

RESOLUTION NO. 2018-060

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING ITS INTENT TO APPROVE A GENERAL PLAN AMENDMENT AND
APPROVE A SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP,
DESIGN REVIEW FOR SUBDIVISION LAYOUT, AND TREE REMOVAL SUBJECT
TO FINDINGS AND CONDITIONS OF APPROVAL FOR THE TREASURE HOMES II
PROJECT, ASSESSOR PARCEL NUMBERS 132-0050-031,-065 AND -066**

WHEREAS, the Development Services Department of the City of Elk Grove received an application on September 24, 2015, from Richland Planned Communities, (Applicant) requesting a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map, and Design Review for Subdivision Layout for the proposed Treasure Homes II Project located on an undeveloped 57.1-acre site at 7401 and 7445 Bilby Road; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs 132-0050-031, -065 and -066; 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) states no further environmental review is required 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, Section 15162 (Subsequent EIRs and Negative Declarations) of State CEQA Guidelines states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency (City); 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 Laguna Ridge Specific Plan Area (State Clearinghouse No. 2000082139); 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 granting a General Plan Amendment (GPA), Specific Plan Amendment, Tentative Subdivision Map, and Design Review for Subdivision Layout for this 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 Specific Plan, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on December 7, 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, and voted 4-0-1 (Commissioner Tong absent) to recommend denial of the Project to the City Council; and

WHEREAS, Section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be heard by the City Council under a separate item at the next available meeting where another General Plan Amendment (map or text) has been proposed for consideration; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove 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 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 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.

Consistent with Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines), no further environmental analysis is required. State CEQA Guidelines Section 15183 (supported by Public Resources Code Section §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." In 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (LRSP) (State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and Specific Plan, as well as the improvements identified in the accompanying infrastructure master plans.

The Project applicant proposes minor reconfigurations to the existing General Plan land use boundaries and will amend the zoning designation of 2.8 acres from the RD-5 zoning designation to the RD-7 Zoning Designation that allows a slightly higher density while still within the General Plan Low Density Residential designation density range. Though the increase of the Open Space proposed by the zoning amendment will result in a loss of residential land, it will be compensated by the slight increase in residential units created from the new RD-7 zone. All other land uses will remain in similar locations and in similar size and will not impact the proposed LRSP land use plan or regional street system or trails plan.

Special studies were required as part of the CEQA analysis for the proposed Project in order to examine any potential peculiar effects of the Project consistent with CEQA Guidelines Section 15183(a). These studies included an Arborist Report, Noise Study, and Biological Resource Analysis. The results of these analyses concluded the following:

Arborist Report: The proposed subdivision design and associate improvements for the lift station and landscape corridor along Bilby Road will result in the removal of 11 trees. These trees include Valley Oak, California Fan Palm, California Black Walnut, and Arizona Cyprus. A condition has been included to ensure adequate mitigation is made prior to improvement of the site in accordance with the Elk Grove Municipal Code Chapter 19.12.

Noise Study: Traffic volumes projected in the Laguna Ridge Specific Plan EIR estimated the segment of Bilby Road adjacent to the site would include 4,400 average daily trips (ADT). Since the completion of the adjacent Southeast Policy Area (SEPA) to the south of the site, this estimate has been updated to indicate 10,000 ADT. As the updated SEPA analysis indicates traffic would be higher than originally anticipated, a noise analysis was conducted. The results state higher noise levels would be anticipated, but that the levels could be managed with the installation of an 8-foot masonry sound wall adjacent to Bilby Road and installation of noise insulation, windows, and equipment for homes directly adjacent to the right-of-way. These improvements will be enforced through the design review process which will regulate the final design and location of the sound wall and homes. Inclusion of these items which are required per City development standards will ensure noise levels stay within required ambient levels consistent with the General Plan.

Biological Resource Analysis: The Project site is currently undeveloped, non-native grassland that is not used for agricultural purposes. There are no structures on-site. There is no existing special status habitat, or conditions

suitable to establish a new habitat for endanger species on-site. While the current conditions do not indicate existing habitat, the site is prone to moderate seasonable pooling due to the wet winters. There is a slight possibility this could eventually lead to the presence of Vernal Pool Fairy shrimp, Vernal Pool Tadpoles Shrimp, and seasonal nesting of Raptors, Winter-Foraging Birds, and Hawks. As the site contains grassland with limited biological value for special-status species and because local vegetative species associated with grassland like the Project site are regionally widespread, the impact from development of the site is considered less than significant. The Project is subject to the LRSP Mitigation Monitoring and Reporting Program (MMRP). All applicable mitigation measures for biological resources would apply.

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 Laguna Ridge Specific Plan. The Project is subject to the LRSP MMRP. Consequently, pursuant to CEQA Guidelines Section 15183, no further environmental review is required for this Project. The Project was routed to the Wilton Rancheria, Buena Vista Rancheria, and the Native American Heritage Commission in accordance with Senate Bill 18 (SB-18) for General Plan Amendments and no comments were received.

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not 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 LRSP. There are no substantial changes in the Project from those analyzed in the 2004 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby declares its intent to approve the General Plan Amendment for the Treasure Homes II Project (EG-03-486A), as described in Exhibit A and illustrated in Exhibit B, based upon the following finding:

General Plan Amendment per EGMC 23.16.120.E

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The Project proposes a minor reconfiguration of the existing General Plan land use designations. The land uses will primarily stay the same though the Public Open Space and Recreation area has increased to accommodate the future detention basin site adjacent to the future pump station in order to better serve the regional drainage needs. The Low Density Residential (LDR) land use designation allows single family housing at a density range of 4-7 units/acre and allows the RD-4, RD-5, and RD-7 zoning designations (General Plan LU-3 compatibility table). The Project is consistent by proposing 192 lots intended for single family detached housing with an average density of 4.7 units per acre. The parks and open space/parkway corridors will provide access and trails consistent with the LRSP requirements.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Laguna Ridge Specific Plan Amendment, Tentative Subdivision Map, Design Review for Subdivision Layout, and Tree Removal for the Treasure Homes II Project (EG-03-486A), as described in Exhibit A and illustrated in Exhibit B and Exhibit

C, subject to the Project Plan in Exhibit D and conditions of approval in Exhibit E based upon the following findings:

Laguna Ridge Specific Plan Amendment per LRSP Section 9.3.5

Finding #1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested;

Evidence: The Applicant is proposing changes to provide a larger detention basin in response to a more accurate engineering account of the detention requirements for development in the area. The residential area will be slightly up-zoned to ensure the unit count remains similar to what would have been allowed through the current zoning designations. Changes in the housing market and more accurate assessment of regional needs have resulted in the proposed amendments to the land use boundaries. The Project will not alter the envisioned community character consistent with the Specific Plan vision for the area.

Finding #2: The requested amendment will benefit the Specific Plan Area and/or the City;

Evidence: The street system and land uses (residential and parkland) will remain the same as the Project has been designed to integrate into the surrounding subdivisions. The amendments to the land use boundaries will help the Applicant maintain a marketable housing product and ensure construction adheres to surrounding development patterns to maintain orderly growth within the area.

Finding #3: The amendment is consistent with the General Plan;

Evidence: The land use and zoning map boundaries are being slightly amended to accommodate a larger detention basin while the street system, trails, and single family housing will remain consistent with the community vision. The addition of 2.8 acres of RD-7 zoning will be consistent with the General Plan land use designation and remain in a similar form and location as the original community plan.

Finding #4: The amendment will not adversely affect adjacent properties and can be properly serviced;

Evidence: The amendments do not propose land uses that are inconsistent with surrounding uses nor will they impact services to the region. The Project has been conditioned to ensure all construction meets Federal, State, and local development standards for public health and safety.

Finding #5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted;

Evidence: The site does not contain physical constraints that require further amendments to the envisioned Specific Plan. Changes in the housing market and more accurate assessment of regional needs have resulted in the proposed amendments to the land use boundaries of the Project.

Tentative Subdivision Map per EGMC Section 22.20.080

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) The proposed Project is consistent with the LRSP. The proposed map is consistent with the proposed land use designation and policies in the LRSP Land Use Map, which has designated this site as Low Density Residential, Open Space/Recreation and Public Park. The proposed Tentative Subdivision Map will allow for development consistent with the Community Plan.
- (b) The proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the LRSP development standards and land use designations for the proposed site.
- (c) The site is physically suitable for the proposed development. The LRSP land use map anticipates 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) 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 site is appropriate for the proposed density of development.
- (e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or injure fish or wildlife or their habitat. The potential environmental impacts of the proposed project, including the effects of development upon fish and wildlife, were

analyzed in the LRSP EIR. The Project is consistent with the LRSP land use plan and is conditioned to comply with the LRSP Mitigation Monitoring and Reporting Plan.

- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the Laguna Ridge Specific 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 for Subdivision Layout per EGMC Section 23.16.080.F

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 LRSP development standards and Citywide Design Guidelines for residential subdivisions and has been found to meet all applicable design requirements. The proposed subdivision map and related plans provide all the design elements required by the LRSP 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 architecture, site design, and landscape are suitable for the purposes of the building and the site, and will enhance the character of the neighborhood and community.

Evidence: The proposed map will result in the creation of 192 lots for the development of single-family homes consistent with the overall intent of the LRSP and the General Plan. The proposed lots have been reviewed against the lot development standards and have been found to be consistent with the RD-4, RD-5, and RD-7 requirements. The future construction of the homes will be subject to Design Review to ensure compatibility with the surrounding neighborhood.

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

Evidence: The Project proposes to subdivide the subject site into 192 lots for future residential development. Though no structures are requested for approval with this application, the construction of the future residences will be subject to review and approval through the City's Design Review process that will include a review of building materials, colors, and compatibility with surrounding uses.

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

Evidence: The proposed Project provides a gridded street layout with internal off-street public trails/parkways linking all public parks together and to future park facilities on adjacent parcels. These sites and sizes are specifically identified in the LRSP land plan.

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

Evidence: 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 LRSP.

Tree Removal per EGMC Section 19.12.110.B

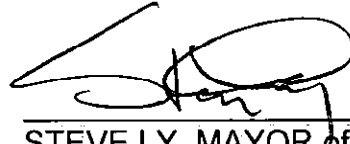
Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence: Due to previous ground disturbance of past cultivation activities, most of the trees are located on the edges of the property. Staff has reviewed the Project and has made efforts to integrate existing trees into the Project design. As the envisioned street and drainage system of the LRSP follows the property boundary lines, preservation of the trees requested for removal per the tree exhibit cannot be made without significant modifications to the street system as envisioned by the LRSP. While the final design for the open space, park areas, and landscape corridors has not been established, staff will work on possible preservation of trees within and/or near these areas prior to final design.

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

Evidence: The trees proposed for removal are located on-site and their removal will not impact the root systems of trees located on adjacent sites. All on-site trees retained with the Project will be subject to the protection guidelines as provided in the arborist report. The Project has been conditioned to provide proper mitigation for the removal of trees consistent with EGMC Chapter 19.12 that will result in the planting of equivalent trees on site. Future development of the site will include open space, park land, and landscape corridors with landscape and trees that will serve the public through their use of the new public space.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of March 2018.



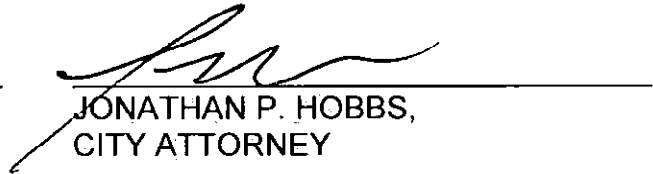
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Treasure Homes II (EG-03-486A)
Project Description

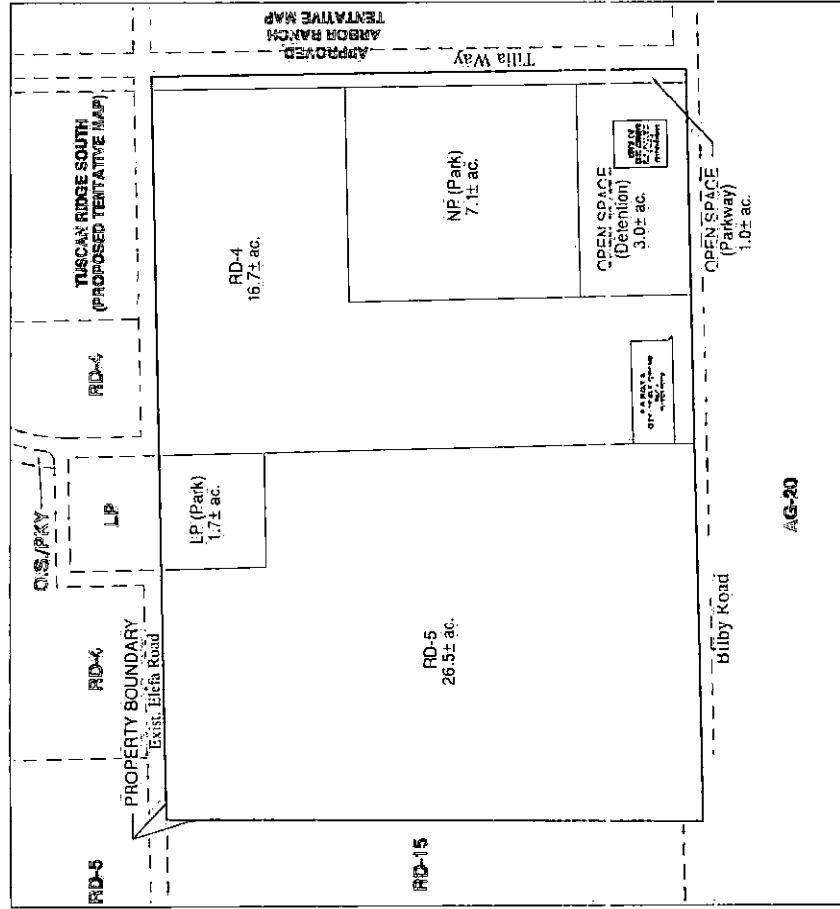
PROJECT DESCRIPTION

The Project consists of a Tentative Subdivision Map to subdivide ±57.1 acres into 192 single-family residential lots, two park lots, one open space lot for a detention basin, and two landscape corridor lots including exceptions for street curve radii; a General Plan Amendment to reconfigure boundaries and acreage of the existing land use designations; a Specific Plan Amendment and Rezone to amend a portion of the residential from RD-5 to RD-7; and Design Review for Subdivision Layout.

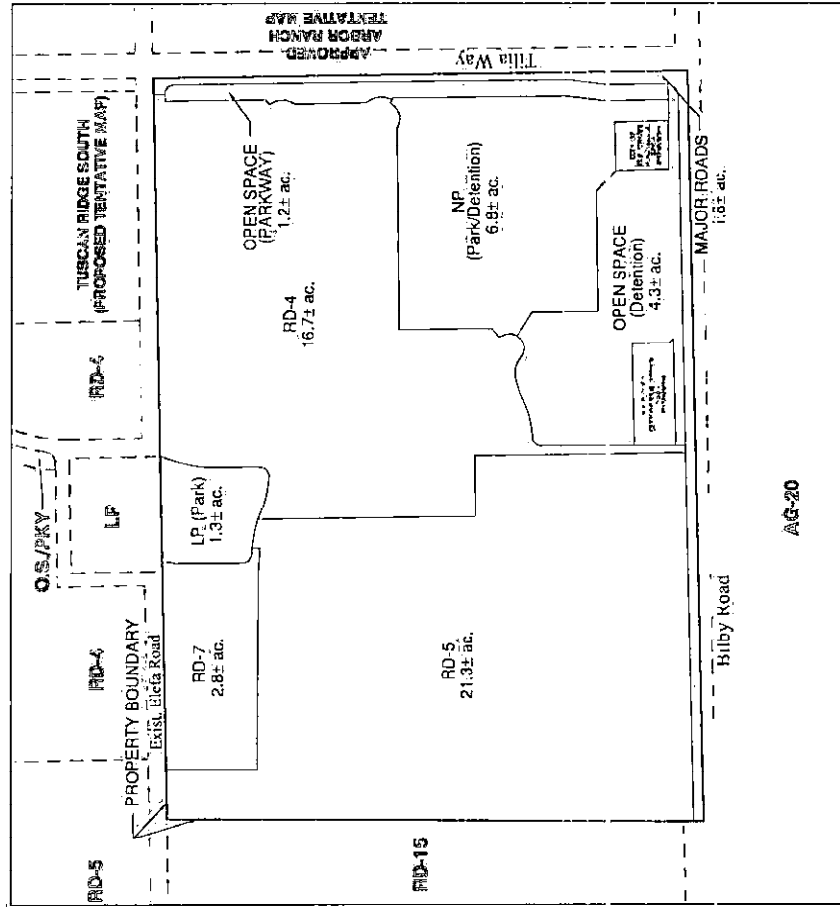
Exhibit B
Treasure Homes II (EG-03-486A)
General Plan Amendment

**Exhibit C
Treasure Homes II (EG-03-486A)
Specific Plan / Rezone Amendment**

EXHIBIT C



Existing Zoning



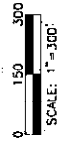
Proposed Zoning

ZONING	EXISTING ACRES*	PROPOSED ACRES (G)	DIFFERENCE
RD-4	16.7	16.7	+0.0
RD-5	26.6	21.3	-5.3
RD-7	0.0	2.8	+2.8
LP (Park)	1.7	1.3	-0.4
NP (Park)	7.1	6.8	-0.3
OS (Detention)	3.0	4.2	+1.2
OS (Parkway)	1.0	1.2	+0.2
Major Roads	0.0	1.8	+1.8
TOTAL	56.1	56.1	

NOTE: All acreages are approximate and rounded to the nearest tenth.



NORTH



SCALE: 1" = 300'

SPECIFIC PLAN / REZONE EXHIBIT

TREASURE

a Portion of the Laguna Ridge Specific Plan Area

Scale: 1" = 300'

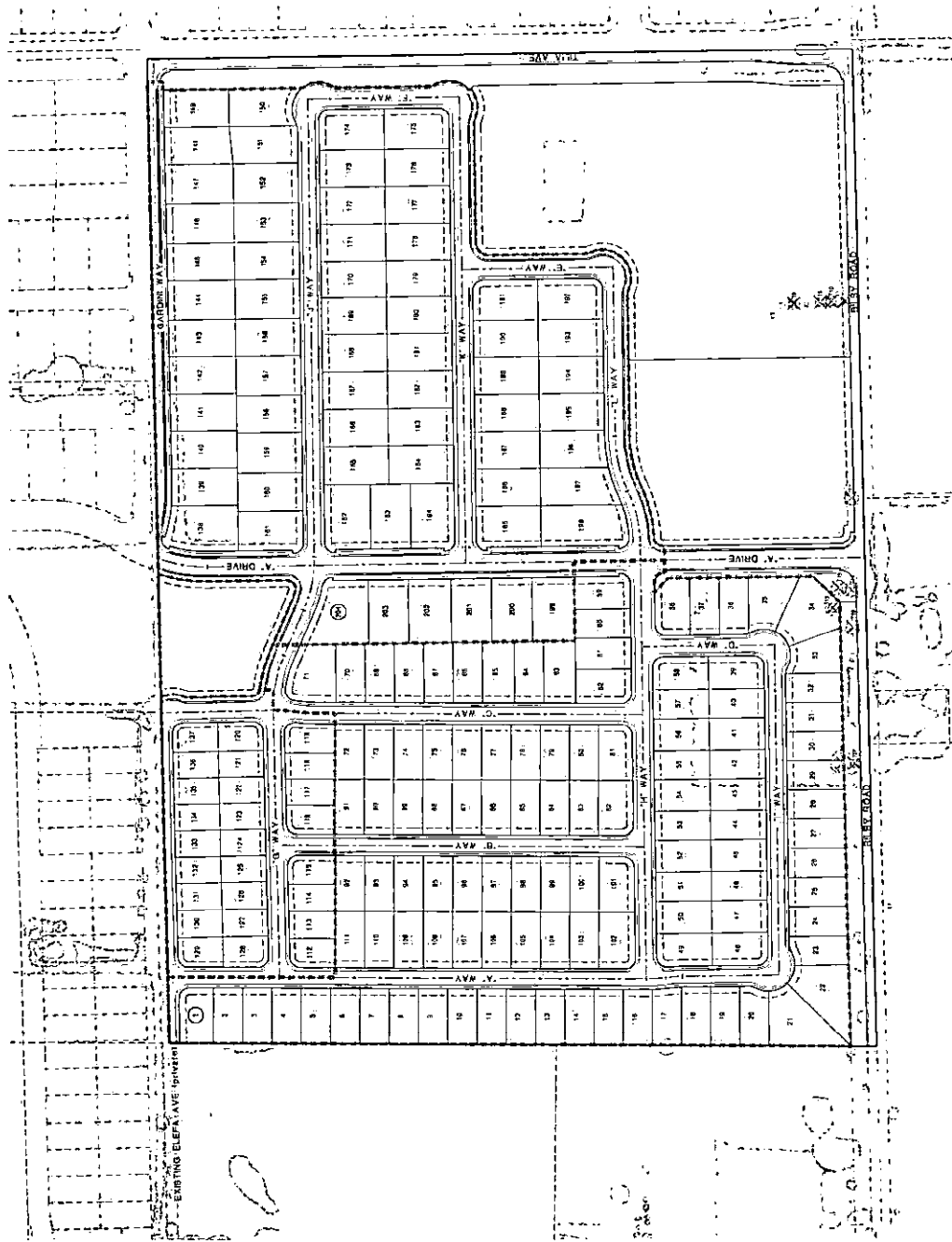
October 12, 2017

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

**Exhibit D
Treasure Homes II (EG-03-486A)
Project Plans**

TREE IMPACT SUMMARY

TREE NO.	COMMON NAME	SPECIES	MAJESTAS (INCHES)	TOTAL HEIGHT (FEET)	DBH (INCHES)	THE TREE'S HEALTH	THE TREE'S LOCATION
1	VALELY OAK		3.1	14	14		
2	VALELY OAK		5	15	15		
3	VALELY OAK		5	15	15		
4	VALELY OAK		7	15	15		
5	VALELY OAK		8	15	15		
6	VALELY OAK		8	15	15		
7	VALELY OAK		8	15	15		
8	VALELY OAK		8	15	15		
9	VALELY OAK		8	15	15		
10	VALELY OAK		8	15	15		
11	VALELY OAK		8	15	15		
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23	VALELY OAK		8	15	15		
24	VALELY OAK		8	15	15		
25	VALELY OAK		8	15	15		
26	VALELY OAK		8	15	15		
27	VALELY OAK		8	15	15		



NORTH

0 100 200

TREE EXHIBIT

Treasure Subdivision

September 24, 2011

MACKEY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 S. GARDNER AVENUE, SUITE 100, GARDEN GROVE, CA 92640
 (714) 646-1111

Exhibit E
Treasure Homes II (EG-03-486A)
Conditions of Approval

	<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.	This Project supersedes the previous conditions of approval of the original Project Treasure Home EG-03-486; however, the Mitigation Monitoring and Reporting Program (MMRP) of the Laguna Ridge Specific Plan (SCH#2000082139) still apply.	On Going/ Applicable MMRP timing	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	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>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.</p>	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"> • Laguna Ridge Specific Plan and Specific Plan Design Guidelines • The Elk Grove Zoning Code (Title 23 of the EGMC) • 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.	<p>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.</p>	On-Going	Planning Engineering Public Works SCWA SASD SMUD PG&E	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following, as 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 and/or clearance per construction plan review 	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	
9.	<p>The 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.</p>	Three years, from date of approval	Planning	
10.	<p>The final design of all on-site and off-site improvements is subject to the Laguna Ridge Specific Plan Design Guidelines and must be reviewed and approved by the Development Services Director prior to construction and/or installation. This applies to amenities and structures not included with this subdivision review and includes the following subsequent reviews:</p> <ul style="list-style-type: none"> • Single Family Home Design. • On-site Lighting. • On-site Amenities/Structures • Final Landscaping. • Open Space Design. 	On-Going and Prior to Construction	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<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. Unless otherwise determined by the City, the Applicant shall purchase all sewer and water credits from the City in lieu of paying sewer and water connection fees to the Sacramento Area Sewer District (SASD) and the Sacramento County Water Agency (SCWA), respectively, in the time frame required by the Conditions of Approval. Such purchase of credits is predicated upon 1) the City having credits available for sale; 2) that purchasing credits from the City does not create an unreasonable or undue delay in the advancement of the Project; and 3) that the cost of the credits are not higher than those available directly from SASD.</p>	On-Going and Prior to Construction	Planning Finance	
12.	<p>The Applicant is required to construct certain improvements along Bilby Road as set forth in Condition No. 50. These improvements are not eligible for reimbursement through an impact fee program but would qualify for reimbursement from future Laguna Ridge CFD 2005-1 bond proceeds. The City is constructing certain improvements along Bilby Road as part of the New Growth Area (NGA) Project. To the extent the City constructs, in whole or part, any of the Bilby Improvements for which the Applicant would otherwise be responsible, the Applicant's claim to the 67% share of future Laguna Ridge CFD 2005-1 bond proceeds pursuant to the Laguna Ridge Community Facilities District Guiding Principles (as adopted by City Council Resolution 2016-048), if any, shall be reduced and relinquished to the City in the total amount of all costs incurred by the City related to the Bilby Improvements including, without limitation, all hard and soft costs for such Bilby Improvements, all up to the Applicant's 67% claim of future bond proceeds. The City may, at its discretion, accept reimbursement for these facilities in a form other than the CFD.</p>	On-Going and Prior to Construction	Planning Finance	

	<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			
13.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
14.	The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP) and any other applicable drainage master plans or studies. The facilities shall include, but are not limited to the off-site flood control channel and on-site detention basin as identified in the SDMP and other drainage master plan studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
15.	The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following. 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City. 2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
16.	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 <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
17.	All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this Project. This does not apply to 69kv transmission lines or larger.	Improvement Plans	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	If deemed necessary by the City, the Applicant shall provide a temporary turnaround to the satisfaction of CCSD Fire Department and the City on 'A' Drive at the northerly property boundary.	Improvement Plans	Engineering	
19.	Prior to issuance of improvement plans, the Applicant shall fund the preparation of amendments to the Laguna Ridge Supplemental Design Guidelines to address public improvements within Phases III and IV of the Laguna Ridge Specific Plan to the satisfaction of the City. The City may issue improvement plans for a portion of the Project in advance of the completion of this condition if the Applicant has deposited an amount, at the discretion of the City, sufficient to cover the anticipated cost to prepare the amendments proportional to the amendments. Should the deposit not cover the costs in full the City will request additional funds be provided and the Applicant shall have 30 calendar days to provide such additional funds. The City will require full cost recovery.	Improvement Plans	Planning	
20.	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 Permit(s), or Final Map, whichever occurs first Monitoring shall be On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21.	<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>	On-going	Planning	
22.	<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>	On-going	Planning	
23.	<p>The Applicant shall design and construct all walls consistent with Environmental Noise Assessment and the Landscape Planning Prototype Manual. Per the recommendation of the Noise Study, an 8-foot sound wall shall be constructed along Bilby Road to alleviate any unwanted noise disturbance. 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.</p>	Prior to Final Map or Improvement Plans, whichever comes first	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
24.	<p>The Trees of Local Importance, as identified on the September 24, 2015 Tree Exhibit and Arborist Report and Tree inventory dated October 2017, 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>All other trees identified in the preliminary tree exhibit that are not subject to EGMC Chapter 19.12 because they are not identified with protected status and therefore may be removed without mitigation except for any trees located on parks sites and trail corridors which are subject to CCSD review.</p>	Improvement Plans or Grading Permit(s), whichever occurs first	Planning City Arborist CCSD	
25.	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	
26.	The Applicant shall submit civil improvement plans for the park sites to the CCSD for review and approval with applicable phases of the Project.	Improvement Plans	CCSD-Parks	
27.	The Applicant shall install a 6-foot tall masonry wall adjacent to all park sites, paseos, trails, landscape corridors, greenways and drainage corridors consistent with the standards of Laguna Ridge Supplemental Design Guidelines 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. The final design shall be in accordance with the Specific Plan standards and approved by CCSD prior to installation.	Improvement Plans	CCSD-Parks	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	<p>Any necessary future Sacramento Municipal Utility District (SMUD) facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. All plans shall be provided to SMUD for review. This includes:</p> <ul style="list-style-type: none"> • All setbacks to utility lines. • The removal and/or relocation of existing utility lines. • SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. • The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street ultimate rights-of-ways. The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. • The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. 	Improvement Plans	SMUD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	<p>Sacramento County Water Supply "Zone 40" will provide water for the Project site. The plans must be review and approved prior to issuance of improvements plans and Final Map. The plans shall include the following items:</p> <ul style="list-style-type: none"> • Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction. • Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency (SCWA) as applicable and identified on the SCWA/MWH 2004 Sacramento County Recycled Water Distribution Modeling Study. 	Improvement Plans	SCWA	
30.	The Sacramento Area Sewer District (SASD) will provide public sewer connection for the project site. The plans must be reviewed and approved prior to issuance of improvement plans and/or Final Map, whichever comes first.	Improvement Plans or Final Map, whichever occurs first	SASD	
Prior to or In Conjunction with Final Map Submittal or Approval				
31.	The Applicant shall design and construct the detention basin and other flood control improvements pursuant to the City's Storm Drainage Master Plan (SDMP), the Laguna Ridge South drainage study, the City's Laguna Ridge Specific Plan and the Improvement Standards to the satisfaction of the City.	Final Map	Engineering Public Works	
32.	Appropriate fencing and gates shall be installed for maintenance access adjacent to parkways/detention basins in accordance with the City's Laguna Ridge Supplemental Design Guidelines, Improvement Standards and to the satisfaction of the City. The final design shall comply with the approved fencing material and design.	Final Map	Engineering Public Works CCSD-Parks	

	<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 improve all internal streets, in full width, as shown on the Tentative Subdivision Map and as required for each phased final map in accordance with the City's Laguna Ridge Specific Plan and Improvement Standards to the satisfaction of the City and as further conditioned herein.	Final Map	Engineering	
34.	All street dedications, on-site and off-site shall have a minimum right-of-way width of 40 feet to the satisfaction of the City.	Final Map	Engineering	
35.	The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks in accordance with City standards and/or to the satisfaction of the City. Additional signing and striping may be required as a result of the improvements of the Project, and shall be designed at the Improvement Plan phase to the satisfaction of the City.	Final Map	Engineering	
36.	The Applicant shall install stop signs and crosswalks at intersections of internal streets. Location(s) of stop signs and crosswalks will be determined during Improvement Plan review.	Final Map	Engineering	
37.	The Applicant shall install at-grade, multi-use trail crossings on Gardini Way and Bilby Road at Tilia Avenue in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan to the satisfaction of the City.	Final Map	Engineering	
38.	The Applicant shall design and install all trails, parkways, and landscape lots in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan, Laguna Ridge Specific Plan, Improvement Standards, to the satisfaction of the City and CCSD.	Final Map	Engineering CCSD Parks	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	<p>If the Applicant proposes to phase the Project, the Applicant shall dedicate/acquire property rights for, design and construct all infrastructure improvements as specified in these conditions, as determined by the City to be necessary to serve the proposed phase(s). Unless otherwise approved by the City and the CCSD Fire Department, new single-family residential areas with more than 20, but fewer than 40 potential units shall be served by a primary residential or collector street at least 46 feet in width if there is only one public street access into the development. Areas with 40 units or more shall be served by two points of access.</p>	Final Map	Engineering	
40.	<p>All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall 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.</p>	Final Map	Engineering	
41.	<p>The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless otherwise approved by the City. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove 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	
42.	<p>Prior to any Final Map approval, the Applicant can, if approved by the City, satisfy its public improvement obligations by entering into a Subdivision Improvement Agreement with the City.</p>	Final Map	Engineering	
43.	<p>The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.</p>	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
44.	To satisfy its public improvement obligations, the Applicant may be allowed, at the discretion of the Public Works Director, to defer public improvements. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway 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 Public Works	
45.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
46.	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	
47.	The Applicant shall process and obtain quitclaims for the following easements to the satisfaction of the City: <ul style="list-style-type: none"> • Pacific Telephone and Telegraph Company easement as recorded in Book 669 Page 273. • Pacific Telephone and Telegraph Company easement as recorded in Book 739 Page 222. 	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48.	<p>If warranted as determined by the City Engineer, the Applicant shall design and install a traffic signal at the Tilia Avenue and Bilby Road intersection in accordance with City of Elk Grove Improvement Standards to the satisfaction of the City. Eligible costs associated with the installation of the traffic signal are subject to reimbursement by the City as set forth in the Elk Grove Roadway Fee Program. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none"> 1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; and 2. Comply with all pre and post-bidding procedures as required by the City and State law. <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	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
49.	<p>The Applicant shall dedicate, design and improve the northerly half-section of Bilby Road along the Project's frontage, measured 37 feet from the approved centerline based on a 74-foot arterial street, including a 24-foot landscape corridor and a 6-foot wide detached sidewalk in accordance with the City's Improvement Standards to the satisfaction of the City. If a portion of Bilby Road, along the Project's frontage has been constructed by the City's New Growth Area (NGA) project, the Applicant shall provide improvements including an 11-foot wide travel lane, 5-foot bike lane, curb, gutter, and sidewalk within the landscape corridor. The street section shall include a minimum 40-foot right-of-way. 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. Street dedication shall be in fee title.</p>	Final Map	Engineering	
50.	<p>The Applicant shall acquire, dedicate, design and improve the westerly half-section of Tilia Avenue, plus 10 feet of additional paving east of the centerline from Bilby Road to Gardini Way, based on a 58-foot primary residential street in accordance with the City's Laguna Ridge Specific Plan and Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way.</p>	Final Map	Engineering	
51.	<p>The Applicant shall dedicate, design and improve an expanded intersection at Tilia Avenue and Bilby Road in full-width, in accordance with the City's Improvement Standards to the satisfaction of the City.</p>	Final Map	Engineering	
52.	<p>The Applicant shall acquire, dedicate, design, and improve the southerly half-section of Gardini Way, plus 10 feet of additional paving north of the centerline of Gardini Way from Tilia Avenue to 'A' Drive, based on a 58-foot primary residential street in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40-foot right-of-way.</p>	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
53.	<p>If deemed necessary by the City's Engineer, the Applicant shall acquire, dedicate, design and construct the southerly half-section of Elefa Avenue, plus 10' of additional pavement north of the centerline, from 'C' Way to Bruceville Road, based on a 58' primary residential street in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way.</p>	Final Map	Engineering Public Works	
54.	<p>If deemed necessary by the City Engineer, the Applicant shall dedicate, design, and improve an expanded intersection at Bruceville Road and Elefa Avenue in full-width, in accordance with the City's Improvement Standards to the satisfaction of the City.</p>	Final Map	Engineering Public Works	
55.	<p>If warranted as determined by the City Engineer, the Applicant shall design and install a traffic signal at the Elefa Drive and Bruceville Road intersection in accordance with City of Elk Grove Improvement Standards to the satisfaction of the City. 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 intersection mentioned above to the satisfaction of the City.</p> <p>Unless otherwise included in a City adopted Fee Program at the time of the final map recordation, the Applicant shall pay a fair-share cost towards the design and construction of the future signal as determined by the City. 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	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
56.	<p>The Applicant shall install a bus pad in accordance with the City's Improvement Standards and Specifications to satisfaction of the City at the following locations:</p> <ul style="list-style-type: none"> On Bilby Road (westbound lane), one bus stop pad shall be located within 80 feet of the northwest corner of the intersection of Bilby Road and "A" Drive. On Tilia Avenue, (southbound lane), one bus stop pad shall be located within 80 feet of the southwest corner of the intersection of Tilia Avenue and Gardini Way. 	Final Map	Engineering Public Works	
57.	Lots A, B, C, D, E, F, and G shall be dedicated to the City in fee title. The park lands (Lot A) may be dedicated to the City with the understanding that the City will dedicate the parcels to the CCSD.	Final Map	Engineering CCSD-Parks	
58.	The Applicant shall install Class III bike route signs and striping on Elefa Avenue/Gardini Way in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan, Laguna Ridge Specific Plan, improvement Standards, to the satisfaction of the City.	Final Map	Engineering	
59.	If available, a street name from the City of Elk Grove Veterans Street Name Program shall be assigned to the project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Final Map	Engineering	
60.	The Applicant shall pay Park and Recreation Plan Check Fees as required by the CCSD.	Final Map	CCSD-Parks	
61.	The Applicant shall pay drainage fees for the park site. Provide documentation to the CCSD verifying drainage fees have been paid.	Final Map	CCSD-Parks	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
62.	<p>Prior to final map, the project area shall annex into the Laguna Ridge Mello-Roos Community Facilities District 2005-1 (CFD), or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Final Map	Finance	
63.	<p>Prior to [recording of a final subdivision map or issuance of a building permit whichever occurs first], the project area shall annex into the Police Services Community Facilities District 2003-2 (CFD), to fund the Project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</p>	Final Map	Finance	
64.	<p>Prior to recording of a final subdivision map, the Project area shall annex 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/ElkGrove15.10.html#15.10</p>	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
65.	<p>Prior to [recording of a final subdivision map]/[issuance of a building permit], the project area shall annex into the Street Maintenance Assessment District No. 1, Zone 5, to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</p>	Final Map	Finance	
66.	<p>Prior to the recordation of the final map the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. 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 Cosumnes Community Services 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	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
67.	<p>Sacramento County Water Supply "Zone 40" will provide water for the project site. The plans must be review and approved prior to issuance of improvements plans and Final Map. The plans should include the following item:</p> <ul style="list-style-type: none"> Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of Sacramento County Water Agency prior to Final Map approval. 	Final Map	SCWA	
Prior to or In Conjunction with Building Permit Submittal or Issuance				
68.	<p>The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement along the Project's frontage regardless if it was 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.</p>	Building Permit	Engineering	
69.	<p>The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.</p>	Building Permit	Engineering	
70.	<p>Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.</p>	Acceptance of Public Improvements	Engineering	
71.	<p>'A' Drive at Bilby Road shall be limited to right-turn movements only.</p>	Building Permit	Engineering	
72.	<p>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.</p>	Building Permit	Planning	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
73.	The Applicant shall provide utility stubs in to the park site for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	Building Permit	CCSD-Parks	
74.	The Applicant shall rough grade the park sites pursuant to plans approved by the CCSD.	Building Permit	CCSD-Parks	
75.	The Cosumnes CSD Fire Department will review all structures for compliance with all fire and life safety standards prior to installation or construction.	Building Permit/Improvements Plan/	CCSD-Fire	
76.	Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.	Building Permit	Regional San	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-060**

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

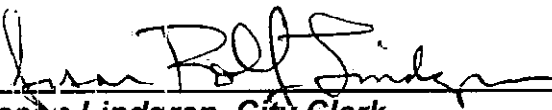
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 14, 2018 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



**Jason Lindgren, City Clerk
City of Elk Grove, California**