

RESOLUTION NO. 2021-218

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT TO SECTION 15162 AND SECTION 15183 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS (STATE CEQA GUIDELINES) AND DECLARING ITS INTENT TO ADOPT AMENDMENTS TO THE SOUTHEAST POLICY AREA COMMUNITY PLAN (PART OF THE GENERAL PLAN) FOR THE SOUZA DAIRY (PLNG20-056) AND ESPLANADE WEST (EG-17-044) TENTATIVE SUBDIVISION MAP PROJECTS; APPROVING A TENTATIVE SUBDIVISION MAP WITH DESIGN REVIEW FOR SUBDIVISION LAYOUT, MAKING A DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR THE ABANDONMENT OF A PORTION OF POPPY RIDGE ROAD, APPROVING AN AMENDMENT TO THE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN, AND APPROVING A TREE REMOVAL PERMIT FOR THE ESPLANADE WEST TENTATIVE SUBDIVISION MAP PROJECT (EG-17-044); AND MAKING A FINDING OF SUBSTANTIAL CONFORMANCE FOR THE SOUZA DAIRY TENTATIVE SUBDIVISION MAP PROJECT (PLNG20-056)
ASSESSOR PARCEL NUMBERS 132-0290-014, -015, -016, -017, -018, -019, -020
AND 132-0320-006**

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on September 25, 2017, from Elk Grove Land Investments, LLC (the “Applicant”) requesting approval of a Community Plan Amendment, Special Planning Area Amendment, Tentative Subdivision Map with Design Review for Subdivision Layout, Abandonment of a portion of Poppy Ridge Road, an amendment to the Bicycle, Pedestrian, and Trails Master Plan, and a Tree Removal Permit for the Esplanade West Tentative Subdivision Map Project (EG-17-044); and

WHEREAS, the Development Services Department of the City received an application on December 15, 2020, from Big Horn RBVP, L.P. (the “Applicant”) requesting approval of a Community Plan Amendment, Special Planning Area Amendment, Development Agreement Amendment, and a determination of Substantial Conformance with the General Plan for the Souza Dairy Tentative Subdivision Map Project (PLNG20-056); and

WHEREAS, the proposed Projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-0290-014, -015, -016, -017, -018, -019, -020 and 132-0320-006; and

WHEREAS the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Southeast Policy Area (SEPA) Special Planning Area, and all other applicable state and local regulations; and

WHEREAS the Planning Commission held a duly noticed public hearing on July 15, 2021, 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 4-0-1 (Commissioner Fernandez abstained) to recommend approval of the Project to the City Council; and

WHEREAS the City Council held a duly noticed public hearing on August 4, 2021, 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 that the proposed Project requires no further environmental review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following finding:

Finding: The proposed Project requires no further environmental review under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides 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 effects not 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.

On July 9, 2014, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA 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 (SPA), as well as the improvements identified in the accompanying infrastructure master plans. The Project remains subject to the SEPA MMRP which includes mitigation related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, hazardous/toxic materials, drainage, noise, and traffic.

The requested amendments to the Community Plan and SPA will modify the acreages of residential land uses within the Project Area. The Community Plan and SPA Amendments will not expand the development footprint or add any land uses that were not originally anticipated within SEPA. Although the acreages of the residential land uses are being amended, the reconfiguration results in a shift of residential units from northern portions of the SEPA plan area to the central area of SEPA where they will be proximate to parcels designated for office, mixed-use, and employment-oriented land uses. The proposed land use amendments will allow for the construction of up to 3,656 residential units which is less than a five-percent change from the total number of units allowed under current land use designations (3,422 units).

The Project, as proposed, will build out at a density/intensity consistent with the range of what was anticipated in the SEPA EIR. The City updated its General Plan in 2019; while the proposed Project, including the requested Community Plan amendments, have been found to be consistent with the General Plan goals, policies, and implementation programs, the updated General Plan implements new transportation analysis standards related to Vehicle Miles Traveled (VMT) and also includes a new Climate Action Plan (CAP). Analysis related to VMT and the CAP was completed to determine the Project's consistency with the General Plan and the SEPA Community Plan pursuant to CEQA section 15183. The Project was analyzed against the VMT standards and it was determined that the Project is exempt from additional VMT analysis. The subject site is in an area that has been determined to result in a 15% VMT reduction based on its General Plan/Community Plan land use designations. The proposed Project shifts the location of residential units within the SEPA plan area but still provides the capacity for these units to be constructed. The relocation of these units does not alter the determination that residential development on the Project site will result in a 15% VMT reduction, therefore, no further VMT analysis is necessary.

The Development Agreement Amendment and Esplanade West Projects shall comply with the City's CAP for new single-family development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), Vehicle Miles Traveled Reductions (TACM-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9). Therefore, the Project is consistent with the City's updated efforts to reduce greenhouse gas emissions through its compliance with the CAP.

There are no substantial changes in the Project from those analyzed in the 2014 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects that necessitate the preparation of a Subsequent EIR pursuant to State CEQA Guidelines Section 15162. No new information of substantial importance has been identified. Further, the Project has been reviewed in consideration of the VMT standards and CAP compliance measures adopted as part of the City's General Plan to determine Consistency with the General Plan and the SEPA Community Plan pursuant to CEQA Section 15183. Since no changes to the SEPA or Elk Grove General Plan EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR pursuant to State CEQA Guidelines Section 15164. Therefore, the prior EIRs are 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 does hereby declare an intent to amend the Southeast Policy Area Community Plan (part of the General Plan) for the Esplanade West Tentative Subdivision Map and Souza Dairy Projects, as proposed in Exhibit A, attached hereto and incorporated herein by this reference.

Community Plan Amendment

Finding #1: The amendments to the community plan are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Community Plan amendment would modify the land plan for the Project area. The Community Plan Amendment will not add any new land uses not currently designated on the site. Although the acreages of the residential land uses are being amended, the reconfiguration results in less than a 5% overall increase (3,656 units total) to the total number of residential units allowed under the current land use designations on the Project site.

Finding #2: The amendment to the Community Plan is internally consistent to the Community Plan.

Evidence: The proposed amendment would modify the land plan for the Project area reconfiguring and adjusting the acreage of the Low, Medium and High Density Residential designations. The plan amendments will not introduce any new land uses not anticipated in the Community Plan area. The amendments to the residential land uses will not result in an overall reduction of the number of potential residential units on the Project site. The Applicant proposes to modify the location of parks and greenways to accommodate a gated, age-restricted community. While the distribution and location of parks is being modified, the overall park land ratio of five acres per 1,000 residents will still be met in the SEPA plan area.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove, in consideration of the Esplanade West Tentative Subdivision Map Project (EG-17-044) and subject to the conditions of approval set forth in Exhibit B, attached hereto and incorporated herein by this reference, hereby

- 1) Approves a Tentative Subdivision Map with Design Review for Subdivision Layout and makes a determination of consistency with the General Plan for the abandonment of a portion of Poppy Ridge Road, as shown in Exhibit C attached hereto and incorporated herein by this reference;
- 2) Approves an amendment to the Bicycle, Pedestrian, and Trails Master Plan as shown in Exhibit D attached hereto and incorporated herein by this reference, and
- 3) Approves a Tree Removal Permit as shown in Exhibit E attached hereto and incorporated herein by this reference.

Esplanade West Tentative Subdivision Map

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 and the Project findings, the proposed Tentative Subdivision Map (TSM) requires amendments to the SEPA Community Plan and SPA. These amendments have been reviewed and it has been determined that they are consistent with General Plan goals, policies, and implementation programs. While amendments redistribute the land uses across the site, the proposed TSM will result in an overall development intensity consistent with the land uses currently designated by the Community Plan.
- (b) As described in the staff report, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the SEPA Special Planning Area development standards and land use designations for the proposed site.

- (c) The site is physically suitable for the proposed development. The SEPA Community Plan land use map has anticipated the Project site for development. Access to the site will be provided or is available and necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) The site is physically suitable for the proposed density of development. While the requested plan amendments redistribute the land uses across the site, the proposed TSM will result in an overall development intensity consistent with the land uses currently designated by the Community Plan.
- (e) Development of Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site was analyzed for residential development in the 2014 SEPA Strategic Plan EIR and remains subject to its adopted MMRP including all mitigation measures related to biological resources. Furthermore, the TSM was analyzed and found to comply with the Elk Grove General Plan's goal of 15% VMT reduction and the Project will comply with the Climate Action Plan.
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the SEPA Strategic Plan EIR and subject to its adopted MMRP.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project. While public right-of-way will be abandoned with this Project, the abandonment is due to excess right-of-way that is not necessary to construct the roadways needed for the proposed subdivision.

Design Review for Subdivision Layout

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 #1: The site layout has been reviewed against the SEPA Special Planning Area development standards and the Elk Grove Design Guidelines for residential subdivisions and meets all applicable design requirements. The proposed subdivision map and related development requests with the associated Development Agreement Amendment and Tentative Map Substantial Conformance provide all the design elements required by the SEPA Special Planning Area development standards, including an interconnected street system, pedestrian connectivity, and sufficient open space. Where a design exception has been requested to reduce the centerline curve radius for "A" Lane at the gated entry off of Poppy Ridge Road. from 350 feet to 200 feet, the design exception has been reviewed by Engineering staff and it has been determined that the reduced curve radius will not negatively affect safety or circulation. Therefore, the conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: The Project does not include any buildings. The proposed subdivision map and related plans provide all the design elements required by the Southeast Policy Area Special Planning Area development standards. While the location of two parks will be modified, parks within the SEPA plan area will continue to meet the five-acre-per-thousand residents ratio. The Project includes conditions of approval which require all landscape plans to be designed consistent with the SEPA landscape prototype manual. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The Project does not include any buildings. All future residential and commercial development will be subject to compliance with the SEPA physical form and design protocol requirements.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence #4: The Esplanade West subdivision will be a gated community. Internal streets will be private streets and have been planned in a grid pattern to achieve internal circulation access throughout the subdivision. Though there will be no public access through the Subdivision, a portion of the north-south SEPA grand greenway will be constructed along the west side of the site providing off-street access to two large parks and two large school sites. Though the subdivision design removes several off-street multi-use trail sections, the associated improvements proposed as part of the Souza Dairy project will create two new off-street trail sections; one on the east boundary of the Souza Dairy site and another section that will provide access to the central park and school site.

Finding #5: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence #5: While Esplanade West will be a gated community, vehicular connectivity will be provided to adjacent neighborhoods portion and the overall vehicular circulation is designed with consideration with the existing and planned roadway network as depicted in the Staff Report. Future residential collector roads such as Lotz Parkway to the east, and "A" Drive within Souza Dairy to the south will provide ultimate vehicular access to Esplanade West. Though City's current Bicycle, Pedestrian, and Trails Master Plan includes several off-street multi-use trails within the private, gated subdivision, modifications have been made to the overall Esplanade West/Souza dairy trails plan that would add off-street trails on the south and east sides of the Esplanade West Community. These new off-street trails will provide circulation to the planned park and school site in the center of Souza Dairy.

Determination of consistency with the General Plan for the Abandonment of a portion of Poppy Ridge Road

Finding #1: The abandonment of a portion of Poppy Ridge Road is consistent with the City's General Plan.

Evidence #1: California Government Code Section 65402(a) requires that the abandonment of real property be submitted to and reported upon by the Planning Agency as to conformity with the adopted General Plan. Right-of-way has already been dedicated to the City to facilitate the construction of roadway and infrastructure improvements along Poppy Ridge Road. The TSM design does not require the full dedicated roadway width to construct Poppy Ridge Road pursuant to the roadway sections on the TSM consistent with SEPA roadway standards. The excess right-of-way is noted on the TSM for abandonment. Consistent with General Plan Policy MOB-7-3, right-of-way has already been dedicated for Poppy Ridge Road. The proposed TSM design has been reviewed and it has been determined that the width of the right-of-way currently dedicated for the construction of Poppy Ridge Road is in excess of what is necessary, and it has been determined that this excess can be abandoned.

Tree Removal Permit

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence #1: The Esplanade West TSM will result in the removal of 74 trees of local importance. Staff has reviewed the Tree removal request in light of the requirements for roadway and drainage infrastructure for the Project. Over half of the trees requested for removal (39 trees total) are located within or immediately adjacent to Poppy Ridge Road right-of-way, or the "A" Lane right of way which is within the TSM area. The location of both roadways is set by the SEPA Land Use Plan and Circulation Plan based on traffic studies and alignments with existing streets surrounding the Project area. Additionally, the ability to retain the trees on site is constrained by the Project requirements to comply with the SEPA Master Drainage Study which will require the Applicant to grade the future house pads to comply with the City drainage standards.

Finding #2: The effect of the removal of the tree(s) will not negatively impact the health, safety, and prosperity of surrounding trees, or the aesthetics and general welfare of the area.

Evidence #2: None of the trees requested for removal will affect the health, safety, or prosperity of trees on the subject site, or surrounding sites. None of the trees proposed for removal are proximate to any trees of local importance on adjacent properties. Additionally, pursuant to the SEPA Landscape Prototype Manual, new trees will be replaced both on-site and off-site along the roadways, and within trail corridors.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove, does hereby make a finding of Substantial Conformance with the General Plan for the Souza Dairy Tentative Subdivision Map Project (PLNG20-056), as shown in Exhibit F, attached hereto and incorporated herein by this reference, and based upon the following finding:

Souza Dairy Tentative Subdivision Map Substantial Conformance

Finding #1: The adjusted Souza Dairy Tentative Subdivision Map is in Substantial Conformance with the original Souza Dairy approvals:

Evidence #1: The adjusted TSM will not increase the number of residential lots approved with the subdivision. While the adjusted TSM creates a private, gated subdivision in the northeast section of the mapped area, adequate provision for vehicular, bicycle, and pedestrian circulation have been provided. Furthermore, the Souza Dairy Development Agreement states that adjustments to street and lot patterns, lot sizes and specific land uses with in the DA area may not, in and of themselves, be basis for the denial for Substantial Conformance requests.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 4th day of August 2021




BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:



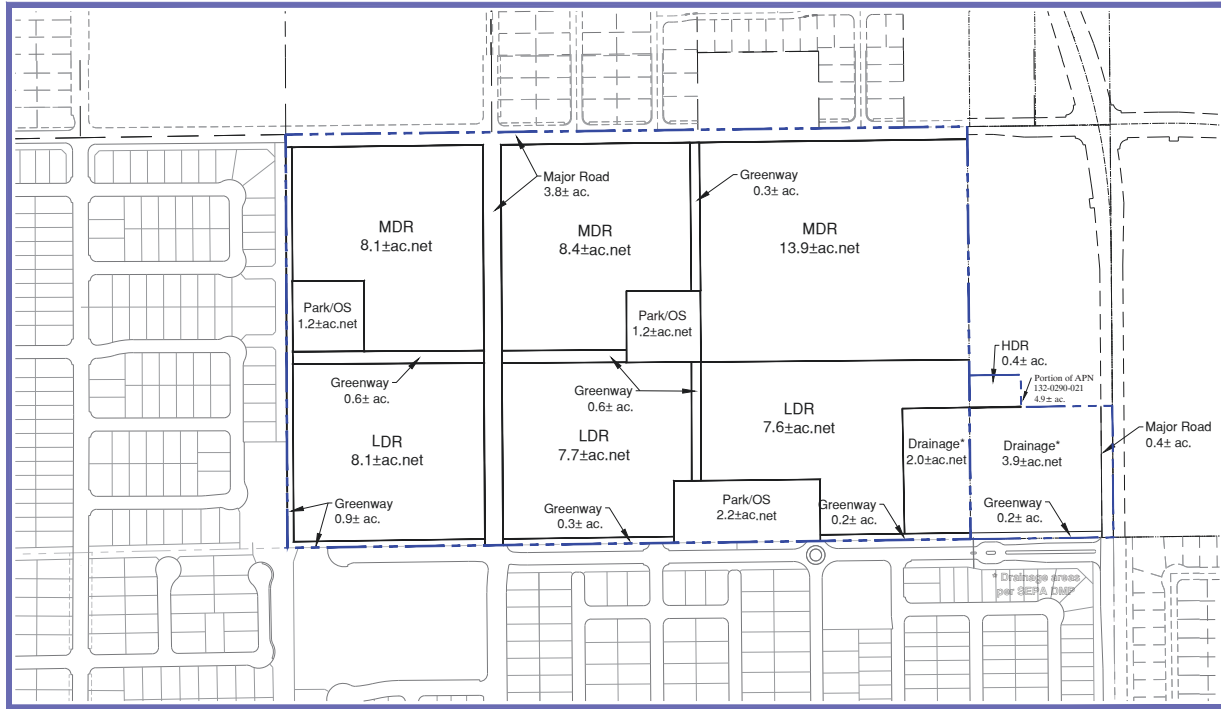
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

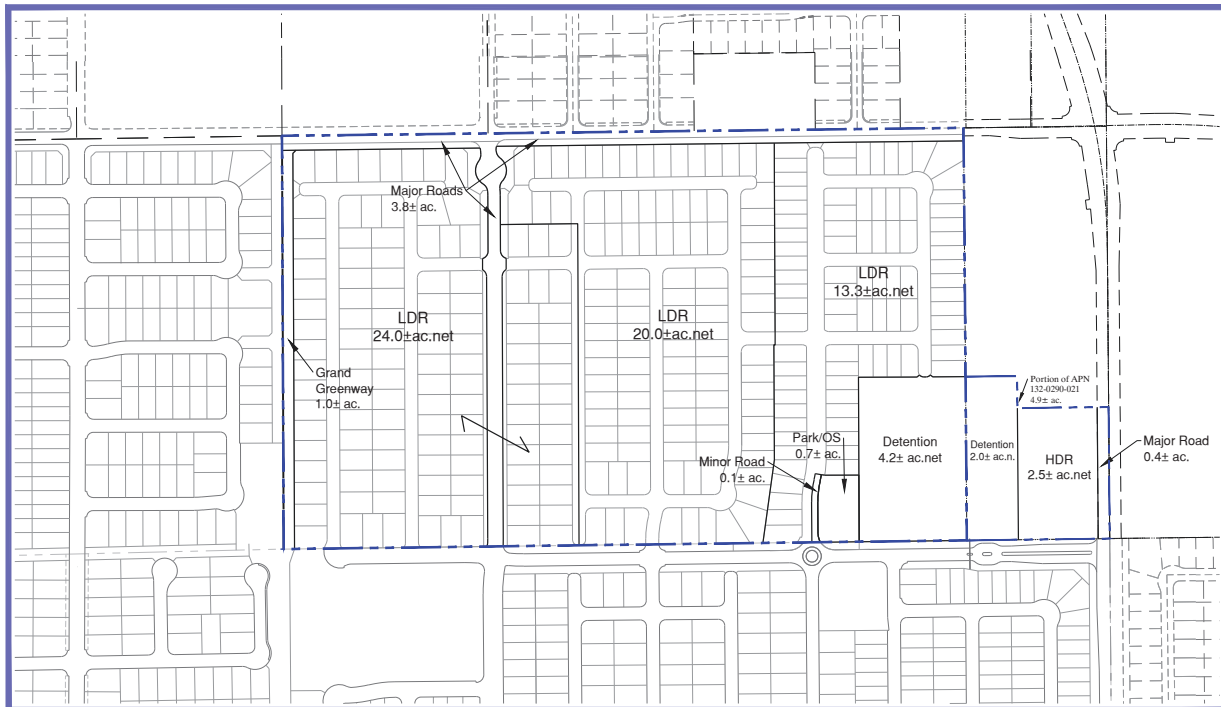


JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A



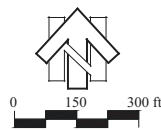
Existing



Proposed

LAND USE TABLE		
Land Use	Existing Acres(+/-)	Proposed Acres(+/-)
HDR	0.4	2.5
MDR	30.4	0.0
LDR	23.4	57.3
Park/OS	4.6	0.7
Greenway	3.1	1.0
Drainage	5.9	6.2
Major Road ⁽¹⁾	4.2	4.2
Minor Road ⁽²⁾	0.0	0.1
Total	72.0	72.0

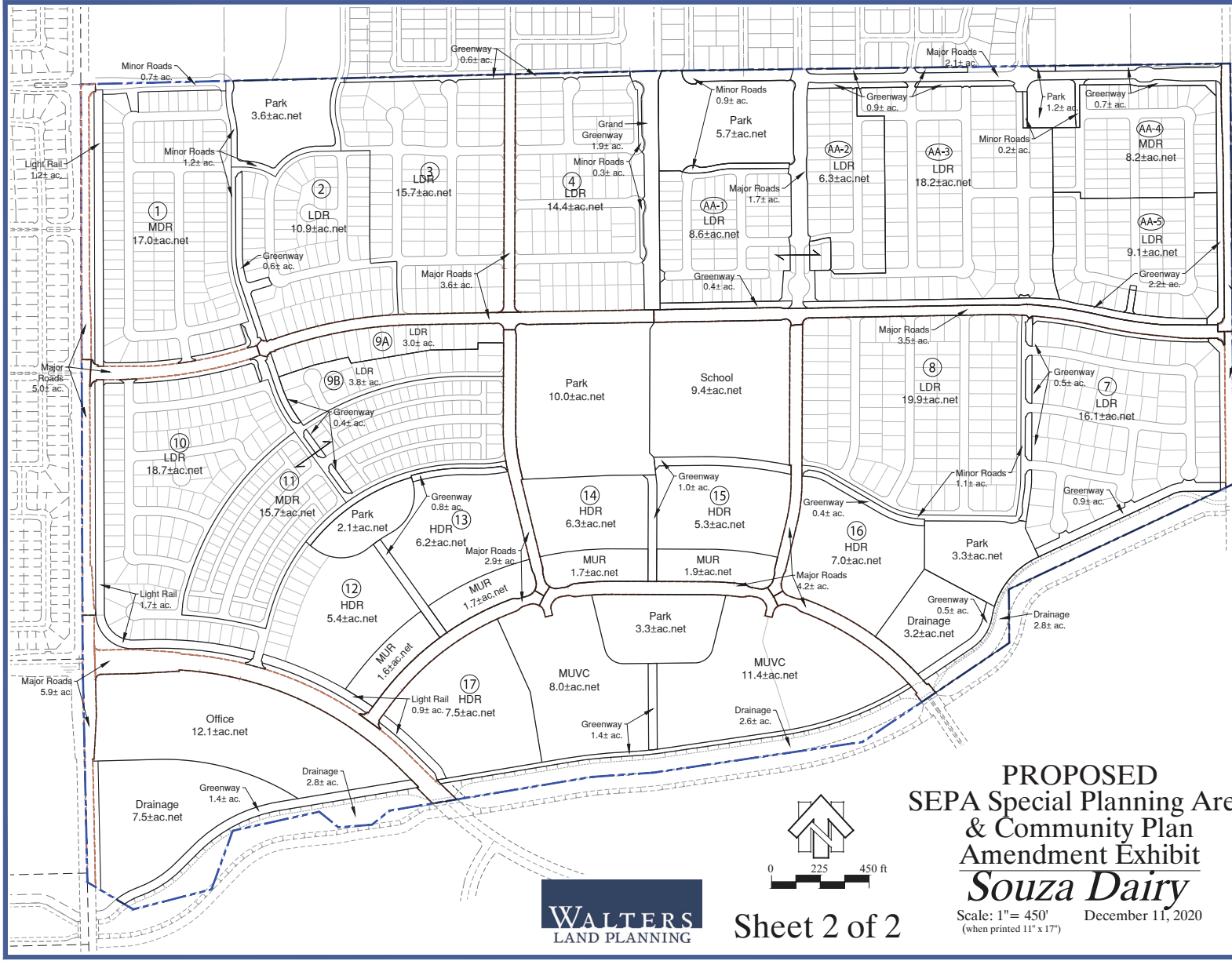
Notes:
 1) Includes Poppy Ridge Rd. & residential collector.
 2) Includes park frontage.



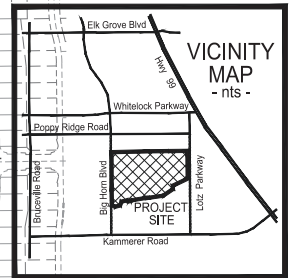
SEPA
 Special Planning Area
 & Community Plan
 Amendment Exhibit
Esplanade West
 Scale: 1" = 450'
 (when printed 11" x 17")

December 4, 2020





Land Uses Abbreviations
 MUR - Mixed Use Residential
 MUV - Mixed Use Village Center
 HDR - High Density Residential
 MDR - Medium Density Res.
 LDR - Low Density Residential



Village	SEPA Land Use	Lot Type	Lots/Units	Acres Gross	Acres Net	Density
1	MDR	45' x 95' typ.	123	17.0		7.2
2	LDR	45' x 105' typ.	71	10.9		6.5
3	LDR	55' x 105' typ.	84	15.7		5.4
4	LDR	60' x 105' typ.	76	14.4		5.3
7	LDR	70' x 110' typ.	66	16.1		4.1
8	LDR	60' x 105' typ.	101	19.9		5.1
9A	LDR	55' x 105' typ.	18	3.0		6.0
9B	LDR	55' x 105' typ.	19	3.8		5.0
10	LDR	50' x 90' typ.	116	18.8		6.2
11	MDR	40' x 65' typ.	141	15.7		9.0
Subtotal			815	135.3		
AA-1	LDR	45' x 105' typ.	58	8.6		6.7
AA-2	LDR	55' x 105' typ.	38	6.3		6.0
AA-3	LDR	65' x 105' typ.	85	18.2		4.7
AA-4	MDR	45' x 105' typ.	58	8.2		7.1
AA-5	LDR	55' x 105' typ.	52	9.1		5.7
Subtotal			291	50.4		
12-16	HDR		649	28.2	23.0	
12-15	MUR		159	6.9	23.0	
17	HDR-VC		173	7.5	23.0	
Subtotal			980	42.6		
Subtotal				19.5		
Subtotal				12.1		
Subtotal				9.4		
Subtotal				23		
Subtotal				13		
Subtotal				6.9		
Subtotal				1.8		
Subtotal				20.7		
Subtotal				3.8		
Subtotal				28.1		
Subtotal				4.0		
Subtotal				3.8		
Subtotal				1.1		
Subtotal				147.2		
GRAND TOTALS			2086	375.5		

NOTES: 1) Includes arterial and collector roads (public and private).
 2) Includes primary & local half-street frontage of parks/parkways/landscapes.



Sheet 2 of 2

PROPOSED
 SEPA Special Planning Area
 & Community Plan
 Amendment Exhibit
Souza Dairy
 Scale: 1" = 450'
 (when printed 11" x 17")
 December 11, 2020

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

<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 and B, 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.	Pursuant to the Souza Dairy Amended and Restated Development Agreement, the Small Lot Tentative Subdivision Map approval is valid until 11:59 p.m. on September 24, 2035 unless an extension of time is subsequently approved including, but not limited to, any extension granted in a Development Agreement between Applicant and City.	On-Going	Planning	
3.	This action does not relieve the Applicant of the obligation to comply with all applicable federal, state and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning	
5.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, 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 Special Planning Area • The Elk Grove Zoning Code (Title 23 of the EGMC) • 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 • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On-Going	Planning	
7.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter, except as approved by the City, 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 with the standards of the appropriate utility.</p>	On-Going	Planning Engineering SCWA SASD SMUD PG&E	
8.	<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), or other agencies or services providers as established by law for the Project site, including the park sites (Lots A and B). Unless otherwise determined by the City, the Applicant shall purchase all sewer and water credits from the City in lieu of paying sewer and water connection fees to the Sacramento Area Sewer District (SASD) and the Sacramento County Water Agency (SCWA), respectively, in the time frame required by the Conditions of Approval.</p>	On-Going and Prior to Construction	Planning Engineering CCSD SCWA SASD	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	<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 • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department Review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	
10.	The mitigation measures adopted as part of the Southeast Policy Area Strategic Plan and Elk Grove General Plan are hereby incorporated herein by reference, and the Applicant shall implement and comply with all applicable mitigation measures.	On-Going	Planning	
11.	Water supply shall be provided by the Sacramento County Water Agency.	On-Going	SCWA	
12.	The Applicant shall provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval, whichever occurs first.	On-Going	SCWA	
13.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
14.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
15.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.	On-Going	SMUD	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	On-Going	SMUD	
PRIOR TO IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
17.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the South East Policy Area (SEPA) and the Elk Grove General Plan. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.	Improvement Plans	Planning	
18.	Trees located on the park site and trail corridors may not be removed or damaged without review and approval by the CCSD and City. All remaining trees of local importance identified for removal on the Tree Exhibit are approved for removal. Such removal shall be mitigated pursuant to the requested permit and EGMC Chapter 19.12.	Improvement Plans	Planning CCSD	
19.	A final landscape plan shall be required pursuant to Zoning Code Chapter 23.54 (Landscaping) and consistent with the SEPA Landscape Planning Prototype Manual including landscaping for all trails, greenways, and landscape corridors. Such plans shall be prepared by a landscape architect registered to practice in the State of California. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.	Improvement Plans	Planning Engineering CCSD	
20.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological 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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans, including Grading Plans	Planning	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21.	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 State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans, including Grading Plans	Planning	
22.	All existing overhead utilities and all new utilities shall be placed underground as part of the improvements for this Project. This does not apply to new or existing 69kv transmission lines or larger.	Improvement Plans	Planning	
23.	Utilities may not be located in any park, greenway, or detention basin without the approval of the City and the CCSD. In the event the City and/or CCSD does not agree to the placement of any utility in a park, greenway, or detention basin, the Applicant shall relocate such facility to the satisfaction of City and CCSD.	Improvement Plans	Engineering CCSD	
24.	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 Permit, whichever occurs first	EMD	
25.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plan or Grading Permit whichever occurs first	Engineering Public Works	
26.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual 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.	Improvement Plans or Grading Permit whichever occurs first	Engineering Public Works	
27.	The Applicant shall provide procedures to accommodate hydromodification requirements. Low Impact Development (LID) features adopted in the Stormwater Quality Design Manual shall be implemented for this Project. All the designs shall be consistent with the design examples prescribed in the manual.	Improvement Plans	Engineering Public Works	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	The Applicant shall pay the SEPA Drainage Impact Fee per the Amendments to EGMC Chapter 16.95, Development Fees. Fees shall be paid prior to the acceptance of Improvement Plans.	Improvement Plans	Engineering	
29.	The Applicant shall submit civil improvement plans for the publicly maintained trails, greenways, landscape corridors and park sites to the CSD for review and approval.	Improvement Plans	CCSD	
30.	Gate locations shall be provided and shall be submitted separately to the Cosumnes Fire Department and the City for review and approval.	Improvement Plans	Engineering CCSD Fire	
31.	To obtain sewer service, construction of SASD sewer infrastructure shall be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SASD	
32.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Improvement Plans	SASD	
33.	The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. 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 SASDs' 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 SASD Design Standards.	Improvement Plans	SASD	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. The Applicant shall demonstrate, to the satisfaction of SASD, that public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Improvement Plans	SASD	
35.	No water supply mains shall be located under structures such as box culverts and bridges. If the Project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the SCWA Engineer. Underground crossings and attachments to structures shall be reviewed for compliance with the SEPA EIR. Additional environmental permitting and other associated costs shall be at Applicant's expense.	Improvement Plans	SCWA	
36.	The Applicant shall destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Applicant shall clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction.	Improvement Plans	SCWA	
37.	The Applicant shall submit plans for review to the Sacramento Municipal Utility District (SMUD) for any future utilities located on the Applicant's property.	Improvement Plans	SMUD	
38.	The Applicant shall dedicate any private drive, ingress and egress easement, paseo or Irrevocable Offer of Dedication (and 12.5-foot adjacent thereto) as a public utility easement for underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plans	SMUD	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm .	Improvement Plans	SMUD	
40.	The Applicant shall dedicate the Landscape Corridors (Lots D and E) as a public utility easement for underground facilities and appurtenances, except for those areas where structures or pools are located.	Improvement Plans	SMUD	
41.	The Applicant shall dedicate and provide all-weather vehicular access for SMUD service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. In areas with detached sidewalk, sidewalk width will need to be reduced or sidewalk will need to attach or meander around SMUD equipment where conditions won't allow for SMUD underground equipment and appurtenances to be within 15-feet from the drivable surface or when equipment is larger than available space.	Improvement Plans	SMUD	
42.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Improvement Plans	SMUD	
43.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	Improvement Plans	SMUD	
44.	Development phases submitted for new service should include all lots fronting streets.	Improvement Plans	SMUD	
PRIOR TO APPROVAL OF FINAL MAP				
45.	The Applicant shall pay the SEPA Cost Recovery Fee pursuant to EGMC Chapter 16.95, Development Impact Fees prior to approval of the 1st Final Map.	Final Map	Engineering	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
46.	The Applicant shall dedicate to the City a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public rights-of-way within the boundaries of the Tentative Subdivision Map.	Final Map	Engineering	
47.	A portion of Poppy Ridge Road right-of-way as recorded in Book 690825 OR 497 and Book 109 Page 215, shall be abandoned as shown on the Tentative Subdivision Map.	Final Map	Engineering	
48.	The existing 30' I.O.D as recorded in Book 690825 OR 495 shall be abandoned as shown on the Tentative Subdivision Map.	Final Map	Engineering	
49.	All quit claims including, but not limited to county records 20090401 O.R. 0846, 850926 O.R. 1470 and 860115 O.R. 1274, shall be complete prior to the approval of the first Final Map.	Final Map	Engineering	
50.	Access to Lots 48-50 and 77-79 shall be provided to the satisfaction of the City prior to approval of 1 st Final Map.	Final Map	Engineering	
51.	<p>The Applicant shall design and improve the southerly half-section of Poppy Ridge Road, from the western boundary of the Project site to "A" Lane measured 26' from the existing centerline and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards. A 21' wide landscape corridor with an 5' sidewalk shall also be designed and installed adjacent to Poppy Ridge Road.</p> <p>The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	<p>The Applicant shall design and improve the southerly half-section of Poppy Ridge Road, from "A" Lane to the eastern boundary of the Project site measured 21' from the existing centerline and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards. A 21' wide landscape corridor with an 5' sidewalk shall also be designed and installed adjacent to Poppy Ridge Road.</p> <p>The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	
53.	<p>The Applicant shall design and install an at-grade Class I bikeway crossing on Poppy Ridge Road at the grand greenway in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan, City Improvement Standards, and to the satisfaction of the City</p>	Final Map	Engineering	
54.	<p>The Applicant shall design and install all trails, greenways, and landscape lots within and adjacent to the Project site in accordance with the SEPA SPA, the City's Bicycle, Pedestrian, and Trails Master Plan, City Improvement Standards, and to the satisfaction of the City and CCSD.</p>	Final Map	Engineering Public Works CCSD Parks	
55.	<p>The Applicant shall dedicate, design, and improve all internal private streets as shown on the Tentative Map and as required for each phased final map in accordance with the City's Improvement Standards to the satisfaction of the City and as further conditioned herein.</p>	Final Map	Engineering	
56.	<p>The Application shall install stop signs and crosswalks at intersections of internal streets. Location(s) of stop signs and crosswalks shall be determined by the City, in its sole discretion, during Improvement Plan review.</p>	Final Map	Engineering	
57.	<p>Lots C, D and E shall be dedicated to the City in fee title.</p>	Final Map	Engineering	
58.	<p>Lots A, F, G, H, I, J, K and L shall be dedicated as Private Lots to be owned and maintained by the HOA.</p>	Final Map	Engineering	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
59.	The Applicant shall dedicate the detention basin (Lot B) to the City in fee title. A deposit of \$3,500 shall be paid to the City to establish an initial fund for the on-going maintenance costs of the basin.	Final Map	Engineering	
60.	The Applicant shall design and construct the detention basin S1a (Lot B) improvement, including outfall to Shed C channel in accordance with City Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
61.	The Applicant shall acquire, dedicate and construct any drainage outfalls, crossings, and trunk/distribution lines to serve the Project as determined by the City.	Final Map	Engineering	
62.	<p>The Applicant shall design and install the traffic signal at the intersection of Whitelock Parkway and Lousada Drive, including signal interconnect from Big Horn Boulevard in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>Eligible costs associated with the traffic signal modification are subject to potential reimbursement by the City as set forth in the Elk Grove Roadway Fee Program. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none">1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; and2. Comply with all pre- and post-bidding procedures and prevailing wage as required by the City and State law.3. Not receive reimbursement from any other reimbursement programs.	Final Map	Engineering	
63.	The Applicant shall acquire, dedicate, design, and construct any sewer, water, recycled water, and dry utilities facilities necessary to serve the Project as determined by the City and other applicable agencies. Utilities required to serve the adjacent projects shall be installed under road infrastructure required with this Project.	Final Map	Engineering	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
64.	<p>Eligible costs associated with roadways, drainage, traffic signal and trails are subject to potential reimbursement by the City as set forth in the Elk Grove Roadway Fee Program and applicable SEPA Fee Programs. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none"> 1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; 2. Comply with all pre and post-bidding procedures and prevailing wage as required by the City and State law; and 3. Not receive reimbursement from any other reimbursement programs. 	Final Map	Engineering	
65.	The Applicant shall establish a Homeowners Association (HOA) prior to the recordation of the final map. The association shall be responsible for the maintenance and use of common areas, including but not limited to private landscape lots, park, and roadway, all utilities, including but not limited to sewer, water, storm drain, etc. unless otherwise required by any agency as a public facility.	Final Map	Engineering	
66.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Engineering	
67.	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 with City Policy and the satisfaction of the City.	Final Map	Engineering	
68.	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.	Final Map	Engineering	
69.	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.	Final Map	Engineering	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
70.	If the Applicant proposes to phase the Project, the Applicant shall dedicate property rights for, design and construct all infrastructure improvements as specified in these conditions, as determined by the City to be necessary to serve the proposed phase(s). Unless otherwise approved by the City and the CCSD Fire Department, each phase shall result in at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City.	Final Map	Engineering	
71.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall they be subject to a deed of trust at the time of the dedication on the final map except for the required Public Utility Easements. 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.	Final Map	Engineering	
72.	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 of Elk Grove as shown on the Final Map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Engineering	
73.	The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City, which shall include the appropriate security.	Final Map	Engineering	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
74.	<p>Prior to recording of a final subdivision map, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, 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 and completed application 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/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Final Map	Finance	
75.	<p>Prior to recording of a final subdivision map, the Project area shall annex into the Police Services 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 and completed application 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/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Final Map	Finance	
76.	<p>Prior to recording of a final subdivision map, the Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 5, 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 and completed application 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/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</p>	Final Map	Finance	

EXHIBIT B
Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
77.	Prior to the recordation of the final map, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property owner(s) fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued.	Final Map	CCSD Fire	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL OR ISSUANCE				
78.	The Applicant shall construct temporary turnarounds at dead-end of "A", "C", "D", "K" and "H" Lane if necessary to the satisfaction of the City and the CCSD Fire Department.	Building Permit	Engineering CSD Fire	
79.	The Applicant shall pay the SEPA Park and Trail Fee per the Amendments to EGMC Chapter 16.95, Development Fees. The Park and Trail Fee is based on units for Residential land use and gross acreage for Non-Residential land use.	Building Permit	Engineering	
80.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
81.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

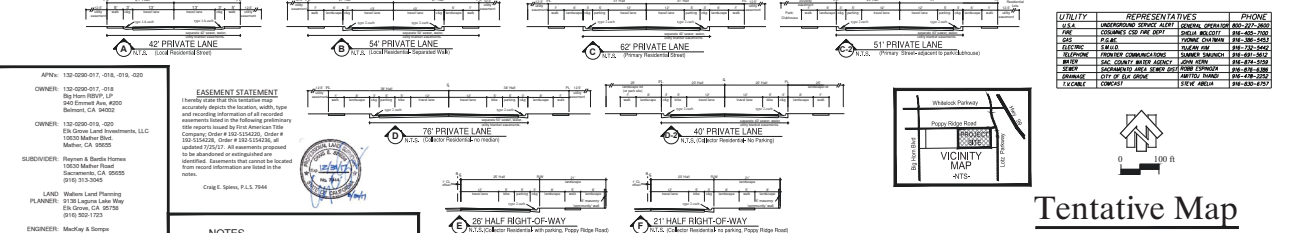
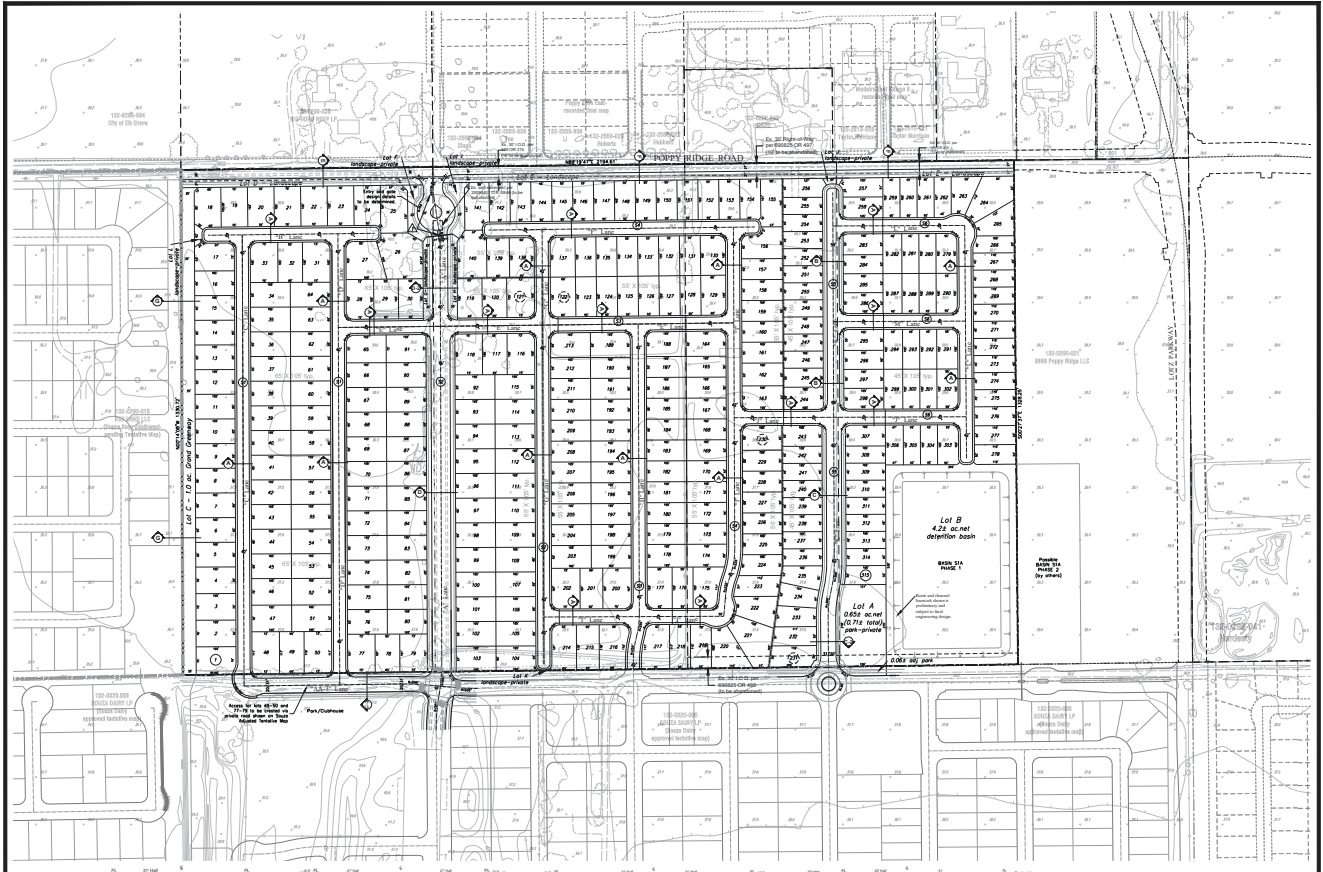
EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
82.	Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans	Building Permit	Engineering	
83.	The Applicant shall contact the SASD Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SASD	
84.	Project shall meet the fire apparatus/personnel access and water supply requirements of the building standards adopted at the time of plan submittal.	Building Permit	CCSD Fire	
85.	The Applicant shall construct and install landscape improvements in publicly maintained trail corridors and designated landscape lots according to plans and specifications approved by the CCSD.	Building Permit	CCSD	
86.	The Applicant shall install a 6-foot tall masonry wall or partial open fence consisting of block wall and tubular steel adjacent to all publicly maintained parks (6-foot tall masonry wall only), paseos, trails, landscape corridors, greenways and drainage corridors consistent with the standards of the SEPA Landscape Prototype Manual and to the satisfaction of the CCSD. The wall shall be located at the property or easement line within the City Right-of-Way, Park property, and/or other City parcels with the City's consent. The final design shall be in accordance with the SEPA Landscape Prototype Manual and approved by CCSD prior to installation.	Building Permit	CCSD	
87.	Applicant shall construct or facilitate the construction of the trail along the Grand Greenway Lot C in conjunction with the Poppy Keys Southwest development to the west of the project.	Building Permit	CCSD	

EXHIBIT B**Esplanade West Tentative Subdivision Map Conditions of Approval (EG-17-044)**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
88.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP) as follows:</p> <ul style="list-style-type: none">• Comply with CALGreen Residential Tier 1 energy efficiency standards (BE-4);• At least ten percent of the Project shall include exclusively electrical appliances and HVAC system (BE-6). The ten percent requirement may be calculated utilizing all residential lots included in the Souza Dairy Development Agreement;• 25% of the off-road construction feet used during construction shall include Environmental Protection Agency certified off-road Tier 4 diesel engines (TACM-8); and• Parking spaces serving each unit shall be EV-Ready (TACM-9).	Building Permit	Planning	

EXHIBIT C



APPX: 130-030-011-016, 016-018-020
OWNER: Big Horn FIDELITY LP
 3400 Central Ave., #300
 Southfield, CA 94080
OWNER: 130-030-016, 020
 Elk Grove Land Investments, LLC
 10020 Mother Road
 Mother, CA 95635
SUBDIVIDER: Freeman & Sompas
 1630 Malibu Road
 San Gabriel, CA 95655
 (916) 313-3045
LAND: Walters Land Planning
 3739 Laguna Lake Way
 Elk Grove, CA 95738
 (916) 581-1733
ENGINEER: Mackay & Sompas
 10020 Central Expressway, #1130
 Roseville, CA 95678-3573
 (916) 773-1199
EXISTING USE: Agricultural, MDR, LDR, Park/CS
PROPOSED USE: Greenway
SPV ZONING:
SPV ZONING:
NUMBER OF LOTS: 315 Residential Lots
 100, 200 & 300 Typ.
 1: 100, 200 & 300 Typ.
 2: 100, 200 & 300 Typ.
 3: 100, 200 & 300 Typ.
 4: 100, 200 & 300 Typ.
 5: 100, 200 & 300 Typ.
AREA: 67.13 acres gross
DESIGN MODIFICATIONS
 Collector street at entry paly with reduced
 cantative curve radii.

EASEMENT STATEMENT
 I hereby certify that the following list of
 easements depicts the location, width, top
 and recording information of all recorded
 easements located in the following preliminary
 plan submitted to the City of Elk Grove
 pursuant to Section 66429.01 of the
 Government Code. I, the undersigned, declare
 that I am the owner of the land to which the
 easements are proposed. All easements proposed
 to be abandoned or extinguished are
 identified. Easements that cannot be located
 from recorded information are listed in the
 notes.
 Craig E. Sompas, P.L.S. 2944

- NOTES**
- Dimensions & areas shown are approximate and subject to change with final design.
 - Subdivision easements are to be recorded in the final plan.
 - All other easements to be terminated.
 - All lot area to be completed. See Assessor's Report.
 - A 12.5' P.U.V.A. is proposed adjacent to all right-of-way and private lanes.
 - Refer to the Subdivision Policy Area SPA for street sections and development standards.
 - Dimensions shown by Improvement Standards are proposed. See proposed Design Modifications.
 - Dimensions shown by the Assessor's Report are for planning purposes. Street names to be proposed in the final plan.
 - Reference to Section 66429.01 of the Government Code, level shown herein shall be the level of the ground surface. The elevations shown are to be abandoned or not shown.
 - South of all existing 30' right-of-way per 100' (CEDES 215) to be abandoned.
 - Existing 30' right-of-way per 100' (CEDES 215) to be abandoned.
 - South of all existing 30' right-of-way per 100' (CEDES 215) to be abandoned.
 - Existing 30' utility easement to Citizens Communications per 100' (CEDES 215) and 1470 to be abandoned.
 - Existing 30' (CEDES 215) to be abandoned.
 - Utility 30' (CEDES 215) to be abandoned.
 - Utility 30' (CEDES 215) to be abandoned.
 - Utility 30' (CEDES 215) to be abandoned.

Land Use Table

SEPA	Land Use	Lot Type	Lot	Area	Density	Bsq Fcmts
LDR	65' 100' Typ	L1	131	25.3	5.2	1.1
LDR	65' 100' Typ	L2	199	19.8	5.5	1.1
LDR	65' 100' Typ	L3	86	13.2	6.6	1.3
Subtotal						
Solo				315	66.2	
				4.2		
Community public				1.0		
Landscaping public				1.0		
Park private				0.7		
Landscaping private				0.6		
Major Right-of-Way public				1.1		
Major Right-of-Way private				2.1		
Major Right-of-Way utility				0.8		
TOTAL						
315						

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE'S NAME	PHONE
AT&T	ANDREW STINE	916-432-3900
AVCO	CAROL ANN GAY	916-432-3900
CEC	JOHN O'NEILL	916-432-3900
DELTA	JOHN O'NEILL	916-432-3900
ELK GROVE	JOHN O'NEILL	916-432-3900
ENEL	JOHN O'NEILL	916-432-3900
ET&T	JOHN O'NEILL	916-432-3900
EVERETT	JOHN O'NEILL	916-432-3900
FLUOR	JOHN O'NEILL	916-432-3900
HYDREX	JOHN O'NEILL	916-432-3900
INDUS	JOHN O'NEILL	916-432-3900
IREX	JOHN O'NEILL	916-432-3900
IT&T	JOHN O'NEILL	916-432-3900
JACOBS	JOHN O'NEILL	916-432-3900
KELCO	JOHN O'NEILL	916-432-3900
LOCKHEED	JOHN O'NEILL	916-432-3900
LYON	JOHN O'NEILL	916-432-3900
M&M	JOHN O'NEILL	916-432-3900
NEWARK	JOHN O'NEILL	916-432-3900
OKAWA	JOHN O'NEILL	916-432-3900
PARSONS	JOHN O'NEILL	916-432-3900
S&W	JOHN O'NEILL	916-432-3900
SHAW	JOHN O'NEILL	916-432-3900
SPRINT	JOHN O'NEILL	916-432-3900
T&E	JOHN O'NEILL	916-432-3900
TELECOM	JOHN O'NEILL	916-432-3900
TELETYPE	JOHN O'NEILL	916-432-3900
TRUCKEE	JOHN O'NEILL	916-432-3900
UNITED	JOHN O'NEILL	916-432-3900
VERIZON	JOHN O'NEILL	916-432-3900
VIE	JOHN O'NEILL	916-432-3900
W&A	JOHN O'NEILL	916-432-3900
WESTERN	JOHN O'NEILL	916-432-3900
WILLIAMS	JOHN O'NEILL	916-432-3900
WORLD	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900
WORLDWIDE	JOHN O'NEILL	916-432-3900



Tentative Map
ESPLANADE WEST
 City of Elk Grove, California
 Scale: 1" = 100'
 (when printed 36" x 36")
 December 4, 2020

REYNEN & BARDIS
 HOMES
WALTERS LAND PLANNING
MACKEY & SOMPAS
 ENGINEERS PLANNERS SURVEYORS

EXHIBIT D

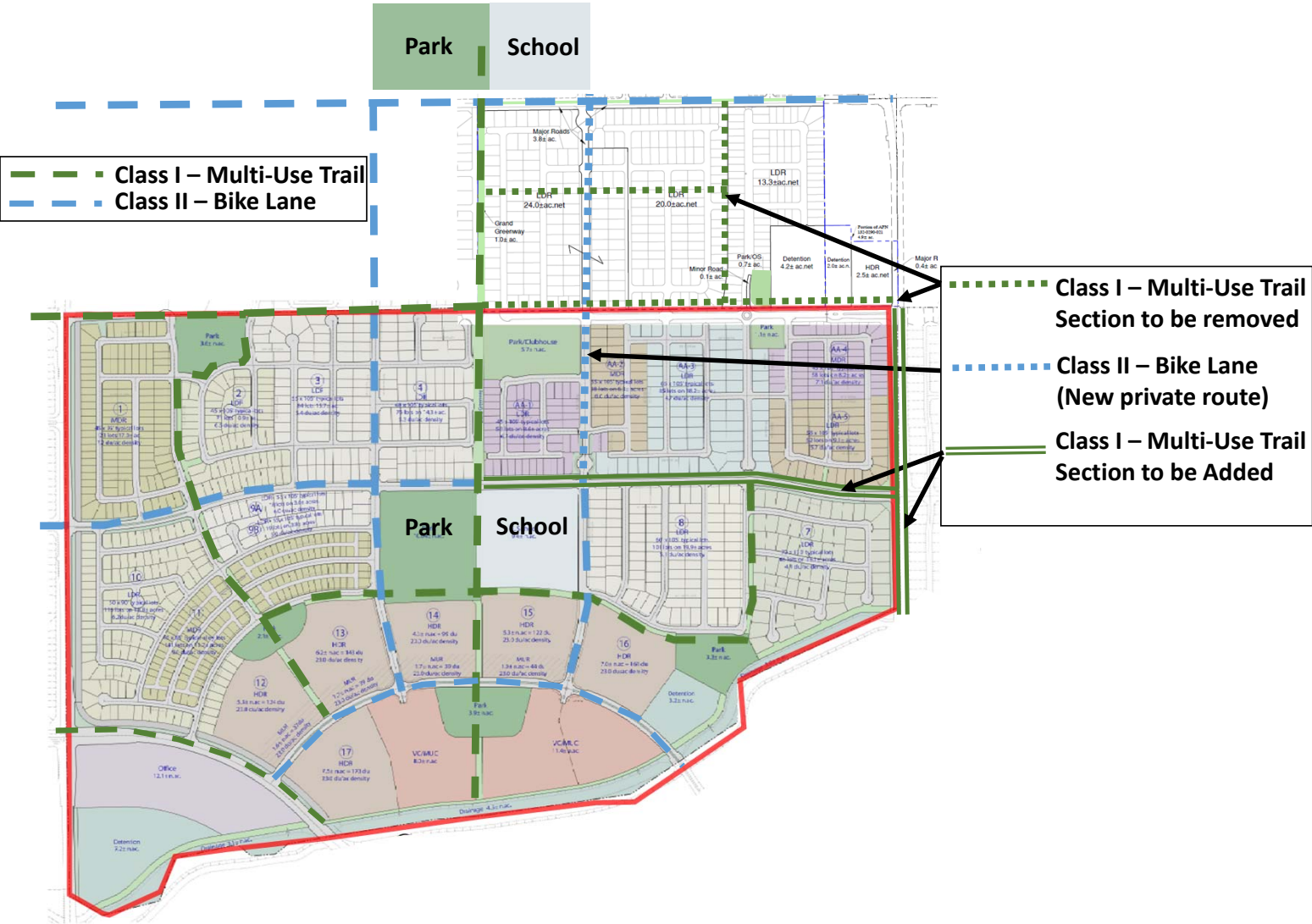
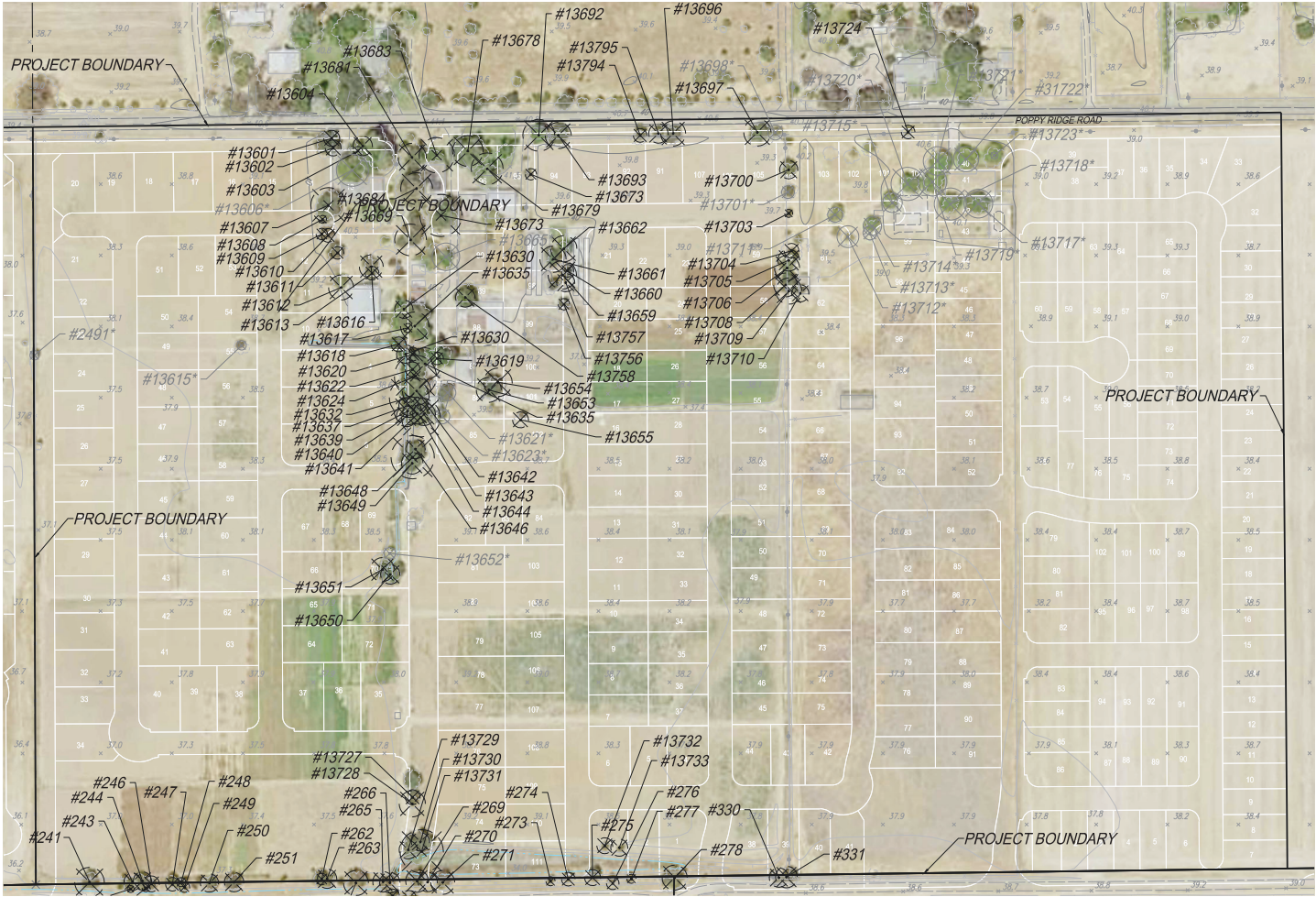


EXHIBIT E

TREE MITIGATION PLAN FOR POPPY KEYS SOUTHEAST

TREE #	DESCRIPTION	DA (in)	DLR (ft)	STATUS	NOTES
730 VALLEY OAK	7	16	16	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
13603 VALLEY OAK	7	8	8	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
16518 VALLEY OAK	11	13	13	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
13676 VALLEY OAK	11	10	10	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
13678 VALLEY OAK	30	27	27	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
13684 VALLEY OAK	29	28	28	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
13724 BLACK WALNUT	11	12	12	REMOVE PER ARBORIST	NO MITIGATION REQUIRED
TOTAL INCHES TO BE REMOVED PER ARBORIST 115					
727 VALLEY OAK	7	13	13	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
728 VALLEY OAK	17	23	23	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
729 VALLEY OAK	9	16	16	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
731 VALLEY OAK	40	36	36	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
732 VALLEY OAK	10	14	14	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
733 VALLEY OAK	10	15	15	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13601 VALLEY OAK	7	14	14	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13602 VALLEY OAK	33	31	31	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13604 VALLEY OAK	11	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13607 VALLEY OAK	28	31	31	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13608 VALLEY OAK	15	7	7	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13609 VALLEY OAK	11	10	10	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13610 VALLEY OAK	19	12	12	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13611 VALLEY OAK	12	11	11	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13612 VALLEY OAK	17	22	22	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13613 VALLEY OAK	7	12	12	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13615 VALLEY OAK	30	21	21	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13616 VALLEY OAK	19	12	12	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13617 VALLEY OAK	6	8	8	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13618 VALLEY OAK	9	11	11	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13620 VALLEY OAK	10	12	12	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13622 VALLEY OAK	10	13	13	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13624 VALLEY OAK	42	37	37	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13626 VALLEY OAK	17	25	25	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13630 VALLEY OAK	10	16	16	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13632 VALLEY OAK	33	35	35	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13635 VALLEY OAK	28	28	28	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13637 VALLEY OAK	10	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13638 VALLEY OAK	17	24	24	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13640 VALLEY OAK	11	18	18	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13641 VALLEY OAK	7	18	18	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13642 VALLEY OAK	7	25	25	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13643 VALLEY OAK	8	20	20	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13644 VALLEY OAK	32	34	34	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13646 VALLEY OAK	13	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13648 VALLEY OAK	33	36	36	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13649 VALLEY OAK	16	19	19	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13650 VALLEY OAK	14	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13651 VALLEY OAK	17	21	21	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13652 VALLEY OAK	16	22	22	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13654 VALLEY OAK	24	25	25	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13655 VALLEY OAK	8	14	14	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13656 VALLEY OAK	7	10	10	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13657 VALLEY OAK	12	16	16	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13658 VALLEY OAK	20	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13659 VALLEY OAK	9	11	11	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13660 VALLEY OAK	12	15	15	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13661 VALLEY OAK	27	23	23	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13662 VALLEY OAK	21	23	23	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13664 VALLEY OAK	24	28	28	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13673 VALLEY OAK	35	37	37	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13679 VALLEY OAK	30	26	26	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13683 VALLEY OAK	16	25	25	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13684 VALLEY OAK	23	31	31	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13692 VALLEY OAK	17	28	28	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13693 VALLEY OAK	20	23	23	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13694 VALLEY OAK	12	12	12	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13695 VALLEY OAK	24	17	17	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13696 VALLEY OAK	14	22	22	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13697 VALLEY OAK	20	24	24	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13700 BLACK WALNUT	19	16	16	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13703 VALLEY OAK	6	7	7	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13704 VALLEY OAK	14	13	13	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13705 VALLEY OAK	13	19	19	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13708 VALLEY OAK	13	22	22	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13708 VALLEY OAK	18	21	21	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13709 VALLEY OAK	17	23	23	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
13710 VALLEY OAK	13	15	15	REMOVE FOR CONSTRUCTION	MITIGATION REQUIRED
TOTAL INCHES TO BE REMOVED WITH MITIGATION 1135					
GRAND TOTAL INCHES 1250					



NOTES:

1. ALL EXISTING ONSITE TREES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
2. REFER TO "ARBORIST REPORT AND TREE INVENTORY SUMMARY PKs EAST PROJECT SITE" PREPARED BY SIERRA NEVADA ARBORIST, DATED APRIL 3, 2017 FOR ADDITIONAL TREE INFORMATION.

LEGEND

- TREE DRIPLINE RADIUS PER ARBORISTS' REPORT
- #4648 TREE TAG & REPORT NUMBER (TREE OF LOCAL IMPORTANCE)
- #4649* TREE TAG & REPORT NUMBER (NOT A TREE OF LOCAL IMPORTANCE)

Tree Exhibit

Esplande West

City of Elk Grove
Scale 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1525 Curves Road, Suite 100, Roseville, CA 95691 (916) 775-1859

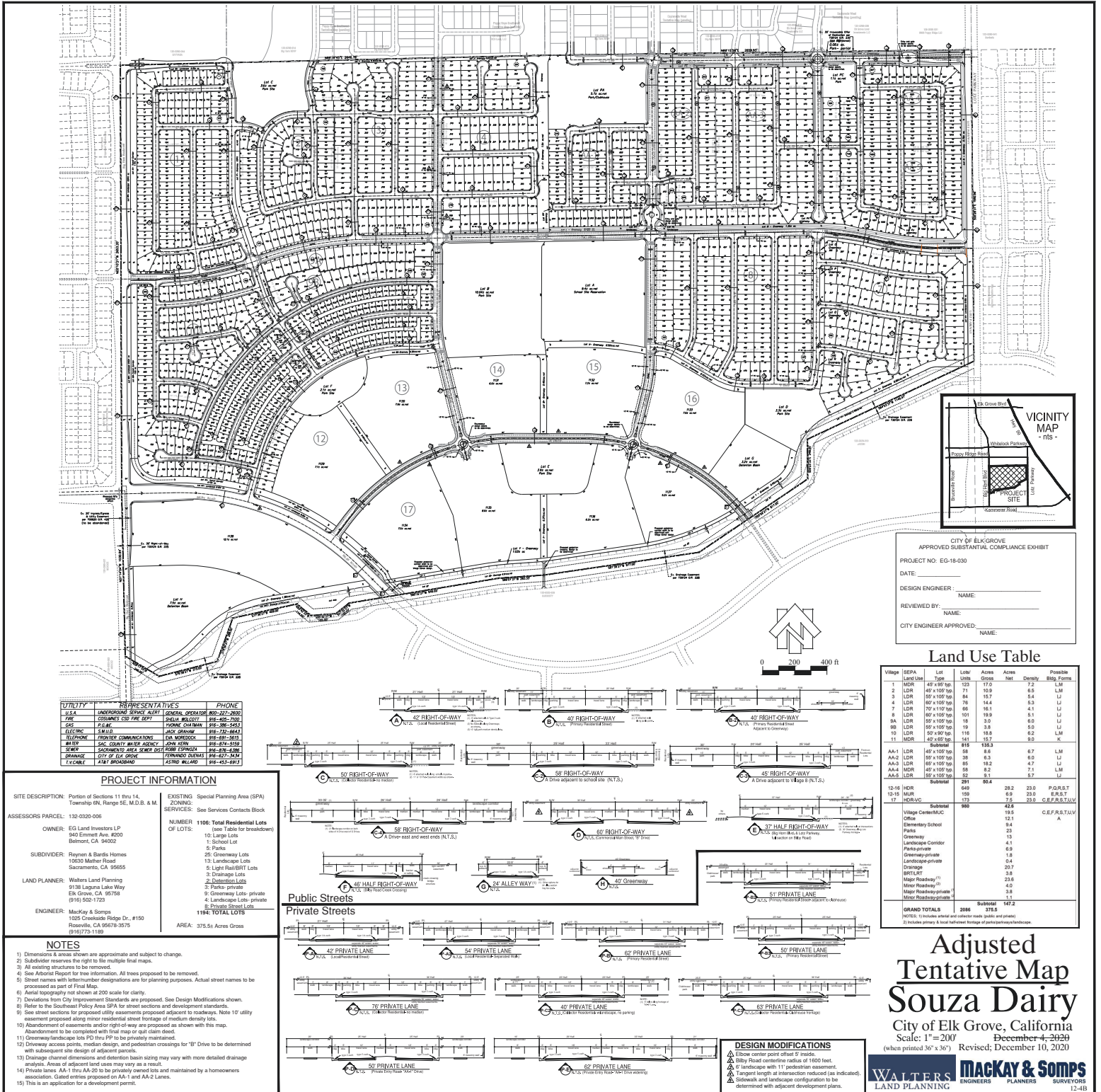
California
August 17, 2018
27154.KCB

PRELIMINARY - Subject to Revision

6-22-2018 11:26:53 Jenterson
 P:\27180\ES\EW-0\Tree Exhibit\Tree Exhibit.dwg [J:\P:\27180\SRV\CS\CS-C5-PCS-SO28.dwg [2] P:\27180\SRV\CS\Resolved\Bdry Boundary_Resolution.dwg [3] P:\27154_L01\SRV\Topo\Aerial\ESPA_Topo\ID-TP-EG-ESPA-TOP0-2013-01-14_Ground.dwg [4] P:\27128\Images\Macros\MAP2014.mxd
 11/27/2018 10:00:00 AM

Mackay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

EXHIBIT F



CITY OF ELK GROVE
 APPROVED SUBSTANTIAL COMPLIANCE EXHIBIT
 PROJECT NO: EG-18-030
 DATE: _____
 DESIGN ENGINEER: _____
 REVIEWED BY: _____
 CITY ENGINEER APPROVED: _____

Land Use Table

Village	SEPA Land Use	Type	Lot Units	Acres Gross	Acres Net	Density	Possible Bldg. Form
1	MDR	45' x 105' typ	125	17.5	17.5	7.2	LM
2	LDR	45' x 105' typ	71	10.9	10.9	6.5	LM
3	LDR	50' x 105' typ	84	15.7	15.7	5.8	LU
4	LDR	60' x 105' typ	75	14.4	14.4	5.1	LU
7	LDR	70' x 105' typ	66	16.1	16.1	4.1	LU
8	LDR	80' x 105' typ	101	19.9	19.9	5.1	LU
8A	LDR	50' x 105' typ	18	3.0	3.0	6.0	LU
8B	LDR	50' x 105' typ	19	3.4	3.4	6.0	LU
10	LDR	50' x 105' typ	110	19.9	19.9	6.2	LM
11	MDR	40' x 105' typ	141	19.7	19.7	6.0	K
Subtotal			819	136.3			
AA-1	LDR	45' x 105' typ	58	8.6	8.6	6.7	LM
AA-2	LDR	45' x 105' typ	38	6.3	6.3	6.0	LU
AA-3	LDR	45' x 105' typ	25	16.2	16.2	4.7	LU
AA-4	MDR	45' x 105' typ	58	8.2	8.1	7.1	LM
AA-5	LDR	45' x 105' typ	52	8.1	8.1	5.7	LU
Subtotal			291	66.4			
12-16	MDR		649	89.0	28.2	23.0	P.G.R.S.T.
12-16	MDR		150	6.9	6.9	23.0	P.G.R.S.T.
17	MDR/VIC		173	7.5	23.0	23.0	C.E.F.A.S.T.V.
Subtotal			969	103.4	19.5		A
Village Center/MUC					15.5		
Office					12.1		
Elementary School					9.4		
Park					2.3		
Greenway					1.3		
Landscape Center					4.1		
Park-private					6.0		
Greenway-private					1.8		
Landscape-private					0.4		
Drainage					20.7		
BIFLATE					3.8		
Major Roadway ⁽¹⁾					23.6		
Minor Roadway-private					4.0		
Minor Roadway-private ⁽²⁾					1.1		
Subtotal					147.2		
GRAND TOTALS			2086	375.5			

NOTES: (1) Includes arterial and collector roads (park and private).
 (2) Includes primary & local collector roads (park and private).

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT	GENERAL OPERATIONS 800-222-2600
WATER	CONCRETE CONSTRUCTION	GENERAL OPERATIONS 916-485-2700
SEWER	CONCRETE CONSTRUCTION	GENERAL OPERATIONS 916-485-2700
TELEPHONE	CONCRETE CONSTRUCTION	GENERAL OPERATIONS 916-485-2700
ELECTRIC	CONCRETE CONSTRUCTION	GENERAL OPERATIONS 916-485-2700
TELEPHONE	CONCRETE CONSTRUCTION	GENERAL OPERATIONS 916-485-2700
WATER	SAC COUNTY WATER AGENCY	JOHN VERA 916-474-5719
SEWER	SAC COUNTY WATER AGENCY	JOHN VERA 916-474-5719
DRAINAGE	CITY OF ELK GROVE	TERNANDO DURAN 916-427-5434
FLY ASH	FLY ASH BROADCAST	KEVIN WILLARD 916-453-4953

PROJECT INFORMATION

SITE DESCRIPTION: Portion of Sections 11 thru 14, Township 0N, Range 05E, M.D.B. & M, Belmont, CA 94002.

ASSESSORS PARCEL: 132-0320-006

OWNER: EQ Land Investors LP, 940 Emmett Ave, #200, Belmont, CA 94002

SUBDIVIDER: Ryman & Baris Homes, 10630 Mather Road, Sacramento, CA 95655

LAND PLANNER: Walters Land Planning, 9138 Laguna Lane Way, Elk Grove, CA 95756, (916) 502-1723

ENGINEER: Mackay & Soms, 1055 Creekside Ridge Dr., #150, Roseville, CA 95678-3575, (916) 773-1185

EXISTING ZONING: Special Planning Area (SPA)

SERVICES: See Services Contacts Block

NUMBER OF LOTS: 1106: Total Residential Lots (see Table for breakdown)

10: Large Lots

1: School Lot

5: Parks

25: Greenway Lots

13: Landscape Lots

5: Light Rail/BRT Lots

3: Drainage Lots

2: Detention Lots

3: Parks-private

9: Greenway Lots-private

4: Landscape Lots-private

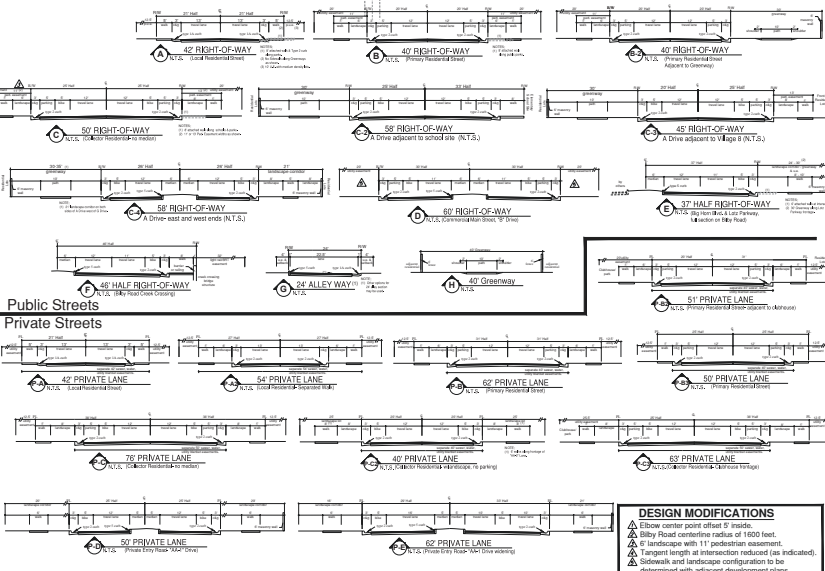
3: Driveway Street Lots

1194: TOTAL LOTS

AREA: 375.51 Acres Gross

NOTES

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to the multiple final maps.
- All existing structures to be removed.
- See Arbores Report for tree information. All trees proposed to be removed.
- Street names with letter/number designations are for planning purposes. Actual street names to be processed as part of Final Map.
- Aerial topography not shown at 200 scale for clarity.
- Deviations from City Improvement Standards are proposed. See Design Modifications shown.
- Refer to the Southeast Policy Area SPA for street sections and development standards.
- See street sections for proposed utility easements proposed adjacent to roadways. Note 10' utility easement proposed along minor residential street frontage of medium density lots.
- Abandonment of easements and/or right of way are proposed as shown with this map.
- Greenway landscape lots PD thru PP to be privately maintained.
- Drainage channel dimensions and detention basin sizing may vary with more detailed drainage analysis. Areas of adjacent land uses may vary as a result.
- Private lanes AA 1 thru AA-20 to be privately owned lots and maintained by a homeowners association. Gated entries proposed on AA 1 and AA-2 Lanes.
- This is an application for a development permit.



DESIGN MODIFICATIONS

▲ Easement center point offset 5' inside.

▲ Bilty Road centerline radius of 1800 feet.

▲ 6' landscape with 11' pedestrian easement.

▲ Tangent length at intersection reduced (as indicated).

▲ Sidewalk and landscape configuration to be determined with adjacent development plans.

Adjusted Tentative Map Souza Dairy
 City of Elk Grove, California
 Scale: 1" = 200'
 (when printed 36" x 36")
 December 4, 2020
 Revised: December 10, 2020

WALTERS LAND PLANNERS
 ENGINEERS PLANNERS SURVEYORS

MACKEY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-218

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 4, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California