

RESOLUTION NO. 2015-164

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING THE PROJECT EXEMPT FROM CEQA AND
APPROVING THE LARGE LOT TENTATIVE SUBDIVISION MAP, SMALL LOT
TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SUBDIVISION LAYOUT,
AND ABANDONMENT FOR THE SOUZA DAIRY PROJECT (EG-13-030),
SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL**

WHEREAS, on July 9, 2014, the City Council adopted the Southeast Policy Area (SEPA) Strategic Plan; and

WHEREAS, adoption of the SEPA Strategic Plan was accompanied by the certification of Southeast Policy Area Strategic Plan Environmental Impact Report (State Clearinghouse No. 2013042054); and

WHEREAS, the Planning Department of the City of Elk Grove received an application on May 9, 2013 from Souza Elk Grove, LLC (the Applicant) requesting approval of a Development Agreement, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for subdivision layout, and Abandonment for the Souza Dairy Project (the Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Parcels "A" and "B" of Parcel Map entitled "Being the Southeast ¼ of Section 11, and the Southwest ¼ of Section 12, the Northwest ¼ of Section 13, and the Northeast ¼ of Section 14, Township 6 North, Range 5 East, M.D.B. & M., Sacramento County," filed February 6, 1973 in Book 10 of Parcel Maps, Page No. 27, and commonly referred to as APN: 132-0320-006; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides an exemption from CEQA for projects that are consistent with the applicable General Plan and Zoning for which an Environmental Impact Report (EIR) was certified; and

WHEREAS, the City has reviewed the Project and analyzed it based upon the provisions in Sections 15183 and 15162 of the State CEQA Guidelines; and

WHEREAS, the proposed Project is consistent with the projects described in the previously certified EIR; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the City considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), the Southeast Policy Area Special Planning Area, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 16, 2015 as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council with certain modifications specified in their action as described in Planning Commission Resolution 2015-18; and

WHEREAS, the City Council held a duly noticed public hearing on August 12, 2015 as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds the proposed Project exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14 (State CEQA Guidelines), based on the following finding:

California Environmental Quality Act (CEQA)

Finding: The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations).

Evidence: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan or Zoning for which an EIR has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

On July 9, 2014, the City Council certified an EIR for the Southeast Policy Area Strategic Plan (State Clearinghouse No. 2013042054). The SEPA

EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area, as well as the improvements identified in the accompanying infrastructure master plans.

The Souza Dairy Project is being undertaken pursuant to and in conformity with the approved Southeast Policy Area Community Plan and Special Planning Area. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Souza Dairy Project other than those previously disclosed and analyzed in the EIR for the Southeast Policy Area Strategic Plan. The Souza Dairy project is subject to the Southeast Policy Area Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15183, no further environmental review is required for this project.

Additionally, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant on discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Souza Dairy Project is being undertaken pursuant to and in conformity with the approved Southeast Policy Area Community Plan and Special Planning Area. There are no substantial changes in the Project from that analyzed in the 2014 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified. Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for subdivision layout, and Abandonment for the Souza Dairy Project (EG-13-030) subject to the Project Description as provided in Exhibit A and illustrated in the Project Exhibits as provided in Exhibit B and subject to the Conditions of Approval as provided in Exhibits C and D, all incorporated herein by this reference, based upon the following findings:

Tentative Subdivision Map, Large and Small

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.

- 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 type of improvements is likely to cause serious public health problems.
- G. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

- A. As described in the Project staff report, the proposed Project is consistent with the Southeast Policy Area Community Plan. The proposed map is consistent with the proposed land use designation and policies in the Southeast Policy Area Land Use Map, which has designated this site as Low Density Residential, Medium Density Residential, Estate Residential, High Density Residential, Office, Village Center, Mixed Use Residential, School, and Public Parks/Open Space. The proposed Large Lot and Small Lot Tentative Subdivision Map will allow for development consistent with the Community Plan.
- B. As described in the Project staff report, the proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the Southeast Policy Area Special Planning Area development standards and land use designations for the proposed site.
- C. The site is physically suitable for the proposed development. The Southeast Policy Area Community Plan land use map has anticipated the Project site for development. Access to the site will be provided or is available. Necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- D. As described in the Project staff report, all residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan. Services and facilities to serve the projects, including water, sewer, electricity, and other utilities, will be provided or are available. Therefore, the sites are appropriate for the proposed density of development.
- E. The Project site is physically suitable for the proposed type of development based upon the analysis presented in the Southeast Policy Area Strategic Plan EIR.
- F. The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Southeast Policy Area Strategic Plan EIR.
- G. The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Public Works Department.

Design Review

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence: The site layout has been reviewed against the Southeast Policy Area Special Planning Area development standards and Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The proposed subdivision map and related plans provide all the design elements required by the Southeast Policy Area Special Planning Area development standards, including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential, commercial, and office development will ensure consistency with all standard requirements.

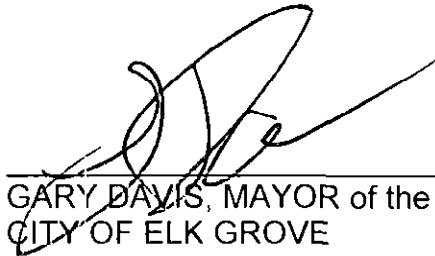
Finding #2: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The proposed Project provides over 4.5 miles of internal off-street public trails and open space corridors linking all public parks together and to the Village Center. The Project provides a continuous north-south connection from the employment lands to the south through the Village Center, elementary school site, and to other parks to the north.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Project includes an interconnected street system as well as sufficient open space and landscaping. The proposed Project provides over 4.5 miles of internal off-street public trails and open space corridors linking all public parks together and to the Village Center. The Project provides a continuous north-south connection from the employment lands to the south through the Village Center, elementary school site, and to other parks to the north. There are direct pedestrian connections from the majority of the proposed residential neighborhoods to the proposed trail system.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of August 2015.



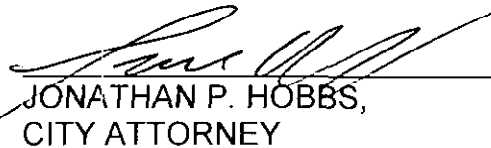
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Souza Dairy (EG-13-030)
Project Description

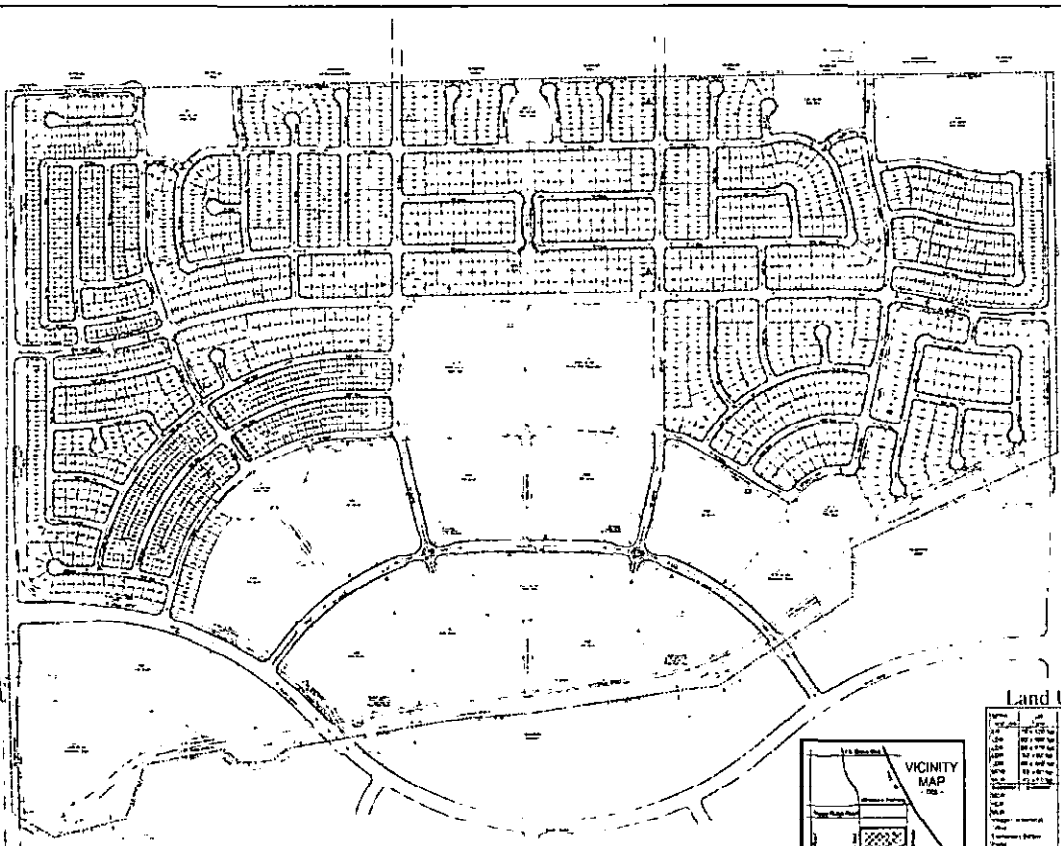
PROJECT DESCRIPTION

The Project includes a **Large Lot Subdivision Tentative Map** to create a total of 45 large area lots. The Project also includes a **Small Lot Tentative Subdivision Map**, which will create a total of 1,162 lots, consisting of 1,094 residential lots at varying density, 11 large lots for future high density residential, commercial, and mixed use development, one (1) school site, 8 park lots, and various drainage, detention, landscape, light rail/bus rapid transit, and parkway lots on 375.5+/- acres. The Project proposes a reduced greenway width (30-ft.) next to single-loaded streets. The Project proposes an **Abandonment** of easements and/or right-of-way as shown on the maps.

The tentative subdivision maps and corresponding compliance with the Southeast Policy Area Strategic Plan are illustrated in Exhibit B.

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Exhibit B
Souza Dairy (EG-13-030)
Project Exhibits - Small Lot Tentative Map Dated June 12, 2015



DESIGN MODIFICATIONS

- 1. 2' Easement added along E street
- 2. 4' Easement added along W street
- 3. 4' Easement added along S street
- 4. 4' Easement added along N street
- 5. 4' Easement added along E street
- 6. 4' Easement added along W street
- 7. 4' Easement added along S street
- 8. 4' Easement added along N street
- 9. 4' Easement added along E street
- 10. 4' Easement added along W street
- 11. 4' Easement added along S street
- 12. 4' Easement added along N street
- 13. 4' Easement added along E street
- 14. 4' Easement added along W street
- 15. 4' Easement added along S street
- 16. 4' Easement added along N street
- 17. 4' Easement added along E street
- 18. 4' Easement added along W street
- 19. 4' Easement added along S street
- 20. 4' Easement added along N street



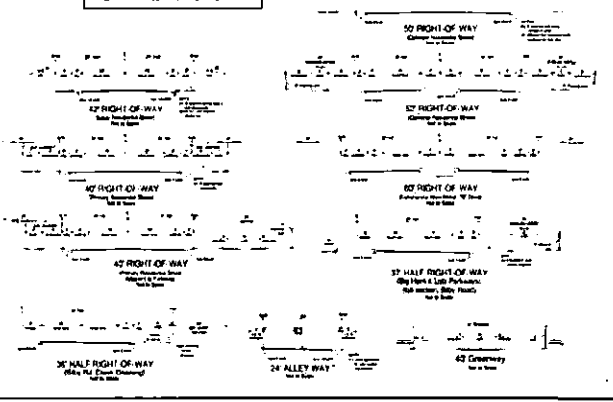
Land Use Table

| Category | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Residential Single-Family | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Residential Medium-Density | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Residential High-Density | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Commercial | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Industrial | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Public Use | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Open Space | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| Other | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 | 1,234,567 |
| TOTAL | 12,345,678 | 12,345,678 | 12,345,678 | 12,345,678 | 12,345,678 |

PROJECT INFORMATION

| | | | |
|--------------------------|--|------------------|--|
| SITE DESCRIPTION: | Portion of Section 31, T12N, R13E, S12W, Elk Grove, CA 95757 | OWNER: | Soza Dairy Limited Partnership, P.O. Box 857, El Cerrito, CA 94530 |
| APPLICANT: | Soza Dairy Limited Partnership, P.O. Box 857, El Cerrito, CA 94530 | DESIGNER: | Soza Dairy Limited Partnership, P.O. Box 857, El Cerrito, CA 94530 |
| LAND PLANNER: | Soza Dairy Limited Partnership, P.O. Box 857, El Cerrito, CA 94530 | ENGINEER: | Soza Dairy Limited Partnership, P.O. Box 857, El Cerrito, CA 94530 |
| DATE: | June 12, 2015 | SCALE: | 1" = 200' |

- NOTES**
1. All dimensions are in feet unless otherwise noted.
 2. All easements are shown in red.
 3. All easements are shown in red.
 4. All easements are shown in red.
 5. All easements are shown in red.
 6. All easements are shown in red.
 7. All easements are shown in red.
 8. All easements are shown in red.
 9. All easements are shown in red.
 10. All easements are shown in red.
 11. All easements are shown in red.
 12. All easements are shown in red.
 13. All easements are shown in red.
 14. All easements are shown in red.
 15. All easements are shown in red.
 16. All easements are shown in red.
 17. All easements are shown in red.
 18. All easements are shown in red.
 19. All easements are shown in red.
 20. All easements are shown in red.



200 Scale Tentative Map Souza Dairy

City of Elk Grove, California
 Scale: 1" = 200'
 (where printed 3/4" = 50')

July 3, 2013
 Revised, October 31, 2014
 February 12, 2015
 June 12, 2015

COMPANIES LAND PLANNING

Exhibit C
SOUZA DAIRY (EG- 13-030)
Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----------------|--|---|---------------------------------|--|
| On-Going | | | | |
| 1. | Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A through E, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On Going | Planning | |
| 2. | This action does not relieve the Applicant of the obligation to comply with all Municipal Codes, statutes, regulations, and procedures. | On Going | Planning | |
| 3. | The Large Lot Tentative Subdivision Map approval is valid for three (3) years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted, or as defined in a valid Development Agreement. If the Small Lot Map also approved by this Resolution is recorded prior to the recordation of this Large Lot Map, the Applicant's rights to the applicable Large Lot Map shall be considered rescinded. | Three years, from date of approval or as defined in a valid Development Agreement | Planning | |
| 4. | The Applicant/Owner/Developer, 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 application or any environmental or other documentation related to approval of this Application. Applicant further agrees to provide a defense for the City in any such action. | On Going | Planning | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|----|--|--------------------------------|--|--|
| 5. | <p>Except as otherwise specified or provided for in the Project plans or in these conditions or in a valid Development Agreement, the Project shall conform to the applicable development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Southeast Policy Area Community Plan • The Elk Grove Zoning Code (Title 23 of the EGMC), including the Southeast Policy Area Special Planning Area (SEPA SPA) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • The Southeast Policy Area Landscape Planning Prototype Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA • The Southeast Policy Area Architectural Style Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA | On Going | Planning Public Works | |
| 6. | <p>Any improvements shall be dedicated, designed and constructed in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter, except as approved by Public Works, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p> | On Going | Public Works SCWA SASD SMUD PG&E | |
| 7. | <p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p> <p>To the extent available and applicable, the Applicant shall purchase sewer impact credits from the City to satisfy Project sewer impacts.</p> | On-Going | Planning Public Works CCSD SCWA SASD | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|--|--|--|--|--|
| 8. | <p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Design Review and any other subsequent planning entitlements • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit • US Army Corps Permit (s) | On-Going | Planning Public Works Building CCSD SCWA SASD | |
| 9. | The mitigation measures adopted as part of the Southeast Policy Area Strategic Plan are hereby incorporated herein by reference, and the Applicant shall implement and comply with all applicable mitigation measures. | On-Going | Planning | |
| 10. | Development within the mixed use areas (Lots 25 through 29, 31, 34, 39, and 40) shall be consistent with the Community Character/Transect discussion in the SEPA Special Planning Area document. | On-Going | Planning | |
| Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval | | | | |
| 11. | Any septic tanks for the existing structures shall be destroyed under a permit from the Sacramento County Environmental Management Department (EMD). | Improvement Plans or Grading Plans, whichever occurs first | EMD | |
| 12. | The Applicant shall comply, as applicable, with, record, and pay the 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 \$10,000 has been paid, no final 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. | Improvement Plans, Grading Plans, or Large Lot Final Map, whichever occurs first | Planning | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----|--|--|---------------------------------|--|
| 13. | <p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p><i>A note stating the above shall be placed on the Improvement Plans.</i></p> | Improvement Plan, including Grading Plans | Planning | |
| 14. | <p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p><i>A note stating the above shall be placed on the Improvement Plans</i></p> | Improvement Plan, including Grading Plans | Planning | |
| 15. | <p>Annexation of the subject property to both SASD and SRCSD service area shall be required prior to recordation of the Final Map or submission of improvement plans, whichever occurs first. Island annexations will not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcels.</p> | Final Map or Improvement Plans, whichever occurs first | SASD | |
| 16. | <p>An abandoned well survey shall be performed by Sacramento County Environmental Management Department (EMD) prior to any grading of the property. The results of the survey will determine if additional requirements are needed pursuant to EMD policies, procedures, and regulations.</p> <p>EMD will conduct the survey at no cost to the Applicant once permission is granted by the landowner.</p> <p>Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction. Nothing in this condition prohibits or allows the subdivider from using private wells to service water amenities in the Village Center or drainage corridor to the extent consistent with the SEPA Strategic Plan (EIR) and to the satisfaction of the City.</p> | Prior to Grading | EMD Planning | |

Exhibit C
 SOUZA DAIRY (EG-13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|---|--|--------------------------------|---|--|
| <p>Prior to or In Conjunction with Final Map Submittal or Approval</p> | <p>17. Unless otherwise specified through a valid Development Agreement, all on-site and off-site backbone infrastructure improvements, public facilities, and utilities including but not limited to the following shall be dedicated, designed, and constructed in accordance with the City's and/or appropriate agency Standards, SEPA SPA, adopted Master Plans, permits, and studies:</p> <ul style="list-style-type: none"> • Roadway • Drainage • Reclaimed Water/Title 22 Tertiary Water System ("Purple Pipe") • Water • Sewer • Parks & Greenways (Trails) • Soundwalls <p>The Applicant shall provide an infrastructure phasing plan for approval by the City and appropriate utility agencies prior to approval of Final Map. The infrastructure phasing plan shall include on- and off-site improvements, technical studies, and dedication/acquisition of property rights that will be required with each proposed map phase as necessary to serve the parcel(s) created to the satisfaction of the City and/or appropriate agency.</p> <p>Applicable improvements shall be secured prior to Final Map approval. Security shall be based on an engineer's estimate approved by the City.</p> <p>All dedication to the City shall be in the form of Irrevocable Offers of Dedication (IOD) (in fee simple to the extent applicable) to the satisfaction of the City. The City shall consent to the offer of dedication on the final map and may accept the offer at any time. Until formally accepted by the City, the responsibility for all taxes, maintenance and upkeep on the above parcels shall be the sole responsibility of the Applicant and any subsequent owners.</p> <p>This condition may be subject to any provisions regarding timing and delivery</p> | <p>Large Lot Final Map</p> | <p>Planning Public Works CCSD SCWA SASD</p> | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----|---|--------------------------------|---------------------------------|--|
| 18. | <p>contained in a valid Development Agreement.</p> <p>Unless otherwise included in a City adopted Fee Program, the Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Large Lot Final Map | Public Works | |
| 19. | <p>Prior to the recordation of the Final Map, the Applicant shall either:</p> <ol style="list-style-type: none"> 1. Form or annex Lots 14, 24, 25, 26, 28, 29, 31, 34, 39, 40, and 43 into an annual Mello-Roos Community Facilities District special tax for fire and emergency services; or 2. Pay an equivalent amount for fire and emergency services as determined to be the fair share owed by the Applicant to the CCSD in their sole discretion. <p>Any costs for the approval and creation of such annual special tax, annexation of the property into a Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the amount deposited to fund fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the amount deposited with the Cosumnes Community Services District. The Applicant shall notify all potential lot buyers prior to sale that this Project is a part of a benefit assessment district and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. The Applicant shall supplement these costs until sufficient revenue is provided by such special district. In the event that the Applicant fails to form or annex into a Community Facilities District or pay an equivalent amount as provided for herein for such purposes for the Cosumnes Community Services District, no further building permits for the property shall be issued.</p> | Large Lot Final Map | CCSD Fire | |

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 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----|---|--------------------------------|---------------------------------|--|
| 20. | <p>Prior to the recordation of the Final Map, the Applicant shall annex Lots 14, 24, 25, 26, 28, 29, 31, 34, 39, 40, and 43 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, 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 www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm.</p> | Large Lot Final Map | Finance | |
| 21. | <p>Prior to the recordation of the Final Map, the Applicant shall annex Lots 14, 24, 25, 26, 28, 29, 31, 34, 39, 40, and 43 into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the Project's fair share of Public Safety costs. 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 http://www.elkgrovecity.org/finance/cfd-information.asp.</p> | Large Lot Final Map | Finance | |
| 22. | <p>Prior to the recordation of the Final Map, the Applicant shall annex Lots 14, 24, 25, 26, 28, 29, 31, 34, 39, 40, and 43 into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District 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 http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p> | Large Lot Final Map | Finance | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – LARGE LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----|---|--------------------------------|---------------------------------|--|
| 23. | <p>The Applicant shall quitclaim the existing Ingress & Egress and Utility easement as recorded in Book 700820 O.R 426 prior to the Final Map. Should a quiet title action be necessary to ensure a clear title, the Applicant may at the discretion of the City continue to process the Large Lot Map provided the quiet title action has been filed and served and the Applicant has provided title insurance to the City in a form satisfactory to the City.</p> | Large Lot Final Map | Public Works | |
| 24. | <p>The Applicant shall abandon the existing Irrevocable Offers of Dedication per Book 730124 O.R. 230 as shown on the Large Lot Tentative Map to the satisfaction of Public Works.</p> | Large Lot Final Map | Public Works | |
| 25. | <p>As used in these conditions, "Purple Pipe" shall mean a network for the transmission and distribution of Title 22 tertiary treated water to serve parks, greenways (trails), landscape corridors, and private commercial and multifamily landscape irrigation throughout the subdivision. The "purple pipe" shall be designed and constructed pursuant to the standards of SCWA and to the satisfaction of the Agency. As part of the Large Lot Map, only backbone infrastructure is required.</p> <p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Large Lot Final Map | Public Works SCWA | |
| 26. | <p>Any parcels to be dedicated in fee to the City and Cosumnes Community Services District (CCSD), as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications.</p> | Large Lot Final Map | Public Works CCSD | |

Exhibit C
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|-----|--|--------------------------------|---------------------------------|--|
| 27. | <p>The Applicant shall reserve Lot 32 (School) for a future Elementary School site through an irrevocable reservation (per California Government Code Sections 66479 and 66480). The reserved site must be in a location and configuration acceptable to the EGUSD and in compliance with the conceptual site locations on the Southeast Policy Area Strategic Plan. The reserved site must also comply with all applicable state and local laws and regulations pertaining to school siting and school site selection. EGUSD shall not be responsible for any costs associated with the reservation of school sites except as required by law, including but not limited to California Government Code section 66480.</p> | Large Lot Final Map | Public Works EGUSD | |
| 28. | <p>The Applicant shall dedicate to the City of Elk Grove the transit corridor to the satisfaction of Public Works. Dedication to the City shall be in the form of an Irrevocable Offers of Dedication (IOD). The City shall consent to the offer of dedication on the Final Map and may accept the offer at any time. Until formally accepted by the City the responsibility for all taxes, maintenance and upkeep of the area shall be the sole responsibility of the Applicant and any future owners.</p> <p>Reimbursement may be provided for the transit corridor lands in accordance with the City's Capital Facilities Fee (CFF) Program and the Elk Grove Municipal Code Chapter 16.95, in the form of fee credits against the CFF Transit Fee.</p> | Large Lot Final Map | Public Works | |

Exhibit C
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|-----|--|--------------------------------|---------------------------------|--|
| 29. | <p>It is the City's intent to determine whether reciprocal access (vehicular and/or pedestrian) and/or parking rights, and/or common area maintenance obligations, will be necessary for the following lots listed below and, if the City determines that such rights and obligations are necessary, to implement such rights and obligations on said lots. To that end, prior to the approval of the first design review for any of the lots within each of the lot groupings individually, the Applicant shall complete, at its sole expense, to the reasonable satisfaction of the City, a parking and access study to be used by City to determine the extent at which any access, parking and maintenance requirements shall be imposed by the City, in its reasonable discretion, on the subsequent development of the specified parcels. Prior to development of the subsequent lots, and based on such parking and access study, the Applicant shall establish and ensure that any access, parking rights, and/or common area maintenance required by the City is documented, to City's reasonable satisfaction, and that such documentation is recorded on the property.</p> <p>This requirement shall be documented on the subject lots prior to Final Map recordation by a note referencing this condition of approval:</p> <ul style="list-style-type: none"> • Lots 25, 26, 27, 28, and 29 • Lots 23 and 24 • Lots 31, 33, and 34 • Lots 38, 39, and 40 | Large Lot Final Map | Public Works | |
| 30. | <p>The granting of any easement to any other person(s) or entity once the Tentative Map has been approved is prohibited unless otherwise approved by the City. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City as shown on the Final Map. A subordination document shall be submitted along with the final map for City Council approval.</p> | Large Lot Final Map | Public Works | |

Exhibit C
 SOUZA DAIRY (EG- 13-030)
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|-----|--|--|---------------------------------|--|
| 31. | <p>A District Development Plan Design Review for the Village Center (Lots 25 through 29) shall be reviewed and approved in the sole discretion of the City, consistent with the requirements of EGMC Section 23.16.080.B.6, prior to recordation of these lots. As part of the District Development Plan Design Review, the final siting and configuration of Lot 27 may be adjusted, subject to review and approval by the City.</p> <p>Alternatively, the Applicant may Final Map all of lots 25 through 29 as one lot prior to completion of the District Development Plan Design Review. If this is done, the District Development Plan Design Review shall be reviewed and approved prior to approval of any subsequent design review approval for any building in the subject area. Additionally, the recordation of the single lot shall include a reservation, in a form satisfactory to the City, for a future park site of 4.5± net acres.</p> | <p>Prior to Large Lot Final Map Recordation of 25-29</p> | <p>Planning</p> | |

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Exhibit D
SOUZA DAIRY (EG-13-030)
Conditions of Approval – SMALL LOT TENTATIVE SUBDIVISION MAP

| <u>Conditions of Approval</u> | | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|---|---|---------------------------------|--|
| On-Going | | | | |
| 1. | Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A through D, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On Going | Planning | |
| 2. | This action does not relieve the Applicant of the obligation to comply with all Municipal Codes, statutes, regulations, and procedures. | On Going | Planning | |
| 3. | The Small Lot Tentative Subdivision Map approval is valid for three (3) years from the date of City Council approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted, or as defined in a valid Development Agreement. | Three years, from date of approval or as defined in a valid Development Agreement | Planning | |
| 4. | The Applicant/Owner/Developer, 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 application or any environmental or other documentation related to approval of this application. Applicant further agrees to provide a defense for the City in any such action. | On Going | Planning | |

Exhibit D
 SOUZA DAIRY (EG-13-030)
 Conditions of Approval – SMALL LOT TENTATIVE SUBDIVISION MAP

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|----|---|--------------------------------|--|--|
| 5. | <p>Except as otherwise specified or provided for in the Project plans or in these conditions or in a valid Development Agreement, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Southeast Policy Area Community Plan • The Elk Grove Zoning Code (Title 23 of the EGMC), including the Southeast Policy Area Special Planning Area (SEPA SPA) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • The Southeast Policy Area Landscape Planning Prototype Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA • The Southeast Policy Area Architectural Style Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA | On Going | Planning Public Works | |
| 6. | <p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein including subdivision modifications, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter, except as approved by Public Works, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p> | On Going | Public Works SCWA SASD SMUD PG&E | |

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|--|---|---------------------------------|--|--|
| 7. | <p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p> <p>To the extent available and applicable, the Applicant shall purchase sewer impact credits from the City to satisfy Project sewer impacts.</p> | On-Going | Planning Public Works CCSD SCWA SASD | |
| 8. | <p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Design Review and any other subsequent planning entitlements • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • US Army Corps Permit(s) | On-Going | Planning Public Works Building CCSD SCWA SASD | |
| 9. | <p>The mitigation measures adopted as part of the Southeast Policy Area Strategic Plan are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such applicable mitigation measures.</p> | On-Going | Planning | |
| 10. | <p>Development within the mixed use areas (Lots 1096-1099 and Lots 1101-1104 and Lot H) shall be consistent with the Community Character/Transect discussion in the SEPA Special Planning Area document.</p> | On-Going | Planning | |
| Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval | | | | |
| 11. | <p>Any septic tanks for the existing structures shall be destroyed under a permit from the Sacramento County Environmental Management Department (EMD).</p> | Improvement Plans/Grading Plans | EMD | |

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|-----|---|---|---------------------------------|--|
| 12. | <p>The Applicant shall comply with, record, and pay the 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 \$10,000 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.</p> | <p>Improvement Plans, Grading Plans, or Final Map, whichever occurs first</p> | <p>Planning</p> | |
| 13. | <p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p><i>A note stating the above shall be placed on the Improvement Plans.</i></p> | <p>Improvement Plan, including Grading Plans</p> | <p>Planning</p> | |
| 14. | <p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p><i>A note stating the above shall be placed on the Improvement Plans</i></p> | <p>Improvement Plan, including Grading Plans</p> | <p>Planning</p> | |

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|-----|---|--|---------------------------------|--|
| 15. | <p>While the October, 2014 Tree Survey identifies specific trees for removal and said trees are authorized for removal, additional trees may also be approved by the Planning Director as part of the review and approval of the Grading and Improvement Plans. All tree removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12. All other Trees of Local Importance not identified for removal in the Tree Survey are hereby declared Secured Trees and subsequent removal shall be subject to further mitigation as specified in EGMC Chapter 19.12. The final trees to be removed shall be determined to the satisfaction of the Planning Director, in consultation with the City Arborist. Consideration shall be given to cut/fill/slope requirements to the satisfaction of the Planning Director, in consultation with the City Arborist. Trees shall be protected to the highest extent feasible.</p> <p>Further, the Applicant shall complete the Arborist recommendations for pruning/maintenance of the trees identified in the Tree Survey.</p> | Improvement Plans or Grading Permit(s) | Planning City Arborist | |

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|-----|---|---|---------------------------------|--|
| 16. | <p>The Applicant shall dedicate, design, and construct ten (10) bus stop pads at the following locations in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works:</p> <ol style="list-style-type: none"> 1. On "A" Drive, two bus stop concrete pads shall be located within 80 feet of the northwest and southeast corners of the intersection of "A" Drive and "K" Drive. 2. On "A" Drive, two bus stop concrete pads, one on the north side of "A" Drive and the other on the south side of "A" Drive, shall be located at the intersection of Lot B and Lot A. 3. On "A" Drive, two bus stop concrete pads shall be located within 80 feet of the northwest and southeast corners of the intersection of "A" Drive and "H" Drive. 4. On "B" Drive, two bus stop concrete pads shall be located within 80 feet of the northwest and southeast corners of the intersection of "B" Drive and "D" Drive. Final location of the bus stops shall be in accordance with the District Development Plan design review process. 5. On "B" Drive, two bus stop concrete pads shall be located within 150 feet of the intersection of "B" Drive and Bilby Road (west end). Final location of the bus stops shall be in accordance with the District Development Plan design review process. | Small Lot Improvement Plans | Public Works/ Transit | |
| 17. | Annexation of the subject property to both SASD and SRCSD service area shall be required prior to recordation of the Final Map or submission of improvement plans, whichever occurs first. Island annexations shall not be allowed and intervening parcel contiguous to the service area shall require annexation prior to or concurrently with these subject parcels. | Prior to Small Lot Final Map or Improvement Plans, whichever occurs first | SASD | |

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|-----|--|--|---------------------------------|--|
| 18. | A Subdivision Level (Level 3) sewer study shall be prepared, submitted for review, and approved by SASD prior to recordation of Small Lot Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the SASD's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards. Sewer infrastructure shall be constructed per approved sewer study(s). | Prior to Small Lot Final Map or improvement Plans, whichever comes first | SASD | |
| 19. | The Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, SEPA Drainage Master Plan, and any other applicable drainage master plans or studies. | Small Lot Improvement Plan or Grading Permit(s) | Public Works | |
| 20. | The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards, SEPA Master Drainage Plan, and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed. | Small Lot Improvement Plans or Grading Permit(s) | Public Works | |
| 21. | The Applicant shall design and install traffic calming devices on the following streets in accordance with City's Standards and to the satisfaction of Public Works: <ul style="list-style-type: none"> • 'SS' Way between 'YY' Court and 'K' Drive • 'RR' Way between 'K' Drive and 'C' Drive | Small Lot Improvement Plans | Public Works | |
| 22. | The Applicant shall design and construct all walls consistent with Transportation Noise and Groundborne Vibration Assessment (dated March 2015) and the Landscape Planning Prototype Manual. Wall construction may be phased to the satisfaction of the Planning Director. Phasing may require additional noise study analysis. | Small Lot Improvement Plans | Planning | |

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|-----|--|--------------------------------|--|--|
| 23. | The Applicant shall submit landscape and civil improvement plans for greenways (trails) and landscape corridors to the CCSD for review and approval. | Small Lot Improvement Plans | CCSD Parks | |
| 24. | The Applicant shall submit civil improvement plans for areas immediately adjacent to and providing connections to the park sites to the CSD for review and approval. | Small Lot Improvement Plans | CCSD Parks | |
| 25. | <p>The Applicant shall install a 6 foot tall masonry wall consistent with the standards of Landscape Planning Prototype Manual and to the satisfaction of the CCSD.</p> <ul style="list-style-type: none"> • Where a lot abuts a park, the wall shall be located on the residential lot. • For any other location(s), the wall may be allowed to be located within City's right-of-way and/or parcels. <p>General maintenance, repair, or replacement of the fence is the responsibility of the residential property owner, not the CSD. The CSD will be responsible solely for graffiti removal on the exterior portion of the wall that faces the park or parkway and the CSD shall bear all expenses associated with the removal of the graffiti.</p> | Small Lot Improvement Plans | CCSD Parks | |
| 26. | The Applicant shall pay any applicable drainage impact fees for the park and greenway (trail) sites. | Small Lot Improvement Plans | CCSD Parks | |
| 27. | As part of subdivision improvements, the Applicant shall construct & install landscape improvements in greenway (trail) corridors and designated landscape lots consistent with the SEPA SPA and Landscape Planning Prototype Manual to the satisfaction of the City and CCSD. | Small Lot Improvement Plans | Planning Public Works CCSD Parks | |
| 28. | <p>As part of subdivision improvements, the Applicant shall:</p> <ol style="list-style-type: none"> 1. Provide utility stubs in to the park and greenway (trail) sites for water, drainage, electrical, phone, and sewer as applicable. Locations of all utility service points shall be pursuant to plans approved by the CSD; and 2. Mass grade the park sites pursuant to plans approved by the CSD. | Small Lot Improvement Plans | CCSD Parks | |

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|-----|--|--------------------------------|--|--|
| 29. | <p>The Applicant shall design and construct the greenway (trail) crossing at "A" Drive from Lot E to the Lot B park site such that the path is smooth and direct with no sharp turns or adjustments in the user's path of travel and shall provide sufficient buffer space from the shared property line with the school site, all to the satisfaction of the City and CCSD. The final design shall incorporate a bulbout (as conceptually shown on the Tentative Map) and decorative paving consistent with the SEPA SPA Landscape Planning Prototype Manual.</p> | Small Lot Improvement Plans | CCSD Parks Public Works | |
| 30. | <p>The Applicant shall design and construct bulbouts and pedestrian crossings at street intersections and greenway (trail) street crossings consistent with the SEPA SPA and Landscape Planning Prototype Manual.</p> | Small Lot Improvement Plans | Planning CCSD Parks Public Works | |
| 31. | <p>The Applicant shall dedicate land, to the satisfaction of Public Works, for the grade separated undercrossings of the greenway (trail) along Shed C at the following locations:</p> <ul style="list-style-type: none"> • Shed C and Big Horn Blvd • Shed C and Bilby Road. <p>Unless a fee program covering these improvements is adopted by the City Council prior to recordation of Final Map, the Applicant shall pay a fair-share in-lieu payment for these improvements prior to the approval of the Final Map.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Improvement Plans | Public Works | |

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| 32. | <p>An abandoned well survey shall be performed by Sacramento County Environmental Management Department (EMD) prior to any grading of the property. The results of the survey will determine if additional requirements are needed pursuant to EMD policies, procedures, and regulations.</p> <p>EMD will conduct the survey at no cost to the Applicant once permission is granted by the landowner.</p> <p>Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction. Nothing in this condition prohibits or allows the subdivider from using private wells to service water amenities in the Village Center or drainage corridor to the extent consistent with the SEPA Strategic Plan (EIR) and to the satisfaction of the City.</p> | Prior to Small Lot Grading | EMD Planning | |

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|--|---|--------------------------------|---------------------------------|--|
| Prior to or In Conjunction with Small Lot Final Map Submittal or Approval | | | | |
| 33. | <p>Prior to the recordation of the Small Lot Final Map, the Applicant shall either:</p> <ol style="list-style-type: none"> 1. Form or annex into an annual Mello-Roos Community Facilities District special tax for fire and emergency services; or 2. Pay an equivalent amount for fire and emergency services as determined to be the fair share owed by the Applicant to the CCSD in their sole discretion. <p>Any costs for the approval and creation of such annual special tax, annexation of the property into a Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the amount deposited to fund fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the amount deposited with the Cosumnes Community Services District. The Applicant shall notify all potential lot buyers prior to sale that this Project is a part of a benefit assessment district and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. The Applicant shall supplement these costs until sufficient revenue is provided by such special district. In the event that the Applicant fails to form or annex into a Community Facilities District or pay an equivalent amount as provided for herein for such purposes for the Cosumnes Community Services District, no further building permits for the property shall be issued.</p> | Small Lot Final Map | CCSD Fire | |

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| 34. | <p>Prior to the recordation of the Small Lot Final Map, the Applicant shall annex the Project area 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, 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 www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm.</p> | Small Lot Final Map | Finance | |
| 35. | <p>Prior to the recordation of the Small Lot Final Map, the Applicant shall annex the Project area into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the Project's fair share of Public Safety costs. 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 http://www.elkgrovecity.org/finance/cfd-information.asp</p> | Small Lot Final Map | Finance | |
| 36. | <p>Prior to the recordation of the Small Lot Final Map, the Applicant shall annex the Project area into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District 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 A 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 http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</p> | Small Lot Final Map | Finance | |

Exhibit D
 SOUZA DAIRY (EG- 13-030)
 Conditions of Approval – SMALL LOT TENTATIVE SUBDIVISION MAP

| | <u>Conditions of Approval</u> | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-----|---|--------------------------------|---------------------------------|--|
| 37. | As determined by SASD sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD. | Small Lot Final Map | SASD | |
| 38. | The Applicant shall quitclaim the existing Ingress & Egress and Utility easement as recorded in Book 700820 O.R 426 prior to the Final Map. | Small Lot Final Map | Public Works | |
| 39. | The Applicant shall abandon the existing Irrevocable Offers of Dedication per Book 730124 O.R. 230 as shown on the Tentative Map to the satisfaction of Public Works. | Small Lot Final Map | Public Works | |
| 40. | The Applicant shall dedicate to the City of Elk Grove the transit corridor to the satisfaction of Public Works. Dedication to the City shall be in the form of an Irrevocable Offers of Dedication (IOD). The City shall consent to the offer of dedication on the Final Map and may accept the offer at any time. Until formally accepted by the City the responsibility for all taxes, maintenance and upkeep of the area shall be the sole responsibility of the Applicant and any future owners. Reimbursement may be provided for the transit corridor lands in accordance with the City's Capital Facilities Fee (CFF) Program and the Elk Grove Municipal Code Chapter 16.95, in the form of fee credits against the CFF Transit Fee. | Small Lot Final Map | Public Works | |

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|-----|--|--------------------------------|---------------------------------|--|
| 41. | <p>To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan, SEPA Community Plan, and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under any City Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |
| 42. | <p>The Applicant shall dedicate, acquire (if necessary), design and construct the underlying improvements pursuant to the SEPA Drainage Master Plan consistent with the adopted SEPA Master Drainage Study, conditions of the U.S. Army Corps permit and the City's Storm Drainage Master Plan and Improvement Standards, to the satisfaction of the City. Phased and/or interim improvements may be allowed provided that they have been analyzed by the Applicant and approved by the City and that the City has determined such improvements do not impede further development of the entire backbone drainage system contained in the SEPA Drainage Study. Phased and/or interim improvements, if allowed, shall also be consistent with the adopted SEPA Master Drainage Study, conditions of the U.S. Army Corps permit and the City's Storm Drainage Master Plan and Improvement Standards.</p> <p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |

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|-----|---|------------------------------------|-------------------------------------|--|
| 43. | <p>The Applicant shall dedicate Lots B, C, D, F, G, H and I for park purposes to the satisfaction of Public Works. Dedication to the City shall be in the form of an Irrevocable Offers of Dedication (IOD) in fee simple to the satisfaction of Public Works. The City shall consent to the offer of dedication on the final map and may accept the offer at any time. Until formally accepted by the City the responsibility for all taxes, maintenance and upkeep on the above parcels shall be the sole responsibility of the Applicant and any future owners.</p> <p>Park dedication shall be in compliance with City of Elk Grove Municipal Code, Title 22.</p> <p>Unless a Park and Trail Fee Program is adopted by the City Council prior to recordation of the Final Map, park improvements shall be secured prior to approval of the Final Map. Security shall be based on an engineer's cost estimate approved by the City.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works CCSD Parks | |
| 44. | <p>The Applicant shall reserve Lot A (School) for a future Elementary School site through an irrevocable reservation (per California Government Code Sections 66479 and 66480). The reserved site must be in a location and configuration acceptable to the EGUSD and in compliance with the conceptual site locations on the Southeast Policy Area Strategic Plan. The reserved site must also comply with all applicable state and local laws and regulations pertaining to school siting and school site selection. EGUSD shall not be responsible for any costs associated with the reservation of school sites except as required by law, including but not limited to California Government Code section 66480.</p> | Small Lot Final Map | Public Works EGUSD | |

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|-----|---|------------------------------------|---|--|
| 45. | <p>If the Applicant proposes to record multiple final maps, the Applicant shall provide an infrastructure phasing plan for approval by the City and appropriate utility agencies prior to approval of Final Map. The phasing plan shall include on- and off-site improvements, and dedication of property rights that will be required with each proposed map phase. The Applicant shall dedicate/acquire property rights for, design, and construct all infrastructure improvements, as specified in these conditions, determined by the City and appropriate agency to be necessary to serve the lots proposed to be created with each Final Map. Improvements shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.</p> | Small Lot Final Map | Public Works CCSD Fire SCWA SASD SMUD PG&E | |
| 46. | <p>Unless otherwise included in a City adopted Fee Program, the Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |
| 47. | <p>The Applicant shall dedicate, design, and install the roundabouts at the intersections of 'C' Drive/'B' Drive and 'D' Drive/'B' Drive to the satisfaction of Public Works. The District Development Plan Design Review may be approved with conventional intersections or other alternatives described above. Final intersection design shall be to the satisfaction of Public Works.</p> | Small Lot Final Map | Public Works | |
| 48. | <p>Should any portions of the Project be developed as a gated subdivision, the Applicant shall record a maintenance agreement involving all lots within the gated community for the timely maintenance of all internal private streets to the satisfaction of Public Works.</p> | Small Lot Final Map | Public Works | |
| 49. | <p>The Applicant shall dedicate any and all private streets as an easement to allow access for services such as utility and emergency vehicles.</p> | Small Lot Final Map | Public Works | |

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| 50. | <p>The Applicant shall dedicate to the City utility easements for underground facilities and appurtenances adjacent to all public streets. The need for utility easements adjacent to public streets along parks and greenways shall be determined prior to final map recordation subject to review and approval of the City. Easements shall be dedicated pursuant to the following widths:</p> <ul style="list-style-type: none"> • 20 foot adjacent to public streets with separated sidewalk. • 12.5 foot adjacent to local residential streets with attached sidewalk. • 10 feet when within Medium Density Residential areas (Lots 22 through 144 and 838 through 978), along with an additional 2.5 foot wide and 10 foot long area for pull boxes, transformers, and similar facilities centered on the common property lines of approximately every fourth lot to the satisfaction of the City after review and recommendation of SMUD. | Small Lot Final Map | Public Works | |
| 51. | All landscape corridors (excluding those along Lots 1095 through 1105), shall be dedicated in fee title to the City to the satisfaction of Public Works. | Small Lot Final Map | Public Works | |
| 52. | All eligible greenways and trails (Lots E, L thru Y, and BB thru GG) shall be dedicated in fee title to the City to the satisfaction of Public Works. Configuration and dedication of Lots Z thru AA to be determined with District Development Plan Design Review for the Village Center. Said dedications may be subject to credit/reimbursement if the dedications are included in a SEPA facility financing program. | Small Lot Final Map | Public Works | |
| 53. | All parcels to be dedicated in fee to the City CCSD, as a condition of this Tentative Map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove. | Small Lot Final Map | Public Works | |

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| 54. | The Applicant shall dedicate temporary easements (as determined necessary by the City), design, and construct temporary emergency vehicle turnarounds at the termini of Big Horn Blvd, Bilby Road, Lotz Parkway, 'U' Way, 'C' Drive, 'D' Drive, and 'G' Drive to the satisfaction of Public Works. | Small Lot Final Map | Public Works | |
| 55. | The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review. To the extent feasible, as determined by the City in its sole discretion, the road transitions may be located on-site. | Small Lot Final Map | Public Works | |
| 56. | The following intersections shall be dedicated, designed, and improved by the Applicant in accordance with the City of Elk Grove Improvement Standards for Widened Intersections, to the satisfaction of Public Works: <ul style="list-style-type: none"> • Lotz Parkway and A Drive • Bilby Road and B Drive • Bilby Road and Big Horn Blvd • Big Horn Blvd and A Drive | Small Lot Final Map | Public Works | |
| 57. | The Applicant shall acquire, dedicate, design, and improve the intersection at 'E' Drive and Big Horn Blvd in accordance with the City of Elk Grove Improvement Standards for Widened Intersections, to the satisfaction of Public Works. | Small Lot Final Map | Public Works | |

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|-----|--|--------------------------------|---------------------------------|--|
| 58. | <p>The Applicant shall dedicate, design and improve the westerly half-section of Lotz Parkway, 37 feet from the approved centerline, from northerly property line to Shed C channel. If adjacent right-of-way is not dedicated, the Applicant shall dedicate a minimum of 40 feet of right-of-way. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A 24' wide landscape corridor with modifications at intersection widenings and where 40' right-of-way is required shall be installed adjacent to Lotz Parkway. A 21' landscape corridor shall be dedicated if a minimum 40' right-of-way is required pursuant to the above requirements. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum one vehicular travel lane in each direction, provisions for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |

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|-----|---|--------------------------------|---------------------------------|--|
| 59. | <p>The Applicant shall acquire, dedicate, design, and improve the westerly half-section of Lotz Parkway, 37 feet from the approved centerline, from Shed C channel to Kammerer Road. If adjacent right-of-way is not dedicated, the Applicant shall dedicate a minimum of 40 feet of right-of-way. An alternative segment of Lotz Parkway may be considered should other access to an arterial and/or thoroughfare street exist, to the satisfaction of the Public Works. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The Applicant shall provide interim pedestrian improvements in accordance with City Improvement Standards and to the satisfaction of Public Works. Partial street improvements within the ultimate 74' right-of-way may be permitted, as approved by Public Works, provided there will be sufficient traffic handling capacity including, at a minimum, one vehicular travel lane in each direction, provisions for roadside drainage, and acceptable connections to intersections.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |

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|-----|---|------------------------------------|-------------------------------------|--|
| 60. | <p>The Applicant shall acquire, design and improve the easterly half-section of Big Horn Blvd, 37 feet from the approved centerline, from the existing driveway of Los Rios College to 'E' Drive. If adjacent right-of-way is not dedicated, the Applicant shall dedicate a minimum of 40 feet of right-of-way. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The Applicant shall provide interim pedestrian improvements in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Partial street improvements within the ultimate 74' right-of-way may be permitted, as approved by Public Works, provided there will be sufficient traffic handling capacity, including, at a minimum, one vehicular travel lane in each direction, provisions for roadside drainage, and acceptable connections to intersections.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |

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|-----|--|--------------------------------|---------------------------------|--|
| 61. | <p>The Applicant shall dedicate, design and improve the easterly half-section of Big Horn Blvd, 37 feet from the approved centerline, from 'E' Drive to the southerly property line. If adjacent right-of-way is not dedicated, the Applicant shall dedicate a minimum of 40 feet of right-of-way. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. A 24' wide landscape corridor with modifications where 40' right-of-way is required shall be installed adjacent to Big Horn Blvd. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum one vehicular travel lane in each direction, provisions for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works. A 21' landscape corridor shall be dedicated if a minimum 40' right-of-way is required per above.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works | |
| 62. | <p>The Applicant shall acquire, dedicate, design, and improve 'E' Drive in full width as shown on Tentative Map and in accordance with the SEPA SPA, the City of Elk Grove Improvement Standards, and to the satisfaction of Public Works. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum one vehicular travel lane in each direction, provisions for roadside drainage, and acceptable connections to intersections, may be constructed as approved by Public Works.</p> | Small Lot Final Map | Public Works | |
| 63. | <p>The Applicant shall dedicate, design, and improve all internal streets with approved sub-modifications as shown in the tentative subdivision map, in accordance with the SEPA SPA, the City of Elk Grove Improvement Standards, and to the satisfaction of Public Works and as further conditioned herein.</p> | Small Lot Final Map | Public Works | |

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|-----|--|--------------------------------|---------------------------------|--|
| 64. | <p>If warranted as determined by Public Works, the Applicant shall design and install a traffic signal at the following intersections in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • "A" Drive/Big Horn Blvd • "A" Drive/Lotz Parkway • Bilby Road/Big Horn Blvd • Westerly intersection of "B" Drive/Bilby Road. | Small Lot Final Map | Public Works | |
| | <p>If the traffic signal is not warranted by Final Map approval, the Applicant shall design and install a four-way stop sign with provisions for a future signal (e.g. loop detectors, pull boxes, etc.) at the intersections mentioned above to the satisfaction of Public Works.</p> <p>Unless included in a City adopted fee program the Applicant shall be responsible for all costs associated with design and installation of the required improvements. If such fee program is adopted Applicant shall be responsible to the extent provided for in the fee program. It shall be noted the signal at "B" Drive and Bilby Road is not included in the latest update of the City's Roadway Fee Program.</p> | | | |

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|-----|---|--------------------------------|---------------------------------|--|
| 65. | <p>If necessary, the Applicant shall dedicate, design, and construct backbone sewer improvements necessary to serve the Project, including but not limited to the following:</p> <ul style="list-style-type: none"> • Sewer lift station • Force main • Trunk sewer <p>Dedication to the City shall be in the form of an Irrevocable Offers of Dedication (IOD) in fee simple to the satisfaction of Public Works. The City shall consent to the offer of dedication on the Final Map and may accept the offer at any time. Until formally accepted by the City the responsibility for all taxes, maintenance and upkeep on the above parcels shall be the sole responsibility of the Applicant and any future owners.</p> <p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works SASD | |

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| 66. | <p>The Applicant shall dedicate, design, and construct backbone water improvements necessary to serve the Project, including but not limited to the construction of a looped trunk system from existing points of connection as approved by SCWA.</p> <p>Dedication to the City shall be in the form of an Irrevocable Offers of Dedication (IOD) in fee simple to the satisfaction of Public Works. The City shall consent to the offer of dedication on the Final Map and may accept the offer at any time. Until formally accepted by the City the responsibility for all taxes, maintenance and upkeep on the above parcels shall be the sole responsibility of the Applicant and any future owners.</p> <p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p> | Small Lot Final Map | Public Works SCWA | |
| 67. | <p>The Applicant shall dedicate, design, and construct a "purple pipe" network for the transmission and distribution of Title 22 tertiary treated water to serve parks, greenways (trails), landscape corridors, and private commercial and multifamily landscape irrigation throughout the subdivision. The "purple pipe" shall be designed and constructed pursuant to the standards of SCWA and to the satisfaction of the Agency.</p> <p>The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.</p> <p>This condition may be subject to any provisions regarding timing and delivery contained in a valid Development Agreement.</p> | Small Lot Final Map | Public Works SCWA | |
| 68. | <p>For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.</p> | Small Lot Final Map | Public Works | |

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| 69. | <p>The granting of any easement to any other person(s) or entity once the Tentative Map has been approved is prohibited unless otherwise approved by the City. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City as shown on the Final Map. A subordination document shall be submitted along with the final map for City Council approval.</p> | Small Lot Final Map | Public Works | |
| 70. | <p>Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City.</p> | Small Lot Final Map | Public Works | |
| 71. | <p>It is the City's intent to determine whether reciprocal access (vehicular and/or pedestrian) and/or parking rights, and/or common area maintenance obligations, will be necessary for the following lots listed below and, if the City determines that such rights and obligations are necessary, to implement such rights and obligations on said lots. To that end, prior to the approval of the first design review for any of the lots within each of the lot groupings individually, the Applicant shall complete, at its sole expense, to the reasonable satisfaction of the City, a parking and access study to be used by City to determine the extent at which any access, parking and maintenance requirements shall be imposed by the City, in its reasonable discretion, on the subsequent development of the specified parcels. Prior to development of the subsequent lots, and based on such parking and access study, the Applicant shall establish and ensure that any access, parking rights, and/or common area maintenance required by the City is documented, to City's reasonable satisfaction, and that such documentation is recorded on the property.</p> <p>This requirement shall be documented on the subject lots prior to Final Map recordation by a note referencing this condition of approval.</p> <ul style="list-style-type: none"> • Lots H, 1101, 1102, 1103, and 1104 • Lots I, 1096, and 1097 • Lots B, 1098, and 1099 • Lots J and 1100 | Small Lot Final Map | Public Works | |

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| 72. | A street name from the City of Elk Grove Veterans Street Name Program shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works. | Small Lot Final Map | Public Works | |
| 73. | <p>A District Development Plan Design Review for the Village Center (Lots 1101 through 1104 and Lot H) shall be reviewed and approved, consistent with the requirements of EGMC Section 23.16.080.B.6, prior to recordation of these lots. As part of the District Development Plan Design Review, the final siting and configuration of Lot H may be adjusted, subject to review and approval by the City.</p> <p>Alternatively, the Applicant may Final Map all of the subject lots as one lot prior to completion of the District Development Plan Design Review. If this is done, the District Development Plan Design Review shall be reviewed and approved prior to approval of any subsequent design review approval for any building in the subject area. Additionally, the recordation of the single lot shall include a reservation, in a form satisfactory to the City, for a future park site of 4.5± net acres.</p> | Prior to Small Lot Final Map Recordation of Lots 1101 through 1104 and Lot H | Planning | |
| Prior to or in Conjunction with Building Permit Submittal or issuance/Approval | | | | |
| 74. | The trunk and collector sewer system for the Project will not be accepted for operation and maintenance until the downstream sewer system serving the Project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit as necessary to serve the Project. Temporary service may be allowed subject to approval from SASD. | Building Permit | SASD | |
| 75. | Building permits for model homes may be issued prior to the completion of the requisite infrastructure per existing model home permit release checklist. | Building Permit | Planning | |

CERTIFICATION
ELK GROVE CITY COUNCIL. RESOLUTION NO. 2015-164

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

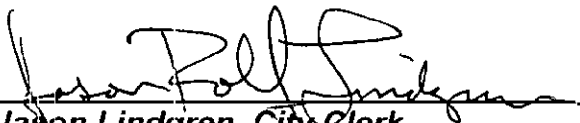
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a special meeting of said Council held on August 12, 2015 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Hume, Detrick, Ly, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California