

**RESOLUTION NO. 2024-170**

**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 2 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 132-0290-056) (the “Property”); and

**WHEREAS**, the Project as proposed includes a second phase with a total of 140 units, of which 139 units will be affordable to households earning 70 percent or less of the area median income (“Phase II 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 2 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 2 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 25<sup>th</sup> day of September 2024




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. 2024-170**

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, 2024 by the following vote:*

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

**NOES:**        **COUNCILMEMBERS:**        *None*

**ABSTAIN:**   **COUNCILMEMBERS:**        *None*

**ABSENT:**    **COUNCILMEMBERS:**        *None*

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