

**RESOLUTION NO. 2019-211**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO  
STATE CEQA GUIDELINES SECTION 15183 AND APPROVING TENTATIVE  
PARCEL MAP FOR 8711 BRADSHAW ROAD PROJECT (PLNG18-072);  
ASSESSOR'S PARCEL NUMBER 122-0190-005**

**WHEREAS**, the Development Services Department of the City of Elk Grove (the "City") received an application on July 6, 2018, from Real Investing, LLC ("Agent/Surveyor") requesting a Rezone and Tentative Parcel Map for the 8711 Bradshaw Road Project PLNG18-072 (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 122-0190-005; and

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

**WHEREAS**, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Code of Regulations, Title 14 ("State CEQA Guidelines") states that no further environmental review is required under CEQA for projects where no subsequent Environmental Impact Report (EIR) or Negative Declaration is required because no new significant effects and no new information of substantial importance have been identified by the lead agency (City); and

**WHEREAS**, based on staff's review of the Project, no further environmental review is required as the request is consistent with the site's General Plan Rural Residential designation and land use policies and 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 as part of the General Plan EIR; and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on September 5, 2019, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 5-0 to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on September 25, 2019, 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 for the Project under CEQA

Guidelines pursuant to State CEQA Guidelines Sections 15183 based upon the following finding:

### **California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required for the Project under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (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.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the parcel split will result in new parcels over two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or protected farmland and, therefore, does not require mitigation. The easement to retain the floodway is consistent with the General Plan goal to minimize damage from flooding and drainage and the trail easement is consistent with the City’s Bicycle, Pedestrian and Trails Master Plan (BPTMP). Any new home constructed by the Applicant on the Project site shall comply with the City’s Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9. In addition, as the proposed Project includes a subdivision that will result less than 10 new units, the proposed Project is exempt from further Vehicle Miles Traveled (VMT) analysis per Figure 1 of the City’s Transportation Analysis Guidelines.

While there is no physical construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of one, new single-family residential unit on the Project site. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project. No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR.

Therefore, no further environmental analysis is required as the proposed Tentative Parcel Map and Rezone are consistent with the General Plan and zoning designations. Future construction of the new residential lot would be subject to development measures under the EGMC and existing General Plan Mitigation, Monitoring and Reporting Program (MMRP).

**AND BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves a Tentative Parcel Map for the Project as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

### **Tentative Parcel Map**

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

### Evidence:

For items a-g above, the proposed Project is consistent with the General Plan Rural Residential (RR) designation as the rezone from AR-5 to AR-2 will still maintain minimum two-acre parcel sizes as required by the General Plan. The proposed subdivision design, lot sizes, and lot configurations are consistent with the EGMC development standards for rural residential lot configuration. Access to the new parcels is currently available through the existing roadways and necessary services and facilities can be provided. Additionally, the design of the subdivision and its proposed improvements are not likely to cause substantial environmental damage, substantially injure fish, wildlife or their habitat, and will not cause serious public health problems. Therefore, the site is physically suitable for the development as the Project is consistent with the rural residential requirements and has been conditioned to

comply with all applicable development standards.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25<sup>th</sup> day of September 2019.



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STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



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JENNIFER ALVES,  
ASSISTANT CITY ATTORNEY

**EXHIBIT A**  
**8711 Bradshaw Road (PLNG18-072)**  
**Project Description**

**PROJECT DESCRIPTION**

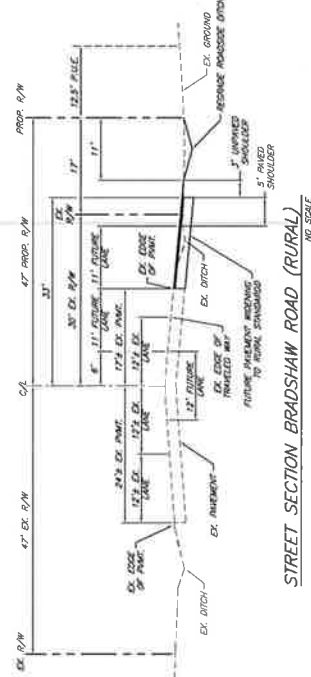
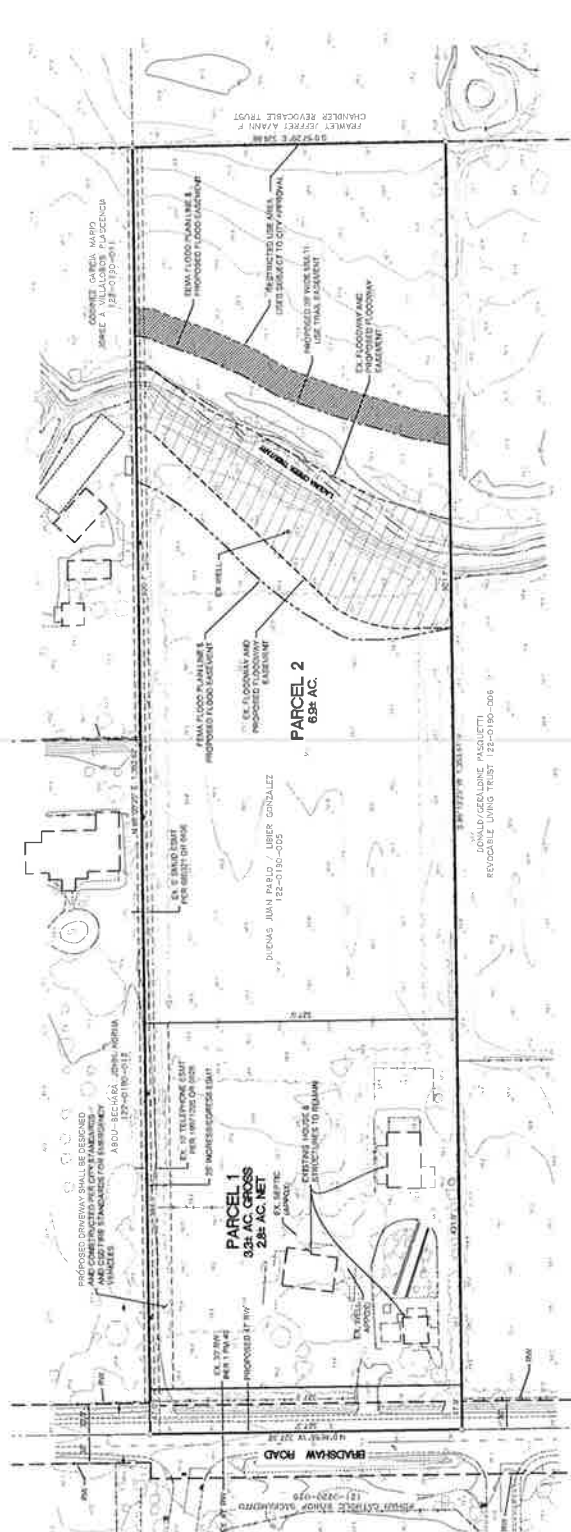
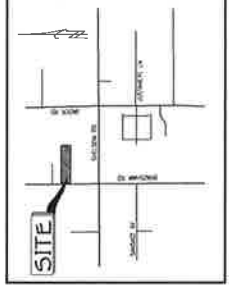
The Project consists of a Rezone to amend the zoning designation of ±10.2 gross acres from the AR-5 (Agricultural Residential-Minimum 5-acre lot) designation to the AR-2 (Agricultural Residential-Minimum 2-acre lot) designation, and a Tentative Parcel Map to divide the existing parcel into two new parcels as follows: Parcel 1 (±3.3 acres); and Parcel 2 (±6.90 acres). Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction. This includes compliance with the following CAP measures:

- BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction
- BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction
- TACM-8. Tier 4 Final Construction Equipment
- TACM-9. EV Charging Requirements

DEVIATIONS FROM STANDARDS:  
 THESE ARE IN CONFORMANCE WITH THE CITY IMPROVEMENT STANDARDS.

**Exhibit B**  
**8711 Bradshaw Road Parcel Map (PLNG18-027)**  
**Project Plans**

**TENTATIVE PARCEL MAP**  
**8711 BRADSHAW ROAD**  
 CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA  
 EG-18-072  
 JULY, 2019



**LEGAL DESCRIPTION:**  
 THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SECTION 10, TOWNSHIP 7 NORTH, RANGE 6 EAST, SUGAR HARBOR, SACRAMENTO COUNTY, CALIFORNIA, AS SHOWN ON MAP PL 18-10-001 AS FILED BY THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA, ON 07/11/2019.

**BENCHMARK:**  
 BENCHMARK (3207) FOR THIS SURVEY IS SACRAMENTO COUNTY BENCHMARK 1242, WHICH IS A CONCRETE BENCH MARK WITH A 3" DIA. ROD AT THE BASE OF A STREET LIGHT AT THE INTERSECTION OF BRADSHAW ROAD AND HUNTERS TRAIL.

**ACCRETE STATEMENT:**  
 THIS MAP IS A REVISION OF MAP PL 18-10-001 AS FILED BY THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA, ON 07/11/2019.

**CONTRACTOR:**  
 BAKER WILLIAMS ENGINEERING GROUP  
 8020 RUILAND DRIVE, SUITE 100  
 CAROLINA, CA 95608-0515  
 TEL: 916-435-1100  
 FAX: 916-435-1102  
 WWW.BAKERWILLIAMS.COM

**OWNER:**  
 BAKER WILLIAMS ENGINEERING GROUP  
 8020 RUILAND DRIVE, SUITE 100  
 CAROLINA, CA 95608-0515  
 TEL: 916-435-1100  
 FAX: 916-435-1102

**APPLICANT:**  
 BAKER WILLIAMS ENGINEERING GROUP  
 8020 RUILAND DRIVE, SUITE 100  
 CAROLINA, CA 95608-0515  
 TEL: 916-435-1100  
 FAX: 916-435-1102

**ENGINEER:**  
 BAKER WILLIAMS ENGINEERING GROUP  
 8020 RUILAND DRIVE, SUITE 100  
 CAROLINA, CA 95608-0515  
 TEL: 916-435-1100  
 FAX: 916-435-1102

**ASSESSOR'S PARCEL NUMBER:**  
 122-0100-005

**ACREAGE:**  
 10.96± ACRES GROSS  
 8.98± ACRES NET

**EXISTING USE:**  
 RURAL RESIDENTIAL

**PROPOSED USE:**  
 RURAL RESIDENTIAL

**EXISTING ZONING:**  
 RRS

**PROPOSED ZONING:**  
 RRS

**SEWER:**  
 SEPTIC

**WATER SUPPLY:**  
 PROPOSED WELL

**DRAINAGE:**  
 CITY OF ELK GROVE (916) 827-2437  
 800 ELK GROVE BLVD., SUITE 2  
 ELK GROVE, CA 95758

**FIRE PROTECTION:**  
 SACRAMENTO COUNTY COMMUNITY SERVICES DISTRICT  
 1500 FORTY-NINTH AVENUE  
 SACRAMENTO, CA 95811

**TELEPHONE SERVICE:**  
 CITY OF ELK GROVE (916) 691-5612  
 500 WEST STOCKTON BLVD.  
 ELK GROVE, CA 95758

**ELECTRIC SERVICE:**  
 S.A.L.D. (916) 732-2670  
 601 BOY LANE, SACRAMENTO, CA 95862

**GAS SUPPLY:**  
 CITY OF ELK GROVE (916) 691-5612  
 500 WEST STOCKTON BLVD.  
 ELK GROVE, CA 95758

**PROPANE SUPPLY:**  
 CITY OF ELK GROVE (916) 691-5612  
 500 WEST STOCKTON BLVD.  
 ELK GROVE, CA 95758

**SCHOOL DISTRICT:**  
 ELK GROVE UNIFIED SCHOOL DISTRICT

**PARK DISTRICT:**  
 ELK GROVE COMMUNITY SERVICES DISTRICT

**CABLE:**  
 COMCAST

**BAKER WILLIAMS ENGINEERING GROUP**  
 8020 RUILAND DRIVE, SUITE 100  
 CAROLINA, CA 95608-0515  
 TEL: 916-435-1100  
 FAX: 916-435-1102  
 WWW.BAKERWILLIAMS.COM

**EXHIBIT C**  
**8711 Bradshaw Road (PLNG18-072)**  
**Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	Development 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 applicable federal, state and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning	
4.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

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5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Elk Grove Rural Roads Standards</li> <li>• Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City.</p>	On-Going	Planning Engineering SCWA SASD SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD) or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA EGWD SASD	



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8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plans</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Department Review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA EGWD SASD	
9.	<p>The Tentative Parcel Map approval is valid for three (3) years from the date of Planning Commission 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 Engineering	
10.	<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 and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.  Monitoring shall be On-Going	Planning	

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<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<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 State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p> <p>Monitoring shall be On-Going</p>	<p>Planning</p>	
12.	<p>Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with Elk Grove Municipal Code requirements for Land Grading and Erosion Control (Chapter 16.44) and Tree Preservation and Protection (Chapter 19.12).</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p>	<p>Planning</p>	
13.	<p>Construction measures for new homes and/or on-site work shall be subject to the local requirements for land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to tree removal or earth moving activities associated with construction. If any evidence of Swainson's hawk is found as a result of the pre-construction surveys, or if it is found that the Project site is suitable foraging habitat, the Applicant shall comply with the mitigation measures set forth in Elk Grove Municipal Code Chapter 16.130.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.</p>	<p>Planning</p>	

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<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Construction requiring new septic and well systems must be reviewed and approved by the Sacramento County Environmental Management Department (SCEMD) prior to issuance of improvement plans or building permit, whichever comes first.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	SCEMD	
15.	New construction for utilities must be reviewed and approved by the Sacramento Municipal Utility District (SMUD) prior to issuance of improvement plans or building permit, whichever comes first.	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	SMUD	
16.	The Final Parcel Map shall be completed, approved, and recorded prior to issuance of the 1st building permit.	Prior to 1st Building Permit on new parcels	Planning	
17.	Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9, or equivalent or other applicable measures as provided in the CAP in effect at the time of construction. Prior to Final Map approval, the Applicant shall (1) enter into a Climate Action Plan Agreement with the City to ensure compliance with this condition to the satisfaction of the City; and (2) record the Climate Action Plan Agreement against the Project site and provide proof to the City of such recordation.	On-Going; Final Map	Planning	

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**8711 Bradshaw Road (PLNG18-072)**  
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<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18.	<p>The following requirements shall be satisfied prior to issuance of any Building Permit on the eastern portion of Parcel 2 for structures located east of the creek:</p> <ol style="list-style-type: none"> <li>1. Submit a Drainage Analysis to verify the capacity of the existing creek and creek crossing and make sure it is adequate and constructed to the satisfaction of the City.</li> <li>2. A creek crossing will be needed prior to the issuance of building permits for structures located east of the creek. The crossing shall be located above the 10-year flood elevation and designed and constructed to the satisfaction of the City and the Cosumnes Community Services District Fire Department.</li> </ol>	Parcel 2 Building Permit	Engineering	
19.	<p>Prior to the issuance of building permits, the Applicant shall pay the Surface Water Component Fee for Private wells as outlined in Title 4, Section 4.45.005 of the Sacramento County Water Agency (SCWA) Code. All proposed water connections will be approved by the Sacramento County Water Zone 40 prior to issuance of Building Permits.</p>	Building Permit	SCWA	
20.	<p>The Applicant shall design future electrical improvements to the satisfaction of SMUD prior to issuance of a building permit for new residential structures.</p>	Building Permit	SMUD	
<b>PRIOR TO FINAL MAP APPROVAL</b>				
21.	<p>This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH# 201706205). This includes all pre-construction measures prior to grading. The Applicant shall submit proof that the General Plan MMRP has been recorded on the proposed Project parcels prior to Final Map approval.</p>	Final Map	Planning	

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<b>Conditions of Approval</b>		<b>Timing / Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
22.	The Applicant shall dedicate a 25' Private Access and Emergency Vehicle Access (EVA) to access Parcel 2 from Bradshaw Road. Improvements shall be in accordance with the Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire Department. Dedication of the EVA shall be in form of an easement.	Final Map	Engineering CCSD Fire	
23.	As shown on the approved Tentative Map, the Applicant shall dedicate a Flood Easement over the FEMA Flood Plain.	Final Map	Engineering	
24.	The Applicant shall dedicate a 30' wide Multi-use Trail Easement as shown on the Tentative Parcel Map.	Final Map	Engineering	
25.	The Applicant shall label the area from the eastern boundary of the Multi-use Trail Easement to the eastern boundary of Parcel 2 on the Final Parcel Map as "Restricted Use/Flood Hazard" area.	Final Map	Engineering	
26.	The Applicant shall design and construct a 25' Private Access and Emergency Vehicle Access to access Parcel 2 from Bradshaw Road. Improvements shall be in accordance with the Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District Fire Department. The Applicant shall submit a report from a licensed geotechnical engineer indicating the required structural section of the fire access lane that can support 78,000 pounds. The Applicant may enter into a Deferred Improvement Agreement prior to final map approval in order to defer the design and construction of the Private Access and Emergency Vehicle Access to the first building permit issuance.	Final Map or 1st Building Permit with Deferred Improvement Agreement	Engineering CCSD Fire	
27.	The Applicant shall improve the existing driveway to meet the current City of Elk Grove Standards and to the satisfaction of the City.	Final Map or 1st Building Permit with Deferred Improvement Agreement	Engineering	

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28.	<p>Prior to recording of a final parcel map, the Applicant area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so Applicant 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a></p>	Final Map	Finance	
29.	<p>Prior to recording of a final parcel map, the Applicant 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 Applicant 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a></p>	Final Map	Finance	

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	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
30.	<p>Prior to recording of a final parcel map, the Applicant area shall annex into the Street Maintenance Assessment District No. 1, Zone 3, 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 Applicant 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</a></p>	Final Map	Finance	
31.	<p>Prior to recording of a final parcel map, the Applicant 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 Applicant 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 <a href="http://www.codepublishing.com/CA/elkgrove#!/ElkGrove15/ElkGrove1510.html#15.10">http://www.codepublishing.com/CA/elkgrove#!/ElkGrove15/ElkGrove1510.html#15.10</a></p>	Final Map	Finance	

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**Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
32.	<p>Prior to the approval of Improvement Plans, the property owner(s) shall; (1) approve (a) the formation of a new or annexation to an existing community facilities district ("CFD"), and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no approval of the Improvement Plan shall be provided.</p>	Final Map	CCSD-Fire	
33.	<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.</p>	Final Map	SMUD	



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-211**

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 September 25, 2019 by the following vote:***

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

**NOES:           COUNCILMEMBERS:     None**

**ABSTAIN:       COUNCILMEMBERS:     None**

**ABSENT:        COUNCILMEMBERS:     None**



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