

RESOLUTION NO. 2023-217

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH
8310 POPPY RIDGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
APPROVING THE DEFERRAL OF CERTAIN IMPACT FEES RELATED TO
PHASE I OF THE PARDES APARTMENTS PROJECT (CEQA EXEMPT)**

WHEREAS, 8310 Poppy Ridge LLC, a California limited liability company (“Developer”) proposes to develop a total of 236 units of rental housing (the “Project”) at a site located on the southeast corner of Poppy Ridge Road and Big Horn Boulevard (APNs 132-0290-053 and 132-0290-054) (the “Property”); and

WHEREAS, the Project, as approved, includes a first phase with a total of 96 units, of which 95 units will be affordable to households earning 80 percent or less of the area median income (“Phase I Project”); and

WHEREAS, new residential development is subject to certain fees, which are charged to recover the cost of infrastructure and amenities with a nexus to the residential development (“Impact Fees”); and

WHEREAS, California Government Code 66007 requires that certain Impact Fees be collected at final inspection or certificate of occupancy, rather than at permit issuance, when the project is providing at least 49% of its total units as affordable housing units; and

WHEREAS, the Phase I Project meets such affordability criteria; and

WHEREAS, California Government Code Section 66007 further states that the City can require a form of security, in the form of a performance bond or letter of credit, to ensure the impact fees are paid; and

WHEREAS, the Developer has agreed to provide such security in the form of a performance bond or letter of credit ensuring that payment will be made upon final inspection and/or issuance of the certificate of occupancy.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the deferral of impact fees for Phase I of The Pardes affordable multi-family housing project and authorizes the City Manager to execute an Agreement for the Deferral of Certain City Impact Fees with 8310 Poppy Ridge LLC, a California limited liability company, in substantially the form presented, providing for the deferral of certain impact fees and requiring a form of security in the form of a performance bond or letter of credit.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of September 2023




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

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-217

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 13, 2023 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Spease, Brewer, Robles, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California