placed in the upper northeast side of the basin.

100. Developer shall provide clear access to the outlet structure to allow for maintenance of the structure and clearance of the trash rack during storm events. Design shall be approved by the City Engineer.

101. Open Space/Drainage Basin Lot F shall be dedicated in fee title to the City of Wheatland.

98-102. Developer shall remove obstructions in Grasshopper Slough before basin storage is expanded. The existing obstruction is preventing the basin from operating per design.

99-103. Developer shall be responsible for the acquisition of all storm drain easements that are required for the construction and maintenance of perimeter and off-site drainage improvements.

400-104. Developer shall prepare estimates of anticipated on- and off-site operation and maintenance costs for the drainage systems that serve the subdivision for review and approval by the City Engineer. Said costs shall be included in a maintenance assessment district or a services community facilities district for the subdivision.

404-105. Prior to issuance of Building Permits by the City, the developer/ property owner shall be required to pay all appropriate Drainage fees for the project lots.

Sanitary Sewer Conditions:

402-106. Necessary sewer line extension(s) will be the responsibility of the applicant. The applicant shall be required to install and construct all necessary sewer line(s); lift stations and/or force main extensions as needed to meet City requirements. Size of new sewer line(s) shall take into account future development. Any sewer system upgrades beyond what is needed to serve the Caliterra Ranch development may be eligible for impact fee credits from the City of Wheatland. Temporary facilities shall be constructed to the same standards as permanent facilities and to the satisfaction of the City Engineer.

403-107. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" higher than the rim elevation of the nearest upstream manhole or clean-out. Inadequate elevation differentials or grade on private sewer laterals, as determined by the City, must be mitigated.

404-108. Any existing well(s) and septic system(s) on the project site shall be abandoned in accordance with the requirements of the Yuba County Division of Environmental Health. A letter from the Yuba County Division of Environmental Health shall be submitted prior to Final Map recordation certifying that all requirements have been met. No new private wells or septic systems are permitted on the subject property.

405-109. All sanitary sewer mains shall be constructed with a minimum 8-inch diameter pipe with minimum 4-inch laterals.

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~~406-110.~~ Prior to issuance of building permits, the developer/property owner shall be required to pay all appropriate sewer impact fees for each lot.

Potable Water Conditions:

~~407-111.~~ Necessary water line extension(s) shall be the responsibility of the applicant. Subject to consistency with the technical studies for the project, the applicant shall be required to install and construct all necessary water line(s), booster pumps, wells and storage as needed to meet projects needs and the City's requirements. Size of new water line(s), booster pumps, wells and storage facilities shall take into account future development. Any over sizing for future development will be eligible for fee credits or reimbursement between the developer and the City if applicable. Adequate property for wells and water storage reservoirs, as approved by the Community Development Director, Public Works Director and City Engineer, shall be dedicated on the final map.

~~408-112.~~ All water mains shall be constructed with a minimum 8-inch diameter pipe with minimum 1-inch inside dimension service lines and water meters. Larger services from water mains may be required to achieve adequate fire flow. Sample fire flow calculations shall be submitted with water infrastructure improvement plans to demonstrate that fire flow to residential and commercial buildings can be achieved with the proposed system.

~~409-113.~~ Developer shall provide water modeling to demonstrate the water system is capable of meeting all fire flow conditions required by the City and Wheatland Fire Authority.

~~410-114.~~ Prior to issuance of building permits, the developer/property owner shall be required to pay all appropriate Water Impact fees for each lot.

Air Quality Conditions:

- ~~444-115.~~ For the construction phase, the applicant shall submit an Off-road Construction Equipment Emissions Reduction Plan to the Feather River Air Quality Management District and City of Wheatland for review and approval.
- ~~442-116.~~ The project applicant shall sign a District Fugitive Dust Control Plan to acknowledge the state and local fugitive dust emission laws and District Board of Members' approved fugitive dust control measures for implementation. The Plan shall be signed prior to issuance of grading permits.

Final Map Conditions:

- ~~443-117.~~ Final maps, as defined in the State Subdivision Map Act, shall be prepared by a licensed land surveyor or qualified civil engineer. The final map shall show all parcels, rights-of-way, and easements, and shall be submitted to the City Engineer for review. The final map shall be in substantial conformance with all applicable conditions of approval. The final map is not valid until it has been approved by the City and recorded.
- ~~444-118.~~ A title report, issued within the previous six months, shall be submitted with each Final Map submittal. The title report shall include the entire legal boundary of property being divided.
- ~~445-119.~~ Closure calculations shall be provided at the time of the map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. The point(s) of beginning shall be clearly defined. All lot sizes shall be shown on the final map and shall be verifiable from information shown on the closure calculation printout. Additionally, the area of each lot shall be shown on the Final Map.
- ~~446-120.~~ The Applicant shall transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record.
- ~~447-121.~~ On the final map, the Applicant shall indicate that all common parcels to be dedicated or offered for dedication to the City of Wheatland, including 1.5-acres for a future Wheatland Fire Station, as approved by the Community Development Director, City Engineer, and Wheatland Fire Authority.
- ~~448-122.~~ Easements and other public rights-of-way within and outside the project that are necessary to serve the project (as determined by the City) shall be dedicated to the City. The Applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite improvements. The Applicant shall prepare all necessary legal descriptions, deeds and conveyance documents.
- ~~449-123.~~ The Applicant and City shall enter into a Subdivision Improvement Agreement (SIA) for each proposed phase development to ensure satisfactory completion of all onsite and offsite improvements, including but not limited to, grading and construction of any curbs, gutters, sidewalks, roadway improvements, storm drainage facilities, water

facilities, sewer facilities, street lighting, signage, striping, and other utilities, to the satisfaction of the City Engineer. The Improvement Agreement shall be secured to guarantee the faithful performance of the agreement in the amount of 100% of the estimated cost of the improvements and for the payment of labor and materials in the amount of 100% of the estimated cost of the improvements. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

~~420.~~124. The developer shall provide the following easements/dedications on the Final Map:

- a. Public utility easements as required to serve existing and proposed public utilities.
- b. Public Utility Easements (PUE), a minimum 12.5 feet wide adjacent to all roadways measured from back of curb and those indicated on the approved Amended Tentative Map.
- c. All applicable water, sewer, slope, drainage and special purpose easements that are required for this development and located outside the roadway easements.
- d. Emergency Vehicular Access (EVA) easements.

~~421.~~125. Prior to the approval of the Final Map, the final design of the paseos shall be reviewed and approved by the Planning Director.

~~422.~~126. The Final Map shall be prepared in accordance with the State Subdivision Map Act and local ordinances.