



Planning Commission Staff Report

July 6, 2017

PROJECT: Bruceville Meadows
FILE: EG-15-029
REQUEST: Community Plan Amendment, Special Planning Area Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout and Abandonment
LOCATION: Northeast corner of Bruceville Rd. and Kammerer Rd.
APN: 132-0300-006, -007, -008, -009, -011, -013, and -046
STAFF: Darcy Goulart

PROPERTY OWNERS:

George W. & Ruth E. Seames
10425 Bruceville Road
Elk Grove, CA 95757

Loren Kammerer, Kammerer Trust &
Ruthie Cohen, Cohen Trust
PO Box 727
Elk Grove, CA 95759

Mike Simas, Simas Trust & Robert W. Kammerer Trust
15393 Murieta South Parkway
Rancho Murieta, CA 95683

Tracy K. Ashorn
7710 Bilby Road
Elk Grove, CA 95757

APPLICANT:

Hackberry II, LLC
Steve Gidaro
401 Watt Ave., Suite 4
Sacramento, CA 95864

AGENT:

Gillum Consulting
Jim Gillum
1135 Amalgam way, No 9
Gold River, CA 95670

Staff Recommendation

Staff recommends that the Planning Commission adopt a Resolution making a recommendation that the City Council:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations); and
2. Adopt a Resolution approving a Community Plan Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout, and Abandonment subject to findings and conditions of approval; and.
3. Adopt an Ordinance approving a Special Planning Area Amendment to Section 23.40.020 B.7 Southeast Policy Area SPA (Ordinance No. 16-2014) for the Bruceville Meadows Project (EG-15-029).

Project Description

The Bruceville Meadows Project includes:

- Community Plan and Special Planning Area Amendment for the Southeast Policy Area (SEPA) to reconfigure the boundaries and acreages of the existing land use designations to include an increase to the estate residential, increase the low density residential, and eliminate the medium density residential. The amendment also reflects a change to Chapter 4, Physical Street Forms: Streets, Page 4-5 of the SEPA document to change the

south to west collector street on the Project site from a collector to a primary residential street and the most current design work for the Shed C Channel and design for the S7 drainage basin.

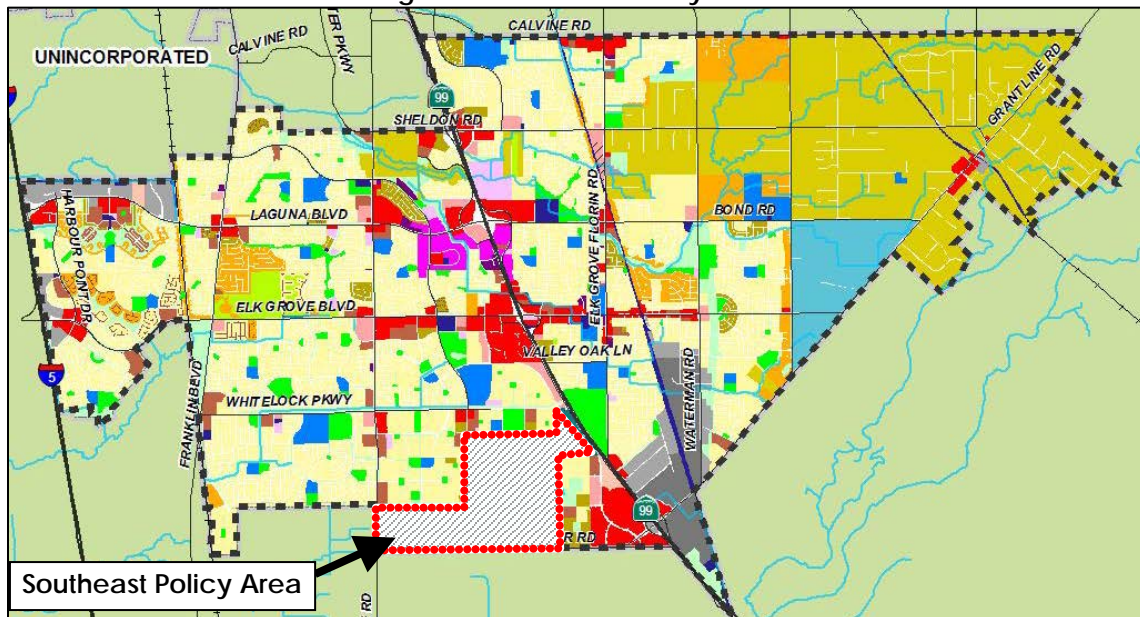
- Large Lot Tentative Subdivision Map to create a total of 17 large area lots and provide for future phasing of the Project.
- Small Lot Tentative Subdivision Map, consisting of 332 residential lots at varying densities and 1 lot for future high-density residential, pocket park lots; and various drainage and detention basins, landscape, and parkway lots, collectively on approximately 113.9 acres.
- Design Review for Subdivision Layout
- Abandonment of easements and/or rights-of-way as shown on the maps.

Background

On July 9, 2014, the City Council adopted the SEPA Strategic Plan, which included the certification of an Environmental Impact Report (EIR) and adoption of the SEPA Community Plan, SEPA Special Planning Area (SPA), and the various master plans for water, sewer, drainage, and traffic required for SEPA. SEPA is approximately 1,200 acres located in the southern portion of the City (**Figure 1**) and includes the entirety of the City's Southeast Policy Area, as designated in the General Plan. SEPA is generally bounded by Poppy Ridge Road, Kammerer Road, a future extension of Big Horn Boulevard, and another future major roadway to the east (Lotz Parkway), with a "panhandle" section that extends to the west along Kammerer Road (sometimes referred to as the "west end"). The west end of SEPA is bounded by Kammerer Road to the south, Bruceville Road to the west, and Bilby Road to the north.

SEPA has historically been used for agricultural purposes and is primarily undeveloped with some scattered residences, ornamental landscaping, and outbuildings. An irrigation channel, flowing in an east-to-west direction, bisects the SEPA area.

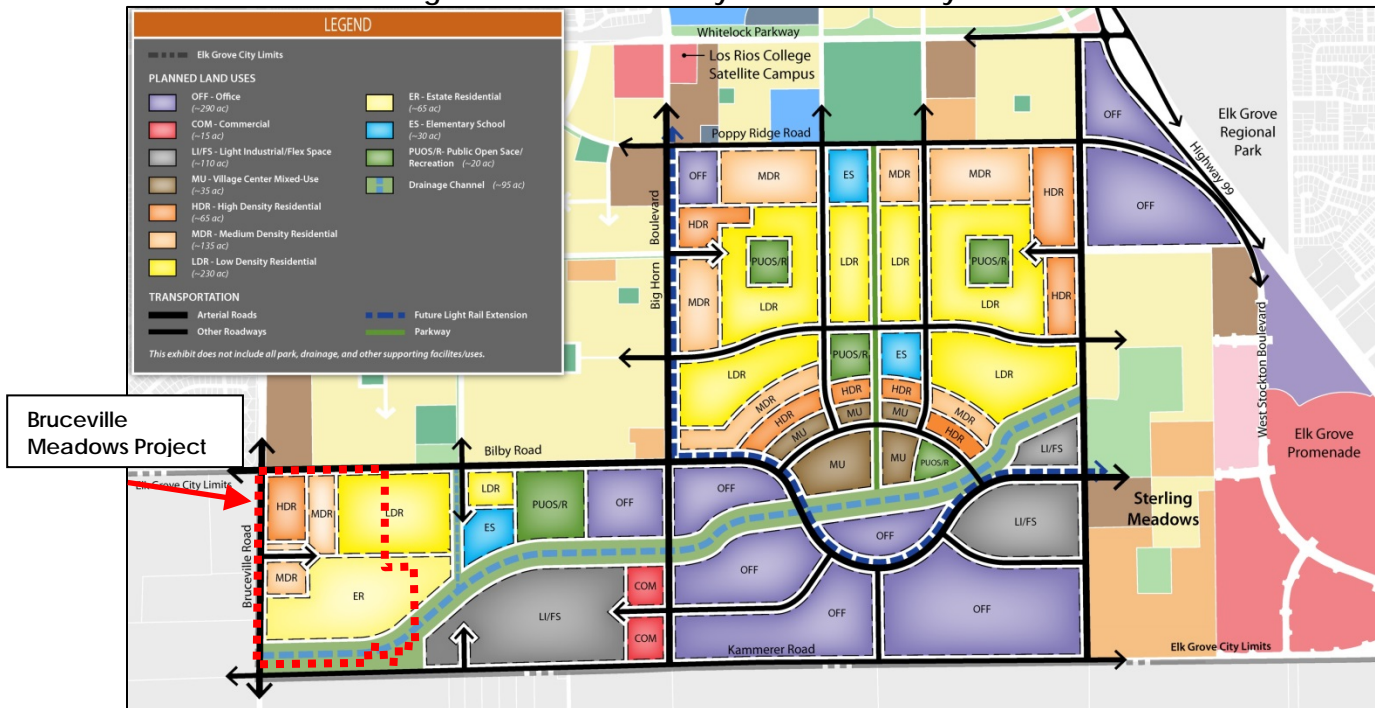
Figure 1: Southeast Policy Area



The SEPA land plan (**Figure 2**) establishes the overall land plan for subsequent developments within the SPA by establishing a range of land use designations, which function like mini-zoning

districts, subordinate to the larger SPA zoning. The SEPA land plan is not meant to be overlaid with existing parcel lines and does not indicate specific acreage requirements for specific land use types. The layout is inherently flexible and is meant to guide the final configuration of land uses through the approval of subsequent tentative maps.

Figure 2: Southeast Policy Area Community Land Plan



The City is moving forward on some early implementation steps for SEPA. These include the following:

- Construction of the sewer lift station and force main to serve the area;
- Constructing the extension of Big Horn Boulevard from Whitelock Parkway to Bilby Road and Bilby Road from Bruceville Road to Big Horn Boulevard, which includes the inside two lanes and accompanying trunk infrastructure (e.g., water, sewer, electrical, natural gas, etc.) to serve the area;
- Pursuing environmental permitting for the Shed C Drainage Channel improvements; and
- Preparing fee programs covering drainage, parks, and trails.

Analysis

SEPA Community Plan and Special Planning Area Amendment

The Applicant is requesting Community Plan and Special Planning Area Amendments to reconfigure the land use designations for the Project site. **Figure 3** depicts the existing and proposed land use boundaries for the Project. Table 1 provides a comparison of the existing and proposed land use designations. As shown, there is a significant increase in estate residential housing, the elimination of medium-density residential acreage, and a slight increase in low density residential. The Applicant is proposing these changes to provide greater opportunities for an under-served segment of the housing market. Additionally, there have been previous indications from policy makers for a desire to see more estate residential housing opportunities.

In the early stages of drafting the SEPA document, the land plan contemplated a higher ratio of estate residential on the Project site. However, a previous land optionee had requested a lower ratio and the plan was adopted reflecting that request. The proposed changes are more in keeping with the original intent of the SEPA plan prior to the previous optionee's requested changes.

Figure 3: Existing¹ and Proposed Land Use Boundaries

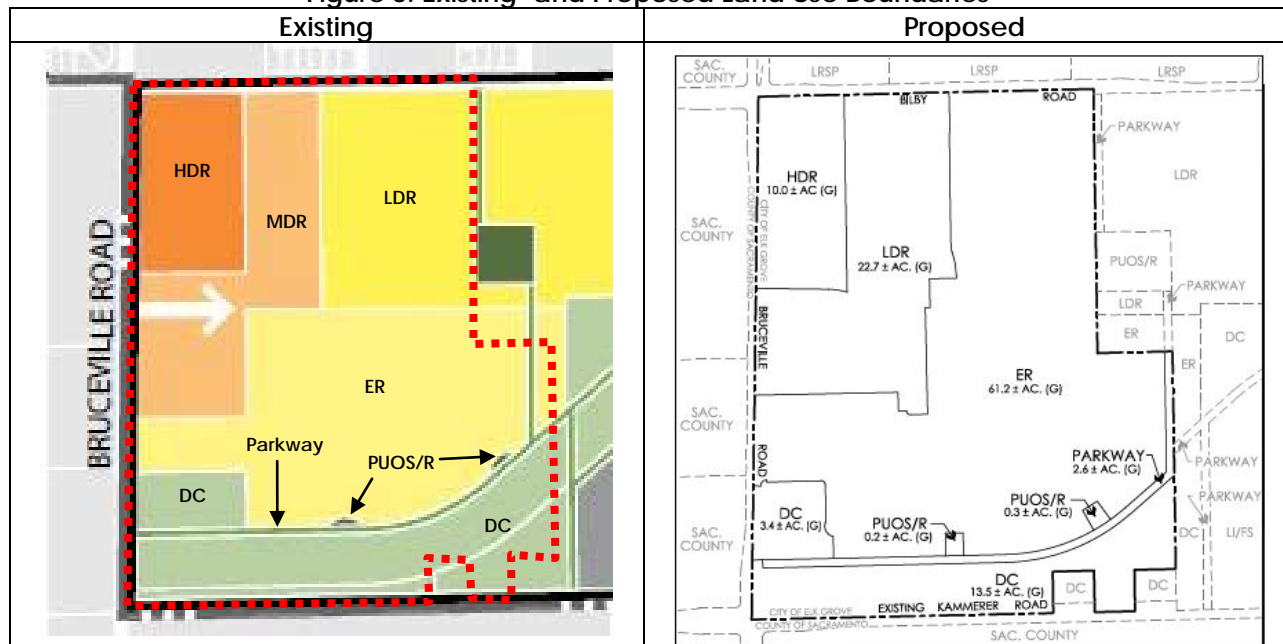


Table 1: Land Use Summary

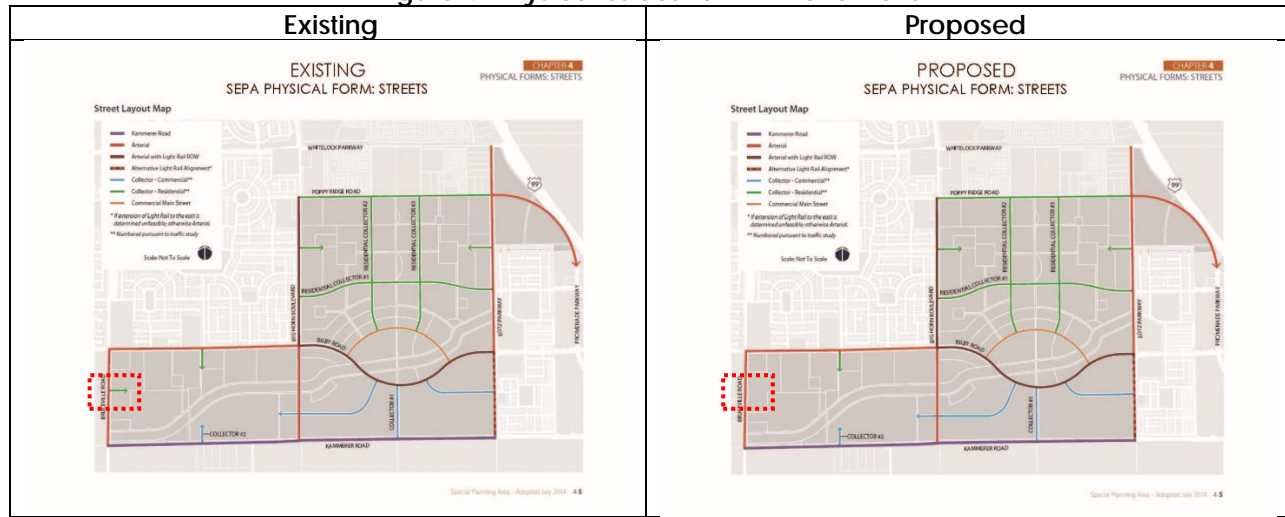
Land Use	Existing Acreage ¹	Proposed Acreage	Difference
Estate Residential (ER)	35.6	61.2	25.6
Low Density Residential (LDR)	19.5	22.7	3.2
Medium Density Residential (MD)	20.1	0.0	-20.1
High Density Residential (HDR)	11.8	10.0	-1.8
Public Open Space/Recreation (PUOS/R)	0.4	0.5	0.1
Parkway (Greenways)	2.5	2.6	0.1
Drainage Channel (DC) ²	24.0	16.9	-7.1
Total	113.9 AC	113.9 AC	0.0

Notes:

- Existing acreage information is approximate and in keeping with the land plan and development capacity information presented in the SEPA SPA (Chapter 2).
- Includes detention basins.

The SPA amendment also includes a change to Chapter 4 Physical Street Forms: Streets, Page 4-5 of the SEPA document to change the south to west collector street on the Project site from a collector to a primary residential street. **Figure 4** depicts the existing and proposed street layout.

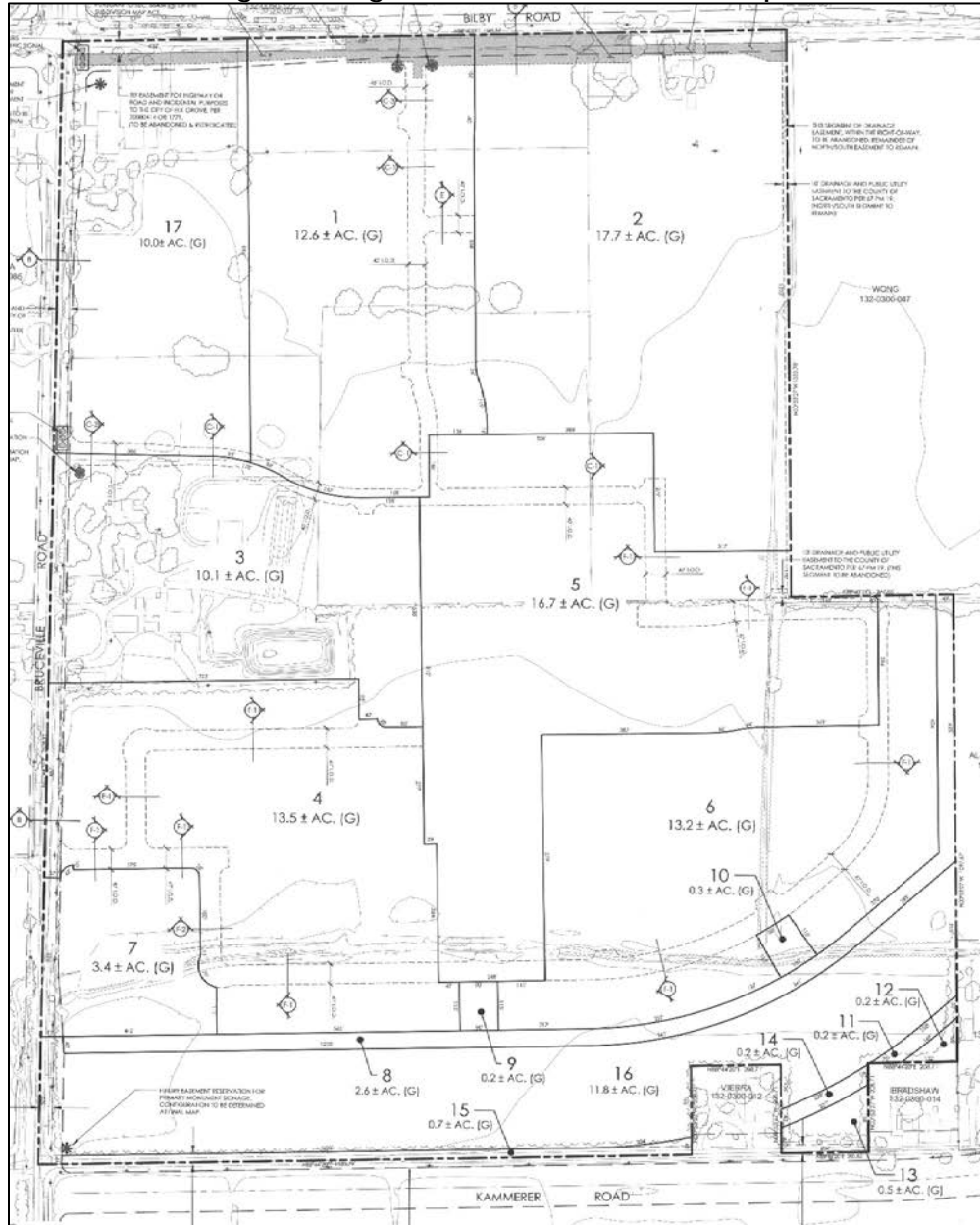
Figure 4: Physical Street Form Amendment



Tentative Subdivision Maps (Large and Small) and Design Review for Subdivision Layout

The proposed Project includes both Large Lot and Small Lot Tentative Subdivision Maps. These proposed maps are consistent with the Elk Grove General Plan, the SEPA Community Plan and Special Planning Area (reflective of the amendments described above), and all applicable Municipal Code requirements and subdivision regulations as described in this report. The proposed Large Lot Tentative Subdivision Map (**Figure 5**) will create 17 large lots for phasing and financing.

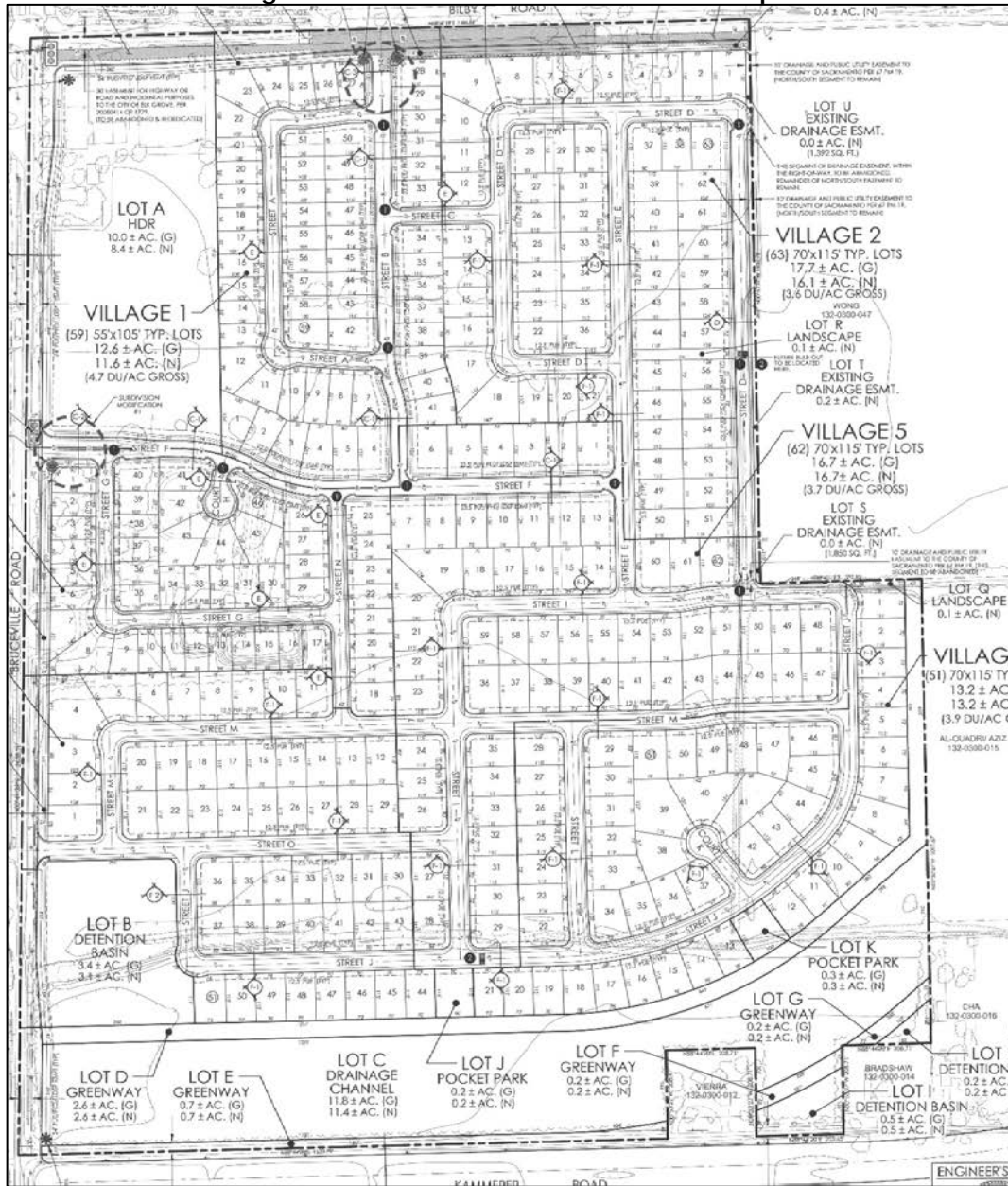
Figure 5: Large Lot Tentative Subdivision Map



The Small Lot Tentative Subdivision Map, presented in **Figure 6**, will create the following:

- 332 Single Family Residential Lots within six (6) villages
- 1 High Density Residential Lot
- 2 Pocket Park Lots
- 4 Greenway Lots
- 7 Landscape Lots
- 4 Drainage Channel/Facility Lots

Figure6: Small Lot Tentative Subdivision Map



Access and Layout

The Project site is bound by three roadways; Bilby Road to the north, Bruceville Road to the west and Kammerer Road to the south.

The proposed Project layout and circulation is consistent with the design protocols of the SEPA SPA (Chapter 5, Section A). According to the SEPA SPA, the layout and circulation for new development shall be based upon a "modified grid" pattern. The layout of streets may include a mixture of grid, cul-de-sacs, or curvilinear alignments as long as the pattern is logical and comprehensible, minimizing circuitous routes. The SPA also requires connections and linkages to

the greenway system wherever possible. The street system has been laid out to provide connections to the greenways either through a paseo or pocket parks.

Once completed, vehicular access through the residential areas of the site will be provided through three locations along major arterial roadways, including one entry on Bilby Road and two entries from Bruceville Road. The Bilby Road entrance will be limited to right-in/right-out movements. Of the two Bruceville Road entries, the northerly entrance (Street F) will be a signalized intersection. The southerly entrance (Street O) will allow right-in/right-out and left-in movements only. Street "F" will serve as the primary residential street for the Project, traversing the Project site in an east-west direction consistent with the SPA's Street Layout Map (SPA Chapter 4, Physical Form: Streets), providing access to the future high density residential lot as well as the low density and estate residential lots. Internal streets have been planned to achieve access throughout the various neighborhoods, making it possible to circulate through the Project without having to exit onto a major arterial.

The street pattern design lends itself to lower travel speeds and discourages cut through traffic. This was a major issue for the Applicant and staff worked with them to ensure that the layout was consistent with the SPA while still meeting their objectives. To that end, consistent with the SPA, the Project provides for future connection to the east towards the future park and school sites on the adjoining Wong and Mendes properties. This connection will occur along Street D, located between proposed Lots 54 and 59.

Abandonment

The property owner previously dedicated right-of-way to the City to facilitate construction of infrastructure along Bilby Road, including extension of water, sewer, electrical, gas, and roadway. This will allow the City to construct interim and permanent improvements concurrently with development. Portions of this previously dedicated right-of-way are proposed to be abandoned (as shown on the map) and rededicated in the ultimate configuration. The interim, wideright-of-way area was necessary to support interim construction conditions, which the Applicant will address with their ultimate frontage improvements. The Project also proposes to abandon portions of the existing north-south 10' drainage easement adjacent to Street 'D' and the sanitary sewer easement located within Bilby Road right-of-way as shown on the maps.

Residential Land Uses

The Project includes six (6) residential villages comprised of 332 residential lots (**Table 1**). The proposed lot sizes and densities are consistent with the requirements of the SEPA SPA. Of the 322 residential lots, 227 lots are designated as estate residential and 105 lots are low density residential. The estate residential lots average in size of about 8,050 sq. ft. The low density residential lots have an average size of 5,775 sq. ft. The Applicant provided a Land Use Exhibit which details the Residential Villages' consistency with the SEPA Land Use Plan and includes applicable building forms for each Village (**Table 2**). Please note that subsequent building design will be reviewed and approved by the City through the subsequent master home plan design review process.

The Project includes one large lot for future high-density residential (Large Lot 17). HDR Lot 14 is located in the northwest corner of the Project site and would be accessed from Bruceville Road and "F" Street. Future design review approval will be required for development on this site.

Table 2: Single Family Residential

Village/ Lot	Land Use	Density	Lot Type	Lot Count	Gross Acres	Gross Density	Applicable Building Forms (SEPA SPA Chapter 4)
1	LDR	4.1-7.0	55'x105' typ	59	12.6	4.7	I, J
2	ER	2.1-4.0	70'x115' typ	63	17.7	3.6	G
3	LDR	4.1-7.0	55'x105' typ	46	10.1	4.6	I, J
4	ER	2.1-4.0	70'x115' typ	51	13.5	3.8	G
5	ER	2.1-4.0	70'x115' typ	62	16.7	3.7	G
6	ER	2.1-4.0	70'x115' typ	51	13.2	3.9	G
A	HDR	15.0-40.0	n/a	1	10.0	21.0 ¹	S, T
TOTAL				332	83.3	4.0	

Notes:

1. Required minimum density pursuant to the Housing Element of the General Plan.

Trails/Greenways/Parks

The Project includes 2.6 acres of greenways, which provides off-street access and connectivity to the pocket parks and Shed C Channel. The greenways are specifically located along the north and south side of the Shed C Channel, consistent with the SPA. Along Kammerer Road, the greenway also serves as the landscape corridor for the roadway, as shown in Street Section A.

The Project includes two pocket park sites located in the southern area of the Project site. These sites and sizes are specifically identified in the SEPA SPA land plan. Larger park facilities, pursuant to the SPA, will occur off-site on the Wong and Mendes properties, which identify Local and Community Park sites, respectively. As described below, the pocket parks will link to the future off-site parks through trails/greenways.

A paseo is provided between Lots 44/57 and 45/56 as mid-block access from the subdivision to the eastern property line. This connection will promote pedestrian activity from the subdivision to the future parks and school sites to the east.

Drainage

The Shed C Channel is located along the southern edge of the Project site, just north of Kammerer Road. The Shed C Channel is the conveyance facility for stormwater drainage through the SEPA area and other properties to the east. It will take flows from the various detention basins and convey them to the west to the Stone Lakes Wildlife Refuge. The Project includes one Project-serving basin (Lot B), as well as additional acreage for the basin serving the West Business Park (to the southeast of the Project site, Lots H and I). The Applicant is conditioned to build the basins and the Channel improvements to support the Project.

Letters from Commenting Agencies

The Project was routed to various City, County, and State agencies. Comments received were incorporated into Project design and the Conditions of Approval (Attachment 1, Exhibits C and D).

Environmental Analysis

The California Environmental Quality Act (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." The proposed Project is a project under CEQA.

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Section 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 Bruceville Meadows Project proposes changes to the Community Plan and Special Planning Area which reconfigures the boundaries and acreages of the existing land use designations to include an increase to the estate residential and low density residential, slight decrease of high density residential and elimination of the medium density residential. The changes also reflect the most current design work for the Shed C Channel and design for the S7 drainage basin. Although there is an increase in two residential land use categories, the elimination of 20.1 acres of medium density residential and slight decrease of the high density residential reduces the potential lot count for the Project site (calculated at the highest density). The Project as proposed would be build out at less of a density than what was anticipated in the SEPA EIR. 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 Project other than those previously disclosed and analyzed in the EIR for the Southeast Policy Area Strategic Plan. The 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 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.

Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a resolution recommending that the City Council find Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations); amend the Southeast Policy Special Planning Area Land Use Plan and approve a Community Plan Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout, and Abandonment for the Bruceville Meadows Project (EG-15-029) subject to the findings and conditions of approval provided in the draft Resolution."

Attachments

1. Resolution Recommending approval to City Council
 - Exhibit A - Project Description
 - Exhibit B - Project Plans
 - Exhibit C - Draft Conditions of Approval Large Lot
 - Exhibit D - Draft Conditions of Approval Small Lot

**RESOLUTION NO. 2017-XX
JULY 6, 2017**

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
RECOMMENDING THAT THE ELK GROVE CITY COUNCIL
FIND THE PROJECT EXEMPT FROM CEQA UNDER SECTION 15183 AND;
AMEND THE SOUTHEAST POLICY AREA SPECIAL PLANNING AREA LAND USE PLAN, AND
APPROVE A COMMUNITY PLAN AMENDMENT, LARGE LOT TENTATIVE SUBDIVISION MAP, SMALL LOT
TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR SUBDIVISION LAYOUT AND ABANDONMENT
FOR THE

BRUCEVILLE MEADOWS
PROJECT NO. EG-15-029
NORTHEAST CORNER OF KAMMERER ROAD AND BRUCEVILLE ROAD,
APNS: 132-0300-006, -007, -008, 009, 011, -013, AND 046,**

WHEREAS, the Development Services Department of the City of Elk Grove received an application on August 27, 2015 from Hackberry II, LLC (the Applicant) requesting approval of a Community Plan and Special Planning Area Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout and Abandonment (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 APN 132-0300-006, -007, -008, -009, -011, -013 and 046; 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, an EIR was certified by the City Council for the adoption of the Southeast Policy Area Strategic Plan (State Clearinghouse No. 2013042054); 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 Development Services Department 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 6, 2017, 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 Planning Commission of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Sections 15183 and 15162 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: The California Environmental Quality Act (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." The proposed Project is a project under CEQA.

The Project is 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). 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 Project proposes changes to the Community Plan and Special Planning Area which reconfigures the boundaries and acreages of the existing land use designations to include an increase to the estate residential and low density residential, slight decrease of high density residential and elimination of the medium density residential. The changes also reflect the most current design work for the Shed C Channel and design for the S7 drainage basin. Although there is an increase in two residential land use categories, the elimination of 20.1 acres of medium density residential and slight decrease of the high density residential reduces the potential lot count for the Project site (calculated at the highest density). The Project as proposed would be build out at less of a density than what was anticipated in the SEPA EIR. 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 Project other than those previously disclosed and analyzed in the EIR for the Southeast Policy Area Strategic Plan. The 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 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 Planning Commission of the City of Elk Grove hereby recommends that the City Council of the City of Elk Grove:

1. Approves a Community Plan Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout, and Abandonment for the Project as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C and D (all incorporated herein by this reference), based upon the findings; and.

2. Adopt an Ordinance approving a Special Planning Area Amendment to Section 23.40.020 B.7 Southeast Policy Area SPA (Ordinance No. 16-2014) for the Bruceville Meadows Project (EG-15-029).

Special Planning Area and Community Plan Amendment

Finding: The proposed Special Planning Area is consistent with the goals, policies, and objectives of the General Plan.

Evidence: As modified, the amendment would reconfigure the land use designations for the Project site. There is a significant increase in estate residential housing, the elimination of medium-density residential acreage, and a slight increase in low density residential. The changes are being proposed to provide greater opportunities for an under-served segment of the housing market. The changes also include changing "Street F" from a collector to a primary residential street. The proposed amendments do not increase what was previously contemplated as part of the overall build out of the SEPA. The proposed changes are more in keeping with the original intent of the SEPA plan to provide more executive and work force type housing.

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, 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.

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 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 internal off-street public trails/greenways linking all public parks together and to future park facilities on adjacent parcels. These sites and sizes are specifically identified in the SEPA SPA land plan.

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 internal off-street public trails/greenways linking all public parks together and to future park facilities on adjacent

parcels. Pedestrians will be able to utilize the greenways/trails to connect to larger off-site parks within the SEPA.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 6th day of July 2017, by the following vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST:

Sandy Kyles, SECRETARY

Kevin Spease, CHAIR of the
PLANNING COMMISSION

Exhibit A
Bruceville Meadows (EG-15-029)
Project Description

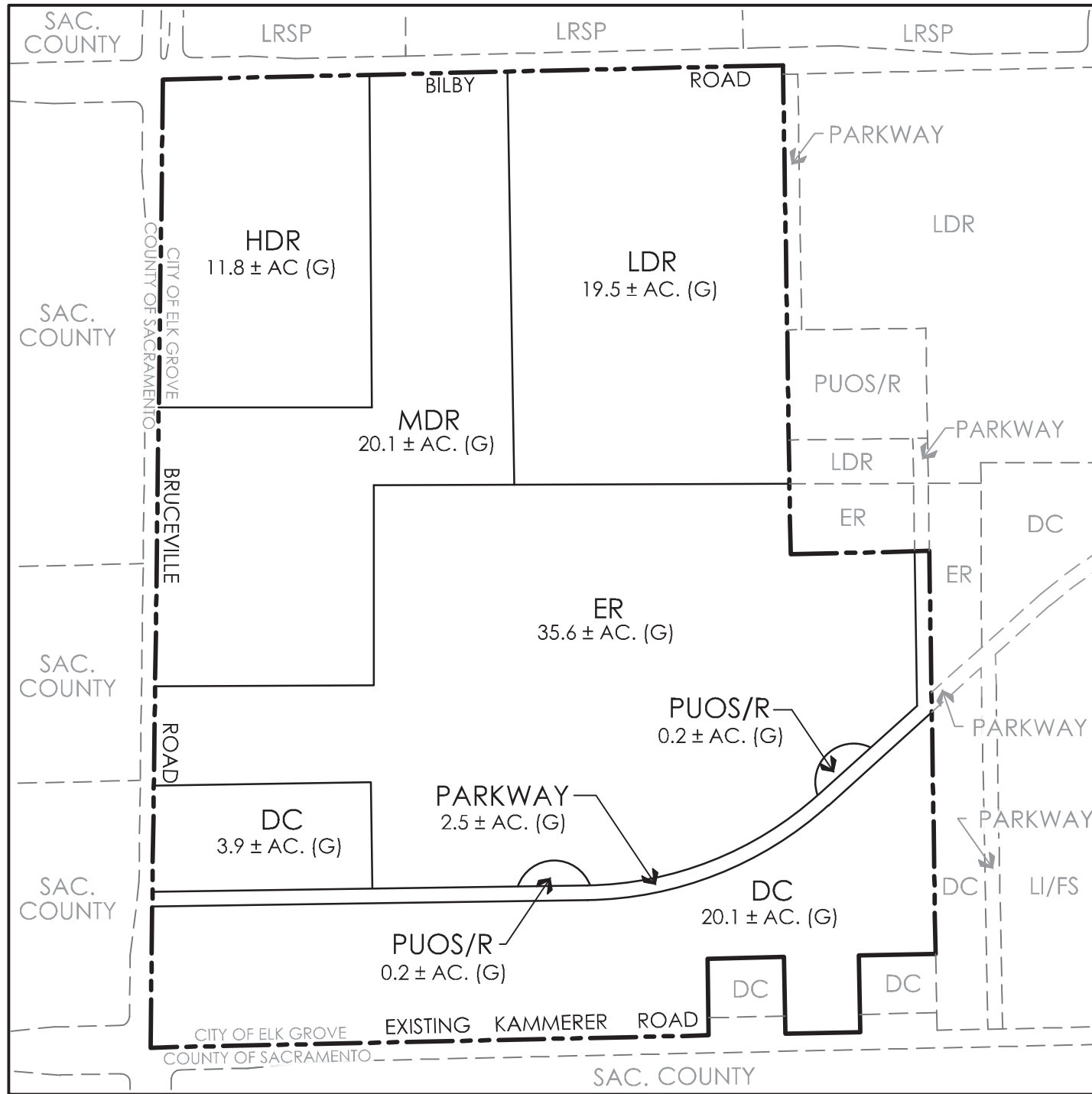
The Project includes a **Large Lot Subdivision Tentative Map** to create a total of 17 large area lots. The Project also includes a **Small Lot Tentative Subdivision Map**, which will create a total of 332 residential lots at varying density, 1 High Density Residential lot, 2 Pocket Park lots and various drainage and detention basins, landscape, and greenway lots on 113.9+/- acres. The Project also includes a **Design Review for Subdivision Layout**. The Project proposes an **Abandonment** of easements and/or right-of-way as shown on the maps.

The Project also includes a **Community Plan** and **Special Planning Area Amendment** to reconfigure the boundaries and acreages of the existing land use designations to include an increase to the estate residential, increase the low density residential, and eliminate the medium density residential. The amendment also reflects a change to Chapter 4, Physical Street Forms: Streets, Page 4-5 of the SEPA document to change the south to west collector street on the Project site from a collector to a primary residential street and the most current design work for the Shed C Channel and design for the S7 drainage basin

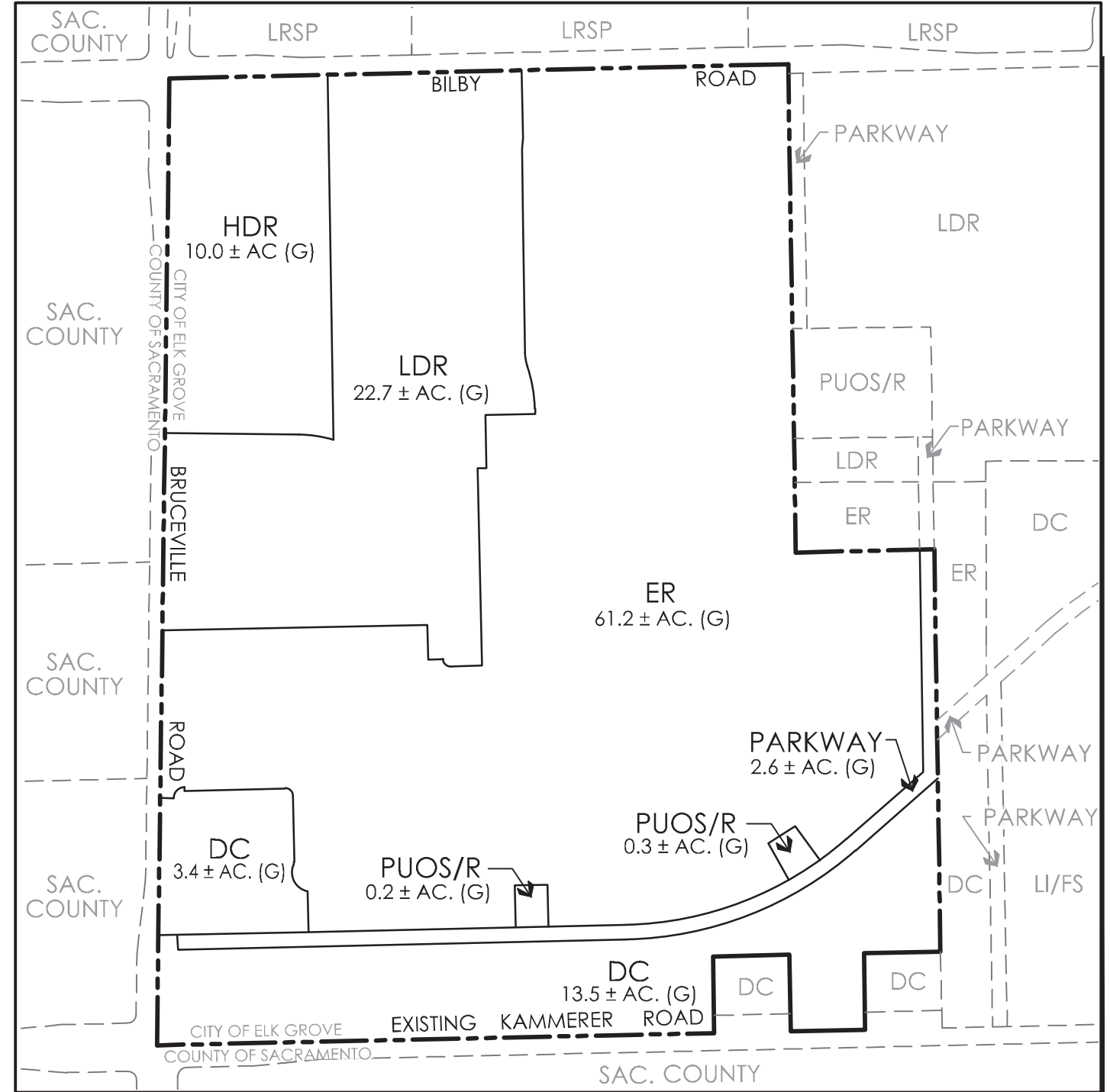
SOUTHEAST POLICY AREA COMMUNITY PLAN AMENDMENT

BRUCEVILLE MEADOWS

CITY OF ELK GROVE, CALIFORNIA
JANUARY 27, 2017

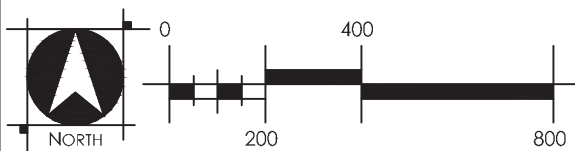


EXISTING COMMUNITY PLAN



PROPOSED COMMUNITY PLAN

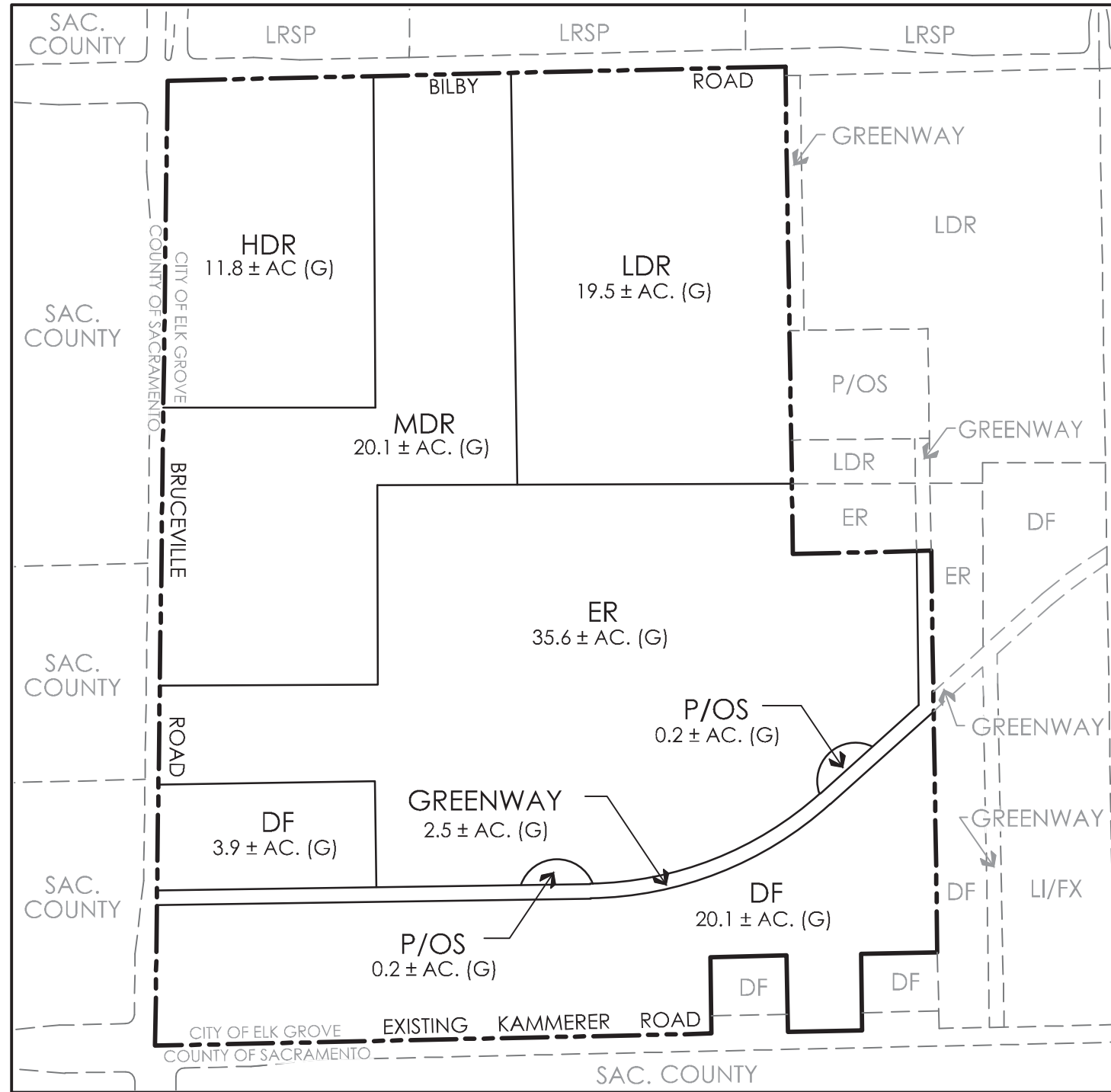
LAND USE	EXISTING	PROPOSED	DIFF.
ESTATE RESIDENTIAL (ER)	35.6	61.2	25.6
LOW DENSITY RESIDENTIAL (LDR)	19.5	22.7	3.2
MEDIUM DENSITY RESIDENTIAL (MDR)	20.1	0.0	-20.1
HIGH DENSITY RESIDENTIAL (HDR)	11.8	10.0	-1.8
PUBLIC OPEN SPACE/ RECREATION (PUOS/R)	0.4	0.5	0.1
PARKWAY	2.5	2.6	0.1
DRAINAGE CHANNEL (DC)	24.0	16.9	-7.1
TOTAL	113.9 AC	113.9 AC	0.0



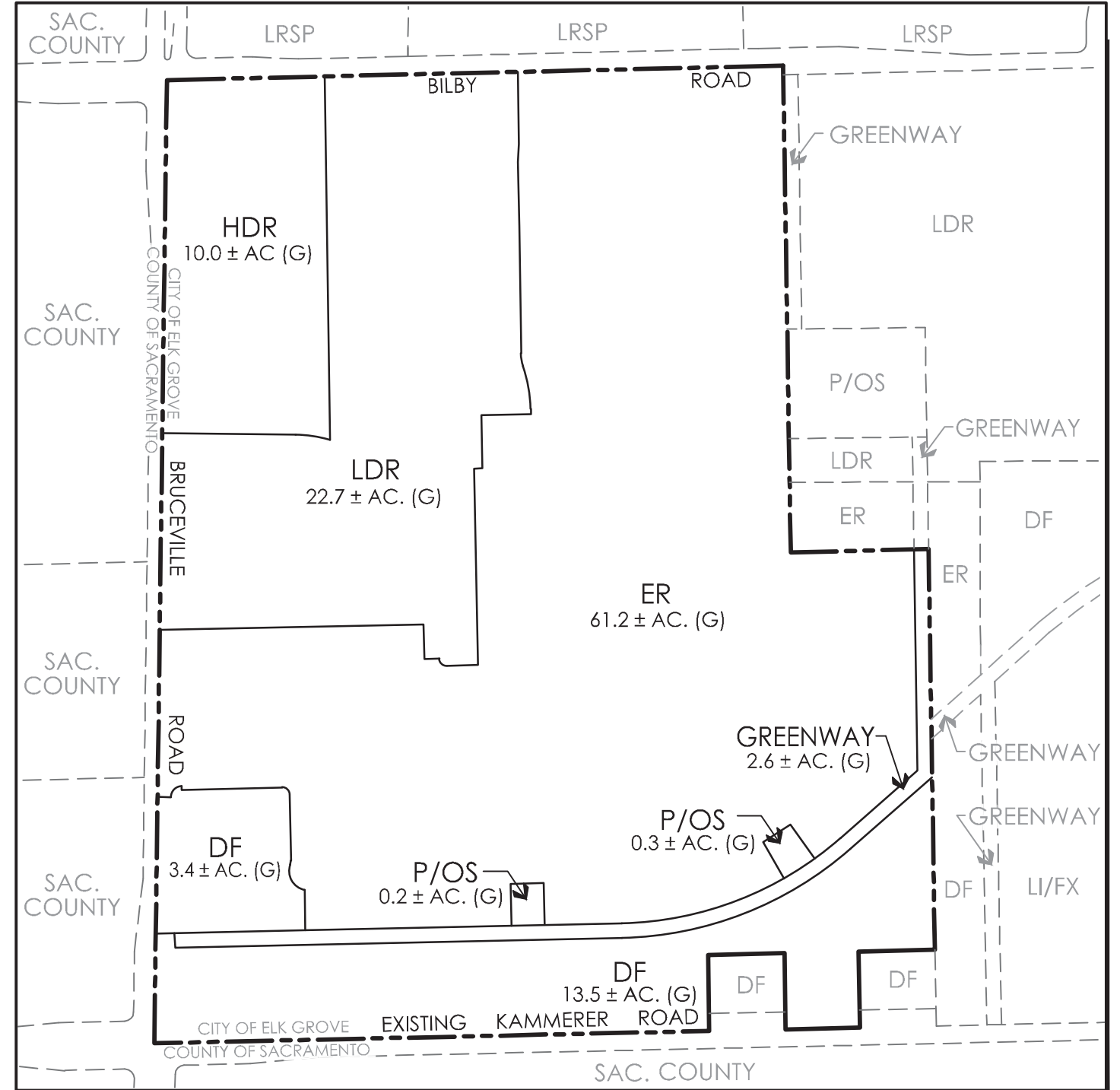
SOUTHEAST POLICY AREA SPECIAL PLANNING AREA AMENDMENT

BRUCEVILLE MEADOWS

CITY OF ELK GROVE, CALIFORNIA
JANUARY 27, 2017



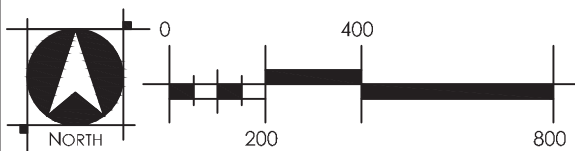
EXISTING SPA



PROPOSED SPA

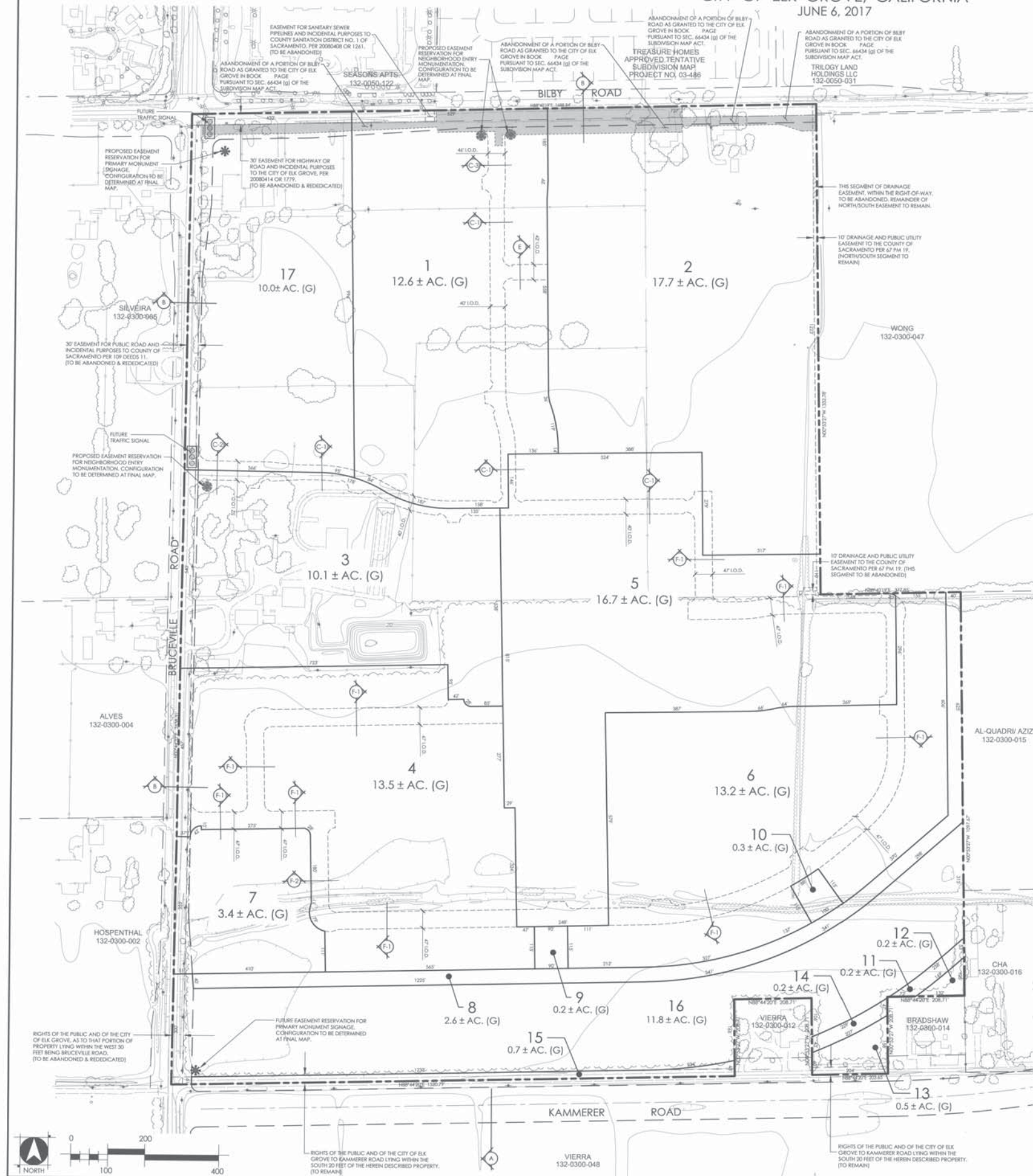
LAND USE SUMMARY

LAND USE	EXISTING	PROPOSED	DIFF.
ESTATE RESIDENTIAL (ER)	35.6	61.2	25.6
LOW DENSITY RESIDENTIAL (LDR)	19.5	22.7	3.2
MEDIUM DENSITY RESIDENTIAL (MDR)	20.1	0.0	-20.1
HIGH DENSITY RESIDENTIAL (HDR)	11.8	10.0	-1.8
PARKS/ OPEN SPACE (P/OS)	0.4	0.5	0.1
GREENWAY	2.5	2.6	0.1
DRAINAGE FACILITIES (DF)	24.0	16.9	-7.1
TOTAL	113.9 AC	113.9 AC	0.0



LARGE LOT TENTATIVE SUBDIVISION MAP BRUCEVILLE MEADOWS

CITY OF ELK GROVE, CALIFORNIA
JUNE 6, 2017



PROJECT NOTES

APPLICANT
HACKBERRY LLC
401 WATY AVE, SUITE 4
SACRAMENTO, CA 95864
CONTACT: STEVE GEARD
PHONE: (916) 929-2900

OWNERS
APN: 132-0300-004
GEORGE W. & RUTH E. SEAMES
12625 BRUCEVILLE ROAD
ELK GROVE, CA 95757

APN: 132-0300-007, 008, 011-013
LOREN KAMMERER, KAMMERER TRUST & COHEN TRUST
RUTH COHEN
PO BOX 727
ELK GROVE, CA 95757

APN: 132-0300-046
DANAS TRUST & ROBERT W. KAMMERER TRUST
MEE DNAS
15393 MURETA SOUTH PARKWAY
RANCHO MURETA, CA 95689

APN: 132-0300-009
TRACY E. ASHORN
2710 BILBY ROAD
ELK GROVE, CA 95757

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 C ST, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: STAN METZ/ MATT SPOKELY PER3247
PHONE: 916-341-7760

ASSESSOR'S PARCEL NO.
132-0300-006, 007, 008, 009, 011-013, 046

AREA
113.7 ACRES GROSS

NUMBER OF LOTS
17 LARGE LOTS

EXISTING USE
AGRICULTURE/ RESIDENTIAL

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING/ PROPOSED GENERAL PLAN
SOUTHWEST POLICY AREA

EXISTING/ PROPOSED ZONING
SOUTHWEST POLICY AREA

EXISTING COMMUNITY PLAN
EK, LDR, MDR, HDR, PUD/R, D

PROPOSED COMMUNITY PLAN
EK, LDR, HDR, PUD/R, D

EXISTING SPA
EK, LDR, MDR, HDR, PUD/R, D, GW

PROPOSED SPA
EK, LDR, HDR, PUD/R, D, GW

PARK DISTRICT
COSUMES COMMUNITY SERVICES DISTRICT

FIRE PROTECTION
COSUMES COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN
CITY OF ELK GROVE

WATER
SACRAMENTO COUNTY WATER AGENCY

ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAAS
PACIFIC GAS & ELECTRIC COMPANY

SOLID WASTE
CITY OF ELK GROVE

SITE LOCATION



SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORTS ISSUED BY PLACER TITLE COMPANY, ORDER NO. 404-11770, DATED APRIL 8, 2015, ORDER NO. 404-11788, DATED APRIL 7, 2015, ORDER NO. 404-11788, DATED MARCH 3, 2015, AND ORDER NO. P-112792, DATED AUGUST 18, 2015. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

Michael E. Long
MICHAEL E. LONG, R.L.S. 6815
DATE: 6/6/17

- NOTES**
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66454.1 OF THE SUBDIVISION MAP ACT.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS TO BE VERIFIED PRIOR TO FINAL MAP.
 - A 47' MINIMUM PUBLIC UTILITY/ PEDESTRIAN/ LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO KAMMERER ROAD. EASEMENT TO BE MEASURED FROM BACK OF CURB AND RECORDED SUBSEQUENT TO FUTURE ABANDONMENT OF THE KAMMERER ROAD RIGHT-OF-WAY (BY OTHERS).
 - A 24' PUBLIC UTILITY/ PEDESTRIAN/ LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO BRUCEVILLE AND BILBY ROADS. EASEMENT TO BE MEASURED FROM BACK OF CURB.
 - A 12.5' PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT TO ALL RESIDENTIAL STREETS. EASEMENT TO BE MEASURED FROM BACK OF WALK UNLESS OTHERWISE NOTED.
 - VILLAGE/ LOT NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
 - ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
 - THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN ON JANUARY 14, 2013, BY GEOMAPS.
 - PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RESUBDIVIDED.
 - LOT LINES AS SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
 - CONFIGURATION OF PRIMARY AND NEIGHBORHOOD ENTRY MONUMENTATION EASEMENTS TO BE DETERMINED AT FINAL MAP.

ENGINEER'S STAMP

Stan Metz

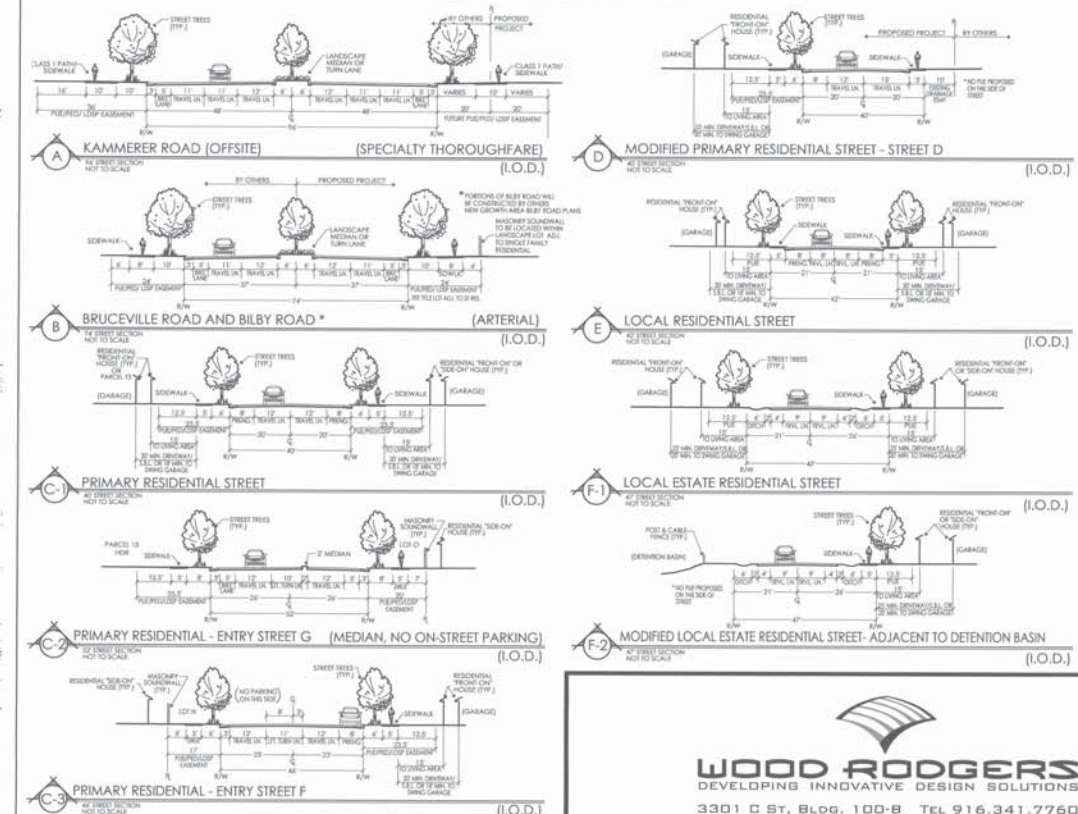
LEGEND

- * PRELIMINARY MONUMENT SIGNAGE
- NEIGHBORHOOD ENTRY MONUMENTATION

LAND USE SUMMARY

LOT NO.	GROSS ACREAGE
1	12.6
2	17.7
3	10.1
4	13.5
5	16.7
6	13.2
7	3.4
8	2.6
9	0.2
10	0.3
11	0.2
12	0.2
13	0.5
14	0.2
15	0.7
16	11.8
17	10.0
TOTAL	113.9

STREET SECTIONS



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C ST, BLDG. 100-B TEL 916.341.7768
SACRAMENTO, CA 95816 FAX 916.341.7767

BRUCEVILLE MEADOWS - LARGE LOT TENTATIVE SUBDIVISION MAP

TENTATIVE SUBDIVISION MAP

BRUCEVILLE MEADOWS

CITY OF ELK GROVE, CALIFORNIA
JUNE 6, 2017

PROJECT NOTES

APPLICANT:
KAMMERER & LLC
401 WAT AVE, SUITE 4
SACRAMENTO, CA 95834
CONTACT: STEVE GOHARD
PHONE: (916) 929-2900

EXISTING USE:
AGRICULTURE RESIDENTIAL

PROPOSED USE:
SEE LAND USE SUMMARY

EXISTING PROPOSED GENERAL PLAN:
SOUTHEAST POLICY AREA
SOUTHWEST POLICY AREA

EXISTING PROPOSED ZONING:
SOUTHWEST POLICY AREA

EXISTING COMMUNITY PLAN:
ELK GROVE, CALIFORNIA

PROPOSED COMMUNITY PLAN:
ELK GROVE, CALIFORNIA

EXISTING SPA:
ELK GROVE, CALIFORNIA

PROPOSED SPA:
ELK GROVE, CALIFORNIA

PLANNER/ENGINEER:
WOOD RODGERS INC.
3301 C ST, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STEVE GOHARD
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS:
132-0300-006, 007, 008, 009, 011, 013, 044

AREA:
113.9 ACRES GROSS

NUMBER OF LOTS:
132 SINGLE-FAMILY RESIDENTIAL LOTS
1 MULTI-FAMILY RESIDENTIAL LOT
1 DETENTION BASIN LOTS
4 GREENWAY LOTS
1 DRAINAGE CHANNEL LOT
7 LANDSCAPE CORRIDOR LOTS
3 DRAINAGE EASEMENT LOTS
133 TOTAL LOTS

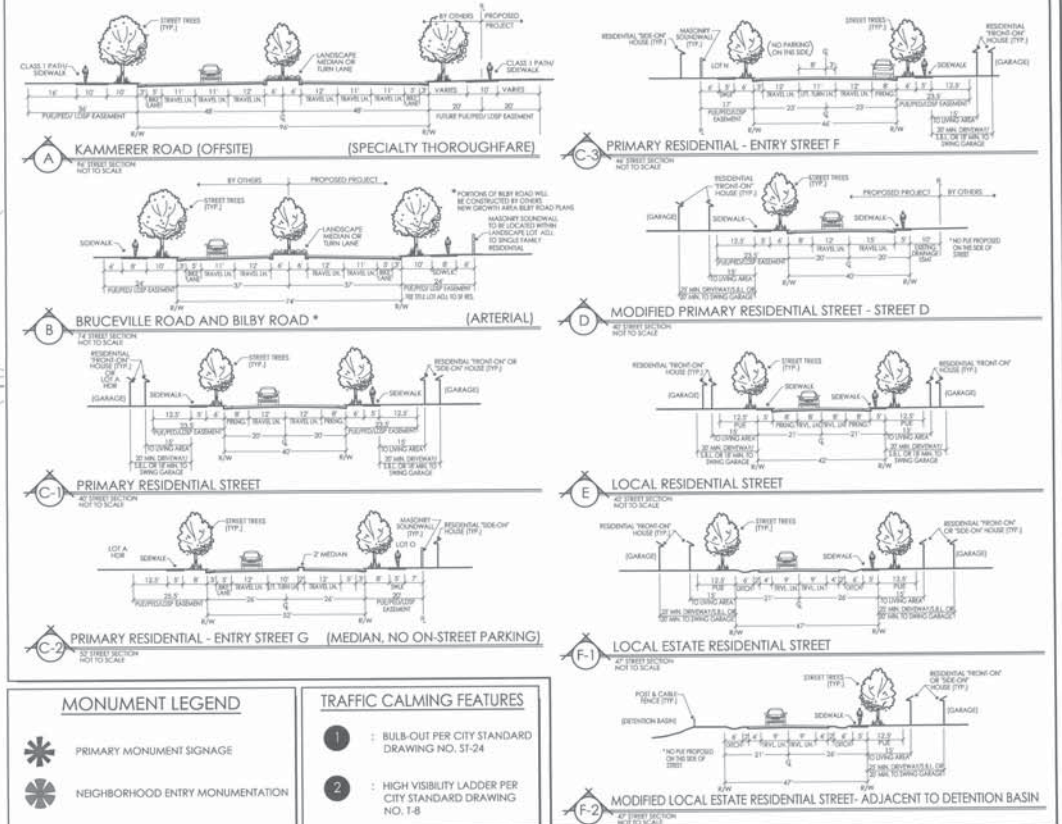
SITE LOCATION



NOTES

- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 6464.1 OF THE SUBDIVISION MAP ACT.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- THE ENGINEER'S FOR THIS MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS TO BE VERIFIED PRIOR TO FINAL MAP.
- A 40' MINIMUM PUBLIC UTILITY (PEDESTRIAN) LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO KAMMERER ROAD EASEMENT TO BE MEASURED FROM BACK OF CURB AND RECORDED SUBSEQUENT TO FINAL MAP.
- A 34' PUBLIC UTILITY (PEDESTRIAN) LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO BRUCEVILLE AND BILBY ROAD EASEMENT TO BE MEASURED FROM BACK OF CURB.
- A 12' PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT TO ALL RESIDENTIAL STREETS. EASEMENT TO BE MEASURED FROM BACK OF WALK UNLESS OTHERWISE NOTED.
- VILLAGE LOT NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
- ALL EXISTING UTILITIES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
- THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN ON JANUARY 14, 2013, BY GEOPHYSICIAN.
- PURSUANT TO SECTION 6464.3 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE HEREDITARY AND PERPETUAL.
- ALL LINES AS SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DETERMINE.
- CONFIGURATION OF PRIMARY AND NEIGHBORHOOD ENTRY MONUMENTATION EASEMENTS TO BE DETERMINED AT FINAL MAP.

STREET SECTIONS

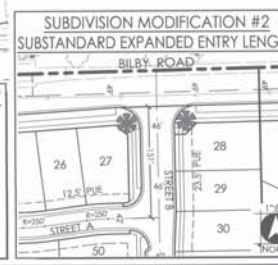
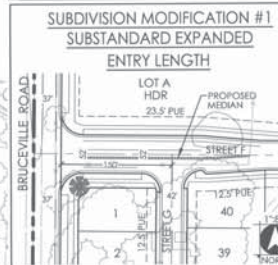


MONUMENT LEGEND

- PRIMARY MONUMENT SIGNAGE
- NEIGHBORHOOD ENTRY MONUMENTATION

TRAFFIC CALMING FEATURES

- BULB-OUT PER CITY STANDARD DRAWING NO. ST-24
- HIGH VISIBILITY LADDER PER CITY STANDARD DRAWING NO. T-8



LAND USE SUMMARY

VILLAGE/LOT NO.	GENERAL PLAN/ZONING	SEPA COMMUNITY PLAN/SEPA SPA	LAND USE	LOT SIZE (SQ. FT.)	GROSS ACREAGE	* NET ACREAGE	DWELLING UNITS	GROSS DENSITY	NET DENSITY
1	SOUTHWEST POLICY AREA	ESTATE RES./ESTATE RES.	LOW DENSITY RESIDENTIAL	20,912	17.7	14.1	43	3.4	3.9
2	SOUTHWEST POLICY AREA	ESTATE RES./ESTATE RES.	LOW DENSITY RESIDENTIAL	30,732	26.1	20.9	48	4.4	4.8
3	SOUTHWEST POLICY AREA	ESTATE RES./ESTATE RES.	LOW DENSITY RESIDENTIAL	20,912	18.0	14.7	42	3.7	3.7
4	SOUTHWEST POLICY AREA	ESTATE RES./ESTATE RES.	LOW DENSITY RESIDENTIAL	20,912	18.0	14.7	42	3.7	3.7
5	SOUTHWEST POLICY AREA	ESTATE RES./ESTATE RES.	LOW DENSITY RESIDENTIAL	20,912	18.0	14.7	42	3.7	3.7
SUBTOTAL	SOUTHWEST POLICY AREA	HIGH DENSITY RES./HIGH DENSITY RES.	HIGH DENSITY RESIDENTIAL	100.0	84.0	68.8	332	4.0	4.3
				100.0	84.0	68.8			
6	SOUTHWEST POLICY AREA	DRAINAGE CHANNEL/DRAINAGE FACILITY	DETENTION BASIN	-	3.4	3.4	-	-	-
7	SOUTHWEST POLICY AREA	DRAINAGE CHANNEL/DRAINAGE FACILITY	DRAINAGE CHANNEL	-	11.8	11.8	-	-	-
8	SOUTHWEST POLICY AREA	PARKWAY/GREENWAY	GREENWAY	-	2.9	2.9	-	-	-
9	SOUTHWEST POLICY AREA	PARKWAY/GREENWAY	GREENWAY	-	0.7	0.7	-	-	-
10	SOUTHWEST POLICY AREA	PARKWAY/GREENWAY	GREENWAY	-	0.2	0.2	-	-	-
11	SOUTHWEST POLICY AREA	PARKWAY/GREENWAY	GREENWAY	-	0.2	0.2	-	-	-
12	SOUTHWEST POLICY AREA	DRAINAGE CHANNEL/DRAINAGE FACILITY	DETENTION BASIN	-	0.2	0.2	-	-	-
13	SOUTHWEST POLICY AREA	DRAINAGE CHANNEL/DRAINAGE FACILITY	DETENTION BASIN	-	0.2	0.2	-	-	-
14	SOUTHWEST POLICY AREA	PARKWAY/GREENWAY	POCKET PARK	-	0.3	0.3	-	-	-
SUBTOTAL				-	26.1	19.4	-	-	-
15	SOUTHWEST POLICY AREA	VARIANCE (ER & LDR) & (DR)	LANDSCAPE CORRIDOR	-	1.4	1.4	-	-	-
16	SOUTHWEST POLICY AREA	ESTATE RESIDENTIAL/ESTATE RESIDENTIAL	DRAINAGE EASEMENT	-	1.3	1.3	-	-	-
SUBTOTAL				-	4.3	4.3	-	-	-
TOTAL					113.9 AC	113.9 AC	332		

* VILLAGE NET ACREAGE EXCLUDES GREENWAYS, POCKET PARKS, LANDSCAPE CORRIDORS, DRAINAGE EASEMENTS AND BILBY & BRUCEVILLE RIGHT-OF-WAY ACREAGES

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS TENTATIVE SUBDIVISION MAP ACCURATELY REPRESENTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORDED EASEMENTS LISTS IN THE PREVIOUSLY FILED RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA, AND THAT THE SAID MAP WAS PREPARED AND DATED APRIL 7, 2017, UNDER THE SUPERVISION OF ME, A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, LICENSE NO. 10000, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, LICENSE NO. 10000.

Michael E. Long, S.F. 817

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

ENGINEER'S STAMP

PROFESSIONAL ENGINEER
No. 57843
Exp. 12-31-17
STATE OF CALIFORNIA

Steve Gohard

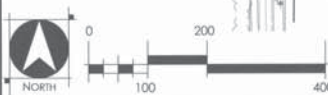
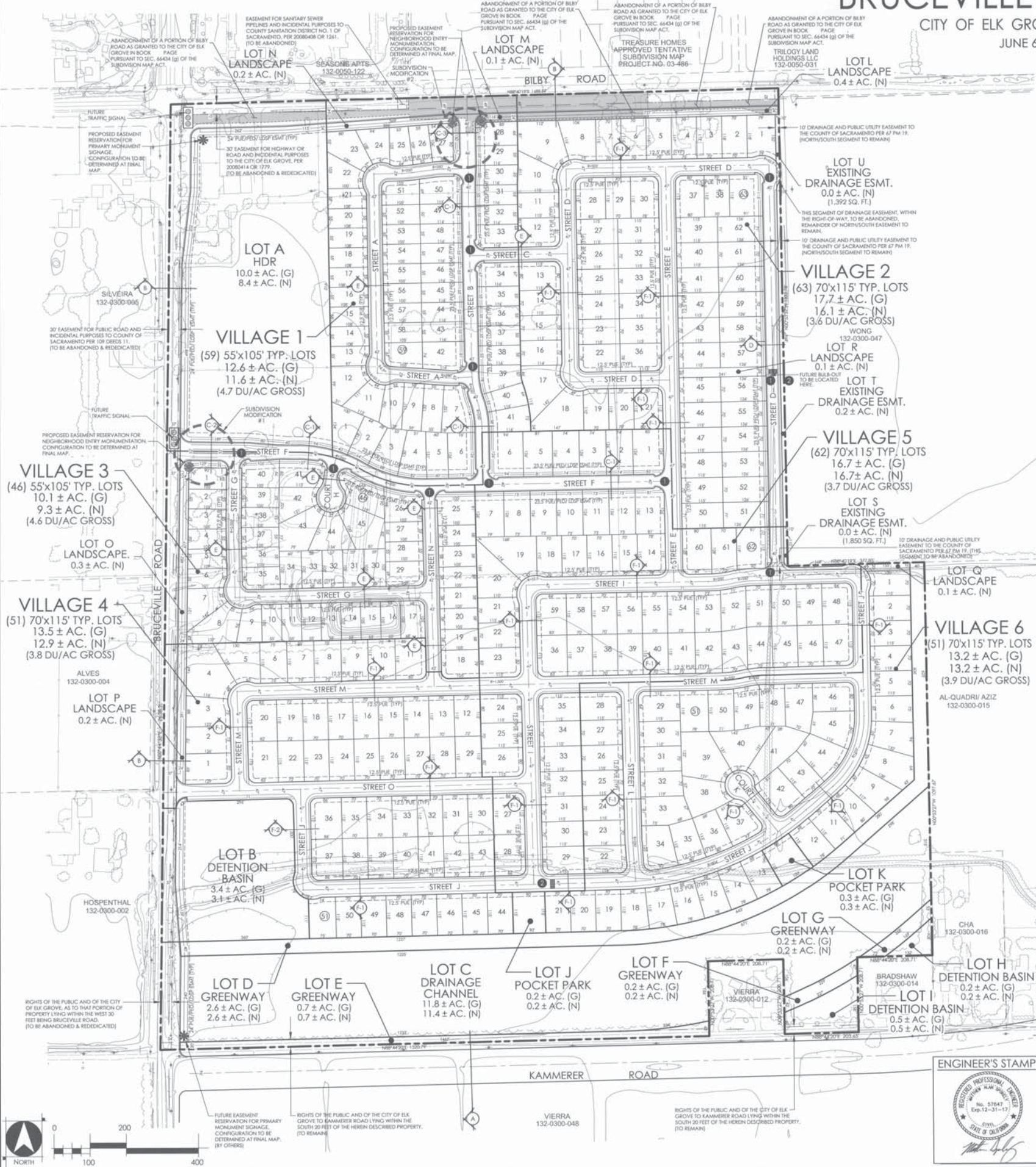


Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 Conditions of Approval - Large Lot Tentative Subdivision Map

	<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 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.	This action does not relieve the Applicant of the obligation to comply with all 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. If the Small Lot Map also approved by this Resolution is recorded prior to the recordation of this Large Lot Map (in whole or in phases), the Applicant's rights to the applicable Large Lot Map (whole or corresponding phase area) shall be considered rescinded.	Three years, from date of approval	Planning	
4.	The Applicant/Owner or Successors in Interest (hereby 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	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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.	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	Finance	
6.	<p>Except as otherwise specified or provided in the Project plans or in these conditions, 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) • 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 or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive) • EGMC Title 16 (Building and Construction) 	On Going	Planning Engineering Public Works Building	
7.	The Applicant shall design and construct all improvements in accordance with the City Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On Going	Engineering Public Works SCWA SASD SMUD PG&E	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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>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.</p> <p>To the extent available and applicable, the Applicant shall purchase water and sewer impact credits from the City to mitigate Project impacts. The Applicant will be eligible to utilize up to 50% of the credits generated by construction and shall purchase no less than 50% of City credits until such credits are exhausted. The City credits will be made available at the "face value" of the credits without mark-up. The Applicant will remit payment for credits when the fees are due to the applicable agency.</p>	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	
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 appropriate:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Design Review and any other subsequent planning entitlements • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit (if required) • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • 	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	
10.	<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	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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>
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/Grading Plans	EMD	
12.	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.	Improvement Plans, Grading Plans, or Final Map, whichever occurs first	Planning	
13.	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. <i>A note stating the above shall be placed on the Improvement Plans.</i>	Improvement Plans or Grading Permit whichever occurs first	Planning	
14.	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. <i>A note stating the above shall be placed on the Improvement Plans.</i>	Improvement Plans or Grading Permit whichever occurs first	Planning	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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>
15.	<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.</p>	Prior to Grading	EMD Planning	
16.	<p>The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove’s Storm Drainage Master Plan, Improvement Standards, General Plan, SEPA Drainage Master Plan, and any applicable specific plan and/or master plan. The study shall also include an evaluation of any proposed interim drainage improvements, which may include widening of the Shed C Channel or the interim use of Basin S8 and S6 as necessary and available.</p> <p>The Applicant shall design and install all storm drain improvements in accordance with the SEPA Drainage Master Plan and to the satisfaction of the City. Any changes to the approved tentative map required as a result of the drainage study shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	Improvement Plan or Grading Permit, whichever occurs first	Engineering Public Works	
17.	<p>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.</p>	Improvement Plan or Grading Permit, whichever occurs first	Engineering Public Works	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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>
Prior to or In Conjunction with Final Map Submittal or Approval				
18.	<p>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 • 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 shall 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>To the extent that a City fee program is in place at the time of dedications required by this condition which would provide for reimbursement to Applicant by way of cash and/or fee credits, the Applicant reserves all rights to seek such reimbursement from the City.</p>	Final Map	Planning Engineering CCSD SCWA SASD	

Exhibit C
BRUCEVILLE MEADOWS (EG-15-029)
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>
19.	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 provide 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.	Final Map	Engineering Public Works CCSD Fire SCWA SASD SMUD PG&E	
20.	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.	Final Map	Public Works	
21.	Prior to the recordation of the Final Map, the Applicant shall annex Lot 17 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 .	Final Map	Finance	

Exhibit C
BRUCEVILLE MEADOWS (EG-15-029)
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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
22.	Prior to recordation of the Final Map, the Applicant shall annex Lot 17 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/ .	Final Map	Finance	
23.	Prior to the recordation of the Final Map, the Applicant shall annex Lot 17 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/ .	Final Map	Finance	
24.	Prior to the recordation of the Final Map, the Applicant shall annex Lot 17 into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10 .	Final Map	Finance	

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 BRUCEVILLE MEADOWS (EG-15-029)
 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>
25.	<p>Prior to the recordation of the Final Map, the Applicant shall either:</p> <ol style="list-style-type: none"> 1. Form or annex Lot 17 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 an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.</p>	Final Map	CCSD Fire	
26.	<p>The Applicant shall abandon the existing sanitary sewer easement per Book 20080408, Page 1261 and the drainage easement per 67 PM 19 as shown on the Large Lot Tentative Map to the satisfaction of the City.</p>	Final Map	Engineering	

Exhibit C
 BRUCEVILLE MEADOWS (EG-15-029)
 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>
27.	<p>The Applicant shall dedicate, design, and construct Lots 7-16, as noted below, to the satisfaction of the City and CCSD. Dedication shall be to the City in the form of Irrevocable Offers of Dedication (IOD) in fee simple.</p> <ul style="list-style-type: none"> • Lot 7- Detention Basin • Lots 8 and 15 - Greenway and trails • Lots 9 and 10 - Pocket Parks • Lots 11, 12, 13, and 14 - Detention Basin and Greenway and trails • Lot 16 - Drainage Channel <p>Improvements shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City</p> <p>To the extent that a City fee program is in place at the time of dedication of the above lots which would provide for reimbursement to Applicant by way of cash and/or fee credits, the Applicant reserves all rights to seek such reimbursement from the City.</p>	Final Map	Engineering CCSD	
28.	<p>The Project frontage along the following intersections shall be dedicated, as an expanded intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Bilby Road and Primary Residential Entry at the north end of Lot 1 • Bilby Road and Bruceville Road • Bruceville Road and Primary Residential Entry at the east end of Lots 3 and 17 	Final Map	Engineering	

Exhibit C
BRUCEVILLE MEADOWS (EG-15-029)
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>
29.	<p>The Applicant shall dedicate, design and improve the easterly half-section of Bruceville Road, 37 feet from the approved centerline as shown in Section B, from Bilby Road to the Local Estate Residential Street intersection on Lot 4 of the Large Lot tentative map. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. A 24' wide landscape corridor shall also be installed adjacent to Bruceville Road. 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 during Improvement Plan review by the City and its sole discretion.</p>	Final Map	Engineering	
30.	<p>The Applicant shall dedicate the easterly half-section of Bruceville Road, 37 feet the approved centerline as shown in Section B, from the Local Estate Residential Street intersection on Lot 4 of the Large Lot tentative map to Kammerer Road. Improvements shall be based on 74-foot right-of-way street section shown on the approved Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>The Applicant shall pay an in-lieu fee for the design and construction of the improvements in accordance with City Municipal Code Chapter 12.03. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to road widening, curb, gutter, sidewalk, lighting, landscaping & irrigation, design/engineering, permitting, construction management, and contingencies. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p>	Final Map	Engineering	

Exhibit C
BRUCEVILLE MEADOWS (EG-15-029)
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>
31.	<p>The Applicant shall dedicate, design, and improve the southerly half-section of Bilby Road, as shown in street section B on the Large Lot Tentative Subdivision Map, from Bruceville Road to the Project's easterly boundary line. Improvements shall be based on 74-foot right-of-way street section and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. A 24' wide landscape corridor shall also be installed adjacent to Bilby 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	
32.	<p>The Applicant shall pay an in-lieu fee for the construction of Kammerer Road frontage improvements, adjacent to the Project in accordance with City Municipal Code Chapter 12.03. Frontage improvements shall include, but not be limited to the outside travel lane, bike lane, curb, gutter, lighting, landscaping & irrigation, and the trail corridor adjacent to the road. Improvements shall be based on 96-foot right-of-way street section as shown in section A on the Large Lot Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to road widening, design/engineering, permitting, construction management, and contingencies. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p>	Final Map	Engineering Public Works	

Exhibit C
BRUCEVILLE MEADOWS (EG-15-029)
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>
33.	The Applicant shall dedicate, design and construct all internal streets shown as IOD's on the tentative map, connecting Bilby Road and Bruceville Road, to the satisfaction of the City. Improvements shall conform to street sections 'C-1' through 'F-2', as shown on the Large Lot tentative map, in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards. Dedication shall be in the form of an IOD to the satisfaction of the City.	Final Map	Engineering	
34.	<p>If warranted as determined by the City, the Applicant shall design and modify/install a traffic signal at the following intersections in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City, consistent with Conditions 28, 29, 30 and 31:</p> <ul style="list-style-type: none"> • Bilby Road/Bruceville Road • Primary Residential Entry Street at Lots 3/17 /Bruceville Road <p>If the traffic signal is not warranted by Final Map approval, the Applicant shall design and install stop signs as applicable with provisions for a future signal (e.g. including, but not limited to loop detectors, pull boxes, etc. and all other items necessary for the future signal to function.) at the intersections mentioned above to the satisfaction of the City.</p>	Final Map	Engineering	
35.	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 the Project and the improvements are not eligible for reimbursement under any City Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03.50B and D of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Engineering	

Exhibit C
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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
36.	The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.	Final Map	Engineering	
37.	All dedications to the City shall be in the form of an Irrevocable Offers of Dedication (IOD) for Kammerer Road, Bruceville Road and Bilby Road to the satisfaction of the City. The City shall consent to the IODs and may accept the offer at any time. Until formally accepted by the City, the responsibility for all taxes, maintenance and upkeep of the areas encumbered by IODs shall be the sole responsibility of the Applicant and any subsequent owners.	Final Map	Engineering	
38.	Any parcels to be dedicated in fee to the City as a condition of this Tentative Subdivision 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.	Final Map	Engineering	
39.	The granting of any easement to any other person(s) or entity once the Tentative Subdivision 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.	Final Map	Engineering	
40.	Improvement plans shall be accepted by the City prior to recordation of the final map.	Final Map	Engineering	
41.	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.	Final Map	Engineering SCWA	

Exhibit C
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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
42.	Each parcel with a sewage source shall have a separate connection to the SASD public 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 shall have a separate connection to a private on-site sewer line or the SASD public sewer line.	Final Map	SASD	
43.	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.	Final Map	SASD	

Exhibit D
 BRUCEVILLE MEADOWS (EG-15-029)
 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 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.	This action does not relieve the Applicant of the obligation to comply with all 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.	Three years, from date of approval	Planning	
4.	The Applicant/Owner or Successors in Interest (hereby 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	

Exhibit D
BRUCEVILLE MEADOWS (EG-15-029)
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>
5.	As to any existing fees, 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	Finance	
6.	<p>Except as otherwise specified or provided in the Project plans or in these conditions, 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) • 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 or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive) • EGMC Title 16 (Building and Construction) 	On Going	Planning Engineering Public Works Building	

Exhibit D
 BRUCEVILLE MEADOWS (EG-15-029)
 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>
7.	The Applicant shall design and construct all improvements in accordance with the City Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On Going	Engineering Public Works 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.</p> <p>To the extent available and applicable, the Applicant shall purchase water and sewer impact credits from the City to mitigated Project water and sewer impacts. The Applicant will be eligible to utilize up to 50% of the credits generated by Applicant construction and shall purchase no less than 50% of City credits until such credits are exhausted. The City credits will be made available at the "face value" of the credits without mark-up. The Applicant will remit payment for credits when the fees are due to the applicable agency.</p>	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	

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 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>
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 appropriate:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Design Review and any other subsequent planning entitlements • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit (if required) • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	
10.	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.	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/Grading Plans	EMD	
12.	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.	Improvement Plans, Grading Plans, or Final Map, whichever occurs first	Planning	

Exhibit D
BRUCEVILLE MEADOWS (EG-15-029)
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>
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>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plans or Grading Permit whichever occurs first	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>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plans or Grading Permit whichever occurs first	Planning	
15.	<p>The following Trees of Local Importance, as identified on the January 27, 2017 Preliminary Tree Exhibit, are approved for removal. Such removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12. All other Trees of Local Importance identified 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.</p> <p>Trees authorized for removal: 1(off-site not a part of project), 28, 30, 64, and trees 13001 through 13019.</p> <p>All other trees identified in the preliminary tree exhibit are not subject to EGMC Chapter 19.12 and may be removed without mitigation.</p>	Improvement Plans or Grading Permit(s), whichever occurs first	Planning City Arborist	

Exhibit D
BRUCEVILLE MEADOWS (EG-15-029)
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>
16.	The Applicant shall design and construct all walls consistent with Environmental Noise Assessment (dated March 18, 2016) and the Landscape Planning Prototype Manual. Walls shall be located as shown on the tentative map within the Landscape Lot (PUE/Ped/LDSP Easement). Wall construction may be phased to the satisfaction of the Development Services Director. Phasing may require additional noise study analysis.	Improvement Plans	Planning	
17.	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 Final Map or improvement Plans, whichever comes first	SASD	

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18.	<p>The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove’s Storm Drainage Master Plan, Improvement Standards, General Plan, SEPA Drainage Master Plan, and any applicable specific plan and/or master plan. The study shall also include an evaluation of any proposed interim drainage improvements, which may include widening of the Shed C Channel or the interim use of Basin S8 and S6, as necessary and available.</p> <p>The Applicant shall design and install all storm drain improvements in accordance with the approved drainage study for the Project, as condition herein, to the satisfaction of the City. Any changes to the approved tentative map required as a result of the drainage study shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	Improvement Plans or Grading Permit whichever occurs first	Engineering Public Works	
19.	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 Plan or Grading Permit, whichever occurs first	Engineering Public Works	
20.	The Applicant shall design and install the bulb-outs and crosswalks/high visibility ladders at the locations shown on the Tentative Subdivision Map in accordance with City’s Standards, SEPA SPA, and Landscape Planning Prototype Manual and to the satisfaction of the City.	Improvement Plans	Engineering Public Works	
21.	Street ‘O’ at Bruceville Road shall be limited to left-in/right-in/right - out turn movements only.	Improvement Plans	Engineering	
22.	The Applicant shall submit landscape and civil improvement plans for trails, greenways, paseos and landscape corridors to the CCSD for review and approval with applicable phases of the Project.	Improvement Plans	CCSD Parks	

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23.	The Applicant shall submit civil improvement plans for the park sites to the CSD for review and approval with applicable phases of the Project.	Improvement Plans	CCSD Parks	
24.	The Applicant shall install a 6 foot tall masonry wall or partial open fence consisting of block wall and tubular steel adjacent to all park sites, paseos, trails, landscape corridors greenways and drainage corridors consistent with the standards of Landscape Planning 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 parcels with the City's consent.	Improvement Plans	CCSD Parks Engineering	
25.	As part of subdivision improvements, the Applicant shall: <ol style="list-style-type: none"> 1. Provide utility stubs to the park, paseos and greenway (trail) sites for water, drainage, electrical, and phone as applicable. Locations of all utility service points shall be pursuant to plans approved by the CCSD; and 2. Rough grade the park sites pursuant to plans approved by the CCSD. 	Improvement Plans	CCSD Parks	
26.	Residential production typical home landscapes are required to meet the design and submittal requirements of the Chapter 14.10 of the Elk Grove Municipal Code (Water Efficient Landscape Requirements and as amended by State law) when the aggregate landscape area of all lots to which the production typical landscape plans apply is equal to or greater than 500 square feet. Production typical landscape plans shall provide a planting and irrigation layout, with calculations demonstrating compliance, for each model of house proposed in addition to at least one corner lot layout. Irrigation auditing and certification of conformance shall be required on representative production typical lots in a 1:1 relationship to the production typical plan types approved. Lots chosen for auditing/conformance review for each plan type shall be selected at random by the City from lots of that type.	Improvement Plans	Planning	

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27.	<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.</p>	Prior to Grading	EMD Planning	
Prior to or In Conjunction with Small Lot Final Map Submittal or Approval				
28.	<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> <p>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	

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29.	<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>	Final Map	Finance	
30.	<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</p> <p>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>	Final Map	Finance	

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31.	<p>Prior to the recordation of the Small Lot Final Map, the Applicant shall annex the Project area into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10.</p>	Final Map	Finance	
32.	<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 an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.</p>	Final Map	CCSD Fire	
33.	<p>Pay applicable drainage fees for the park sites. Provide documents to the CCSD verifying drainage fees have been paid</p>	Small Lot Final Map	CCSD Parks	

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34.	<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>Unless a fee program covering these improvements in full 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. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to road widening, curb, gutter, sidewalk, landscaping & irrigation, design/engineering, permitting, construction management, and contingencies,. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p>	Final Map	Engineering	

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35.	The Applicant shall dedicate, acquire (if necessary), design and construct the Shed C Channel and detention basin 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.	Final Map	Public Works	
36.	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 provide 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.	Final Map	Engineering Public Works CCSD Fire SCWA SASD SMUD PG&E	

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37.	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.	Final Map	Engineering	
38.	The Applicant shall dedicate public utility easements for underground facilities and appurtenances adjacent to all public streets.	Final Map	Engineering	
39.	The Applicant shall dedicate to the City in fee title, Lots B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U to the City to the satisfaction of the City. To the extent that a City fee program is in place at the time of dedication of the above lots which would provide for reimbursement to Applicant by way of cash and/or fee credits, the Applicant reserves all rights to seek such reimbursement from the City.	Final Map	Engineering	
40.	The Applicant shall design and install all trails, greenways, and landscape lots 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.	Final Map	Engineering Public Works CCSD Parks	
41.	All parcels to be dedicated in fee to the City and CCSD, as a condition of this Tentative Subdivision 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.	Final Map	Engineering	

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42.	<p>The following intersections shall be dedicated, designed, and improved as widened intersection in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Bilby Road and Street 'B' • Bilby Road and Bruceville Road • Bruceville Road and Street 'F' 	Final Map	Engineering	
43.	<p>The Applicant shall dedicate, design and improve the easterly half-section of Bruceville Road, 37 feet from the approved centerline, from Bilby Road to Street 'O'. Improvements shall be based on 74-foot right-of-way street section shown on the Small Lot Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. A 24' wide landscape corridor shall also be installed adjacent to Bruceville Road. 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, shall be constructed as required by and approved by the City. 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 during Improvement Plan review.</p>	Final Map	Engineering	

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44.	<p>The Applicant shall dedicate the easterly half-section of Bruceville Road , 37 feet from the approved centerline, from Street 'O' to Kammerer Road. Improvements shall be based on 74-foot right-of-way street section shown on the Small Lot Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>The Applicant shall pay an in-lieu fee for the design and construction of the improvements in accordance with City Municipal Code Chapter 12.03. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to road widening, curb, gutter, sidewalk, lighting, landscaping & irrigation, design/engineering, permitting, construction management, and contingencies. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p>	Final Map	Engineering	
45.	<p>The Applicant shall dedicate, design, and improve the southerly half-section of Bilby Road, as shown on the Small Lot Tentative Subdivision Map, from Bruceville Road to the Project's easterly boundary line. Improvements shall be based on 74-foot right-of-way street section and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. A 24' wide landscape corridor shall also be installed adjacent to Bilby 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	

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46.	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 the Project and the improvements are not eligible for reimbursement under any City Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03.50B and D of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Engineering	
47.	The Applicant shall pay an in-lieu fee for the construction of Kammerer Road frontage improvements adjacent to the Project in accordance with City Municipal Code Chapter 12.03. Frontage improvements shall include, but not be limited to the outside travel lane, bike lane, curb, gutter, lighting, landscaping & irrigation, and the trail corridor adjacent to the road. Improvements shall be based on 96-foot right-of-way street section as shown in section A on the Small Lot Tentative Subdivision Map and shall be in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards and to the satisfaction of the City. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to design/engineering, permitting, construction management, and contingencies. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.	Final Map	Engineering Public Works	
48.	Unless otherwise delivered or interim improvements are constructed by the Applicant, the Applicant shall design and improve related downstream grading as shown in the SEPA Drainage Study and to the satisfaction of the City.	Final Map	Engineering Public Works	

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49.	<p>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 • 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 shall 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>To the extent that a City fee program is in place at the time of dedications required by this condition which would provide for reimbursement to Applicant by way of cash and/or fee credits, the Applicant reserves all rights to seek such reimbursement from the City.</p>	Final Map	Engineering Planning SCWA SASD CCSD	

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50.	<p>If warranted as determined by the City, the Applicant shall design modify/install a traffic signal at the following intersections in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Bilby Road/Bruceville Road • Street 'F'/Bruceville Road <p>If the traffic signal is not warranted by Final Map approval, the Applicant shall design and install stop signs as applicable with provisions for a future signal (including, but not limited to loop detectors, pull boxes, and all other items necessary for the future signal to function.) at the intersections mentioned above to the satisfaction of the City.</p>	Final Map	Engineering	
51.	<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>	Final Map	Public Works SCWA	
52.	<p>For all single family corner lots in Villages 1 and 3, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.</p>	Final Map	Engineering	
53.	<p>The granting of any easement to any other person(s) or entity once the Tentative Subdivision 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>	Final Map	Engineering	

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54.	Prior to any Final Map approval, the Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement and posting adequate security in accordance with City policy.	Final Map	Engineering	
55.	A street name from the City of Elk Grove Veterans Street Name Program, if available shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Final Map	Engineering	
56.	<p>The Applicant shall design and construct a street connection from Street D to the Project's easterly boundary line, in accordance with the SEPA SPA, the City of Elk Grove Improvement Standards, and to the satisfaction of the City and as further condition herein. The street connection is anticipated to be located along the easterly boundary line, between lots 54 and 59.</p> <p>The City may agree to defer some or all of these improvements and collect a contribution in-lieu of design and construction of the improvements in accordance with City Municipal Code Chapter 12.03. The in-lieu estimate shall include all costs necessary to deliver the ultimate improvements, including but not limited to road construction, curb, gutter, sidewalk, lighting, landscaping and irrigation, design/engineering, permitting, construction management, and contingencies. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p> <p>If the City defers construction of the road connection, the Applicant shall install signage adjacent to the Street D to notify future residents of a future street connection. The sign shall be designed and installed to the satisfaction of the City.</p>	Final Map	Engineering	

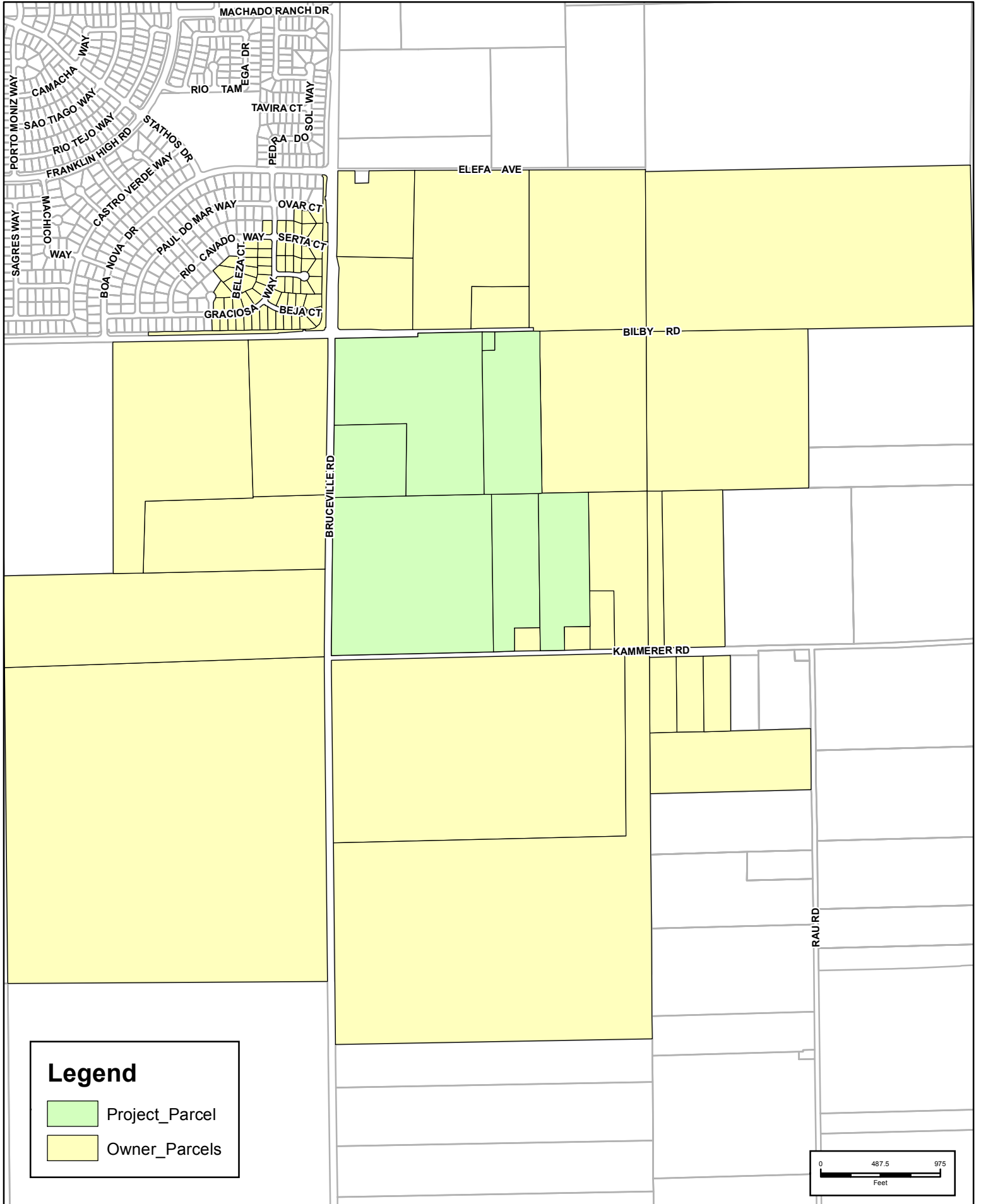
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57.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the SASD public sewer line.	Final Map	SASD	
58.	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.	Final Map	SASD	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval				
59.	Building permits for model homes may be issued prior to the completion of the requisite infrastructure pursuant to the existing model home permit release checklist.	Building Permit	Planning	
60.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activity associated with the Project. 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	
61.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	

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62.	Connection to the District's sewer system shall be required to the satisfaction of SASD. In order to obtain sewer service, construction of SASD sewer infrastructure will be required. District Design Standards apply to sewer construction.	Building Permit	SASD	
63.	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	

Bruceville Meadows EG-15-029 - 1000 ft Radius for Owners



Legend

- Project_Parcel
- Owner_Parcel's

