

RESOLUTION NO. 2021-031

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15162, DECLARING ITS INTENT TO ADOPT AN AMENDMENT TO THE SOUTHEAST POLICY AREA COMMUNITY PLAN (PART OF THE GENERAL PLAN) AND APPROVING A TENTATIVE SUBDIVISION MAP WITH DESIGN REVIEW FOR SUBDIVISION LAYOUT, ABANDONMENT OF A PORTION OF POPPY RIDGE ROAD, AND A TREE REMOVAL PERMIT FOR THE POPPY KEYS SOUTHWEST PROJECT (EG-17-038) ASSESSOR PARCEL NUMBERS 132-0290-014, -015, AND -016

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on October 20, 2017, from Elk Grove Land Investments, LLC (the “Applicant”) requesting approval of a Community Plan Amendment, Special Planning Area Amendment, Tentative Subdivision Map with Design Review for Subdivision Layout, Abandonment of a portion of Poppy Ridge Road, and a Tree Removal Permit; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs 132-0290-014, -015, AND -016; 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); the Southeast Policy Area Special Planning Area, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on January 7, 2021, 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 (with one Commissioner absent) to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on January 27, 2021, 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 hereby finds that the proposed Project requires no further environmental review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), based upon the following finding:

Finding: The proposed Project requires no further environmental review under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

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.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides 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 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.

On July 9, 2014, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA Strategic Plan (State Clearinghouse No. 2013042054). The SEPA EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area (SPA), as well as the improvements identified in the accompanying infrastructure master plans. The Project remains subject to the SEPA MMRP which includes mitigation related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, greenhouse gasses (Climate Action Plan compliance), hazardous/toxic materials, drainage, noise, and traffic.

The requested amendments to the Community Plan and SPA will modify the acreages of residential land uses within the Project Area. The Community Plan and SPA Amendments will not add any land uses not currently designated for development within SEPA. Although the acreages of the residential land uses are being amended, the reconfiguration results in less than a 10% increase in the

Medium Density Residential Designation and less than a 10% decrease in the Low Density Residential Designation. The proposed number of lots (324) with the Tentative Subdivision Map (TSM) is within the range of lots allowed under the current density ranges and acreages (between 283 and 569 units).

The Project, as proposed, will build out at a density/intensity within the range of what was anticipated in the SEPA EIR. The City updated its General Plan in 2019; while the proposed Project, including the requested Community Plan amendments, have been found to be consistent with the General Plan goals, policies, and implementation programs, the updated General Plan implements new transportation analysis standards related to Vehicle Miles Traveled (VMT). The Project was analyzed against the VMT standards and it was determined that the Project is exempt from additional VMT analysis. The subject site is in an area that has been determined to result in a 15% VMT reduction based on its General Plan/Community Plan land use designations. As the Project does not include any new land uses and the proposal for 324 new single-family residences is within the range of lots allowed under the current density ranges and acreages, the Project will achieve the 15% VMT reduction.

The General Plan includes a Climate Action Plan (CAP). The greenhouse gas mitigation of the SEPA MMRP already requires the Project to implement a majority of the measures required for residential development in the CAP. The SEPA MMRP does not require any measures requiring fully electric appliances for residential construction, therefore, the Project has been conditioned to comply with CAP Measure BE-6 requiring at least 10% of all new homes to be built with exclusively electric appliances.

There are no substantial changes in the Project from those analyzed in the 2014 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects that necessitate the preparation of a Subsequent EIR pursuant to State CEQA Guidelines Section 15162. 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 pursuant to State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council hereby declares its intent to adopt an amendment to the Southeast Policy Area Community Plan (part of the General Plan), approves an amendment to the Southeast Policy Area Community Plan (part of the General Plan), and approves a Tentative Subdivision Map with Design Review for Subdivision Layout, Abandonment of a portion of Poppy Ridge Road, and a Tree Removal Permit, as described in Exhibit A and illustrated in Exhibits B, and C, and D and subject to the conditions set forth in Exhibit E, each of which is attached and incorporated herein by these references, and based upon the following findings:

Community Plan Amendment

Finding #1: The amendment to the community plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Community Plan amendment would modify the land plan for the Project area. The Community Plan Amendment will not add any new land uses not currently designated on the site. Although the acreages of the residential land uses are being amended, the reconfiguration results in less than a 10% increase in the Medium Density Residential Designation and less than a 10% decrease in the Low Density Residential Designation. The number of lots proposed with the TSM (324) is within range of lots allowed under the current density ranges and acreages (between 283 and 569 units)

Finding #2: The amendment to the community plan is internally consistent to the community plan.

Evidence: The proposed amendment would modify the land plan for the Project area reconfiguring and adjusting the acreage of the Low and Medium Density Residential designations. While 0.8 acres of greenway are being removed, the Proposed land use plan retains 3.6 acres of parks and open space currently designated for the site. Though the land use designations are proposed to be rearranged across the subject site, the subdivision layout maintains compatibility with adjacent land uses in the SEPA Community Plan area which include low, medium, and high density residential uses, and employment center uses. Additionally, the planned vehicular and alternative modes of circulation remain consistent with the SEPA circulation diagram.

Tentative Subdivision 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:

- (a) As described in the Project staff report and the Project findings, the proposed Project requires amendments to the SEPA Community Plan and SPA. These amendments have been reviewed and it has been determined that they are consistent with General Plan goals, policies, and implementation programs. While amendments redistribute the land uses across the site, the proposed Tentative Subdivision Map will result in an overall development intensity consistent with the land uses currently designated by the Community Plan.
- (b) As described in the staff report, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the SEPA Special Planning Area development standards and land use designations for the proposed site.
- (c) The site is physically suitable for the proposed development. The SEPA Community Plan land use map has anticipated the Project site for development. Access to the site will be provided or is available and necessary services and facilities can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) The site is physically suitable for the proposed density of development. While the requested plan amendments redistribute the land uses across the site, the proposed Tentative Subdivision Map will result in an overall development intensity consistent with the land uses currently designated by the Community Plan.
- (e) Development of Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site was analyzed for residential development in the 2014 SEPA Strategic Plan EIR and remains subject to its adopted MMRP including all mitigation measures related to biological resources.
- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the SEPA Strategic Plan EIR and subject to its adopted MMRP.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project. While public right-of-way will be abandoned with this Project, the abandonment is due to excess right-of-way that is not necessary to construct the roadways needed for the proposed subdivision.

Design Review for Subdivision Layout

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 #1: The site layout has been reviewed against the SEPA Special Planning Area development standards and Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The

proposed subdivision map and related plans provide all the design elements required by the SEPA Special Planning Area development standards, including an interconnected street system, pedestrian connectivity, and sufficient open space. 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 #2: The Project does not include any buildings. The proposed subdivision map and related plans provide all the design elements required by the Southeast Policy Area Special Planning Area development standards, including appropriate landscape areas pursuant to SEPA. The Project includes conditions of approval which require all landscape plans to be designed consistent with the SEPA landscape prototype manual. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

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 #3: The Project does not include any buildings. All future residential and commercial development will be subject to compliance with the SEPA physical form and design protocol requirements.

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

Evidence #4: Vehicular access through the residential area of the site will be provided through three entries from Poppy Ridge Road. Both "E" Way and "A" Drive align with approved streets in the approved Souza Dairy project to the south. "A" Drive serves as a Residential Collector for the subdivision that will continue south through Souza Dairy consistent with the SPA's Street Layout Map (SPA Chapter 4, Physical Form: Streets). Internal streets have been planned in a grid pattern to achieve access throughout the various villages, making it possible to circulate through the subdivision without having to exit onto a major arterial. The proposed Project provides internal off-street public trails/greenways linking public parks and greenways to future park facilities on adjacent parcels. These sites and sizes are specifically identified in the SEPA SPA land plan. Though the subdivision plan relocates a park and removes the greenway providing access to that park, the on- and off-street bicycle and pedestrian circulation included in the project's design remains consistent with the City's Bicycle, Pedestrian and Trails Master Plan. Therefore, the Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

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 #5: The Project includes an interconnected street system as well as greenways and open space consistent with the SEPA land use and street layout plans. The proposed Project provides internal off-street public trails/greenways linking public parks and greenways internal to the site to future park facilities on adjacent parcels. Pedestrians will be able to utilize the greenways/trails to connect to larger off-site parks within the SEPA.

Abandonment

Finding #1: The abandonment of a portion of Poppy Ridge Road is consistent with the City's General Plan.

Evidence #1: California Government Code Section 65402(a) and Elk Grove Municipal Code Section 23.10.030 require that the City Council make a determination that abandonment of real property is in conformity with the adopted General Plan. Right-of-way has already been dedicated to the City to facilitate the construction of roadway and infrastructure improvements along Poppy Ridge Road. The Tentative Subdivision Map (TSM) design does not require the full dedicated roadway width to construct Poppy Ridge Road pursuant to the roadway sections on the TSM consistent with SEPA roadway standards. The excess right-of-way is noted on the TSM for abandonment. Consistent with General Plan Policy MOB-7-3, right-of-way has already been dedicated for Poppy Ridge Road. The proposed TSM design has been reviewed and it has been determined that the width of the right-of-way currently dedicated for the construction of Poppy Ridge Road is in excess of what is necessary and it has been determined that this excess can be abandoned.

Tree Removal Permit

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 #1: A total of eight trees of local importance are proposed for removal with this tentative subdivision map. Of these eight trees, there are seven that must be removed due to roadway or drainage requirements. There are two Valley Oak trees and one Black Walnut tree (Trees 465, 466, and 468) that are located within the proposed roadway alignment of Poppy Ridge road and must be removed. The alignment of Poppy Ridge Road has already been set by development within the LRSP to the north and cannot be realigned to retain these trees.

Trees 452 and 453 are respectively 19-inch and 17-inch Valley Oak trees . These trees are within the alignment of SEPA Residential Collector 2. This collector road aligns with the existing Cape Verde Drive in the LRSP to the north and also aligns with Residential Collector 2 on the approved Souza Dairy Project to the south; therefore, the roadway cannot be realigned.

Trees 458 and 2489 are respectively 16-inch and 17-inch Valley Oak trees of . Both trees are in the central portion of a proposed residential lot and must be removed due to the grading required in order to conform to the approved SEPA drainage master plan.

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

Evidence #2: None of the eight trees requested for removal will affect the health, safety, or prosperity of trees on the subject site, or surrounding sites. None of the trees proposed for removal are proximate to any trees of local importance on adjacent properties. With the exception of Trees 452 and 453, which are Valley Oak trees, the trees proximate to the trees included in this tree permit are not trees of local importance (i.e. eucalyptus, pine, etc.) and may be removed without a Tree Removal Permit. Though Trees 452 and 453 are near each other, they will both need to be removed due to the alignment of the SEPA Residential Collector 2 roadway.

Finding #3: The tree presents a threat to public health and safety and must be removed.

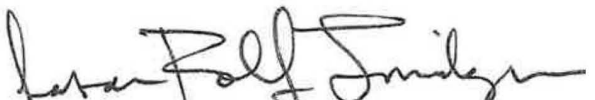
Evidence #3: This finding is specific to Tree 2487. This tree is a 34-inch Black Walnut. A majority of the upper canopy of this tree is dead and would present a safety hazard were it to remain on the site.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of January 2021



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

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


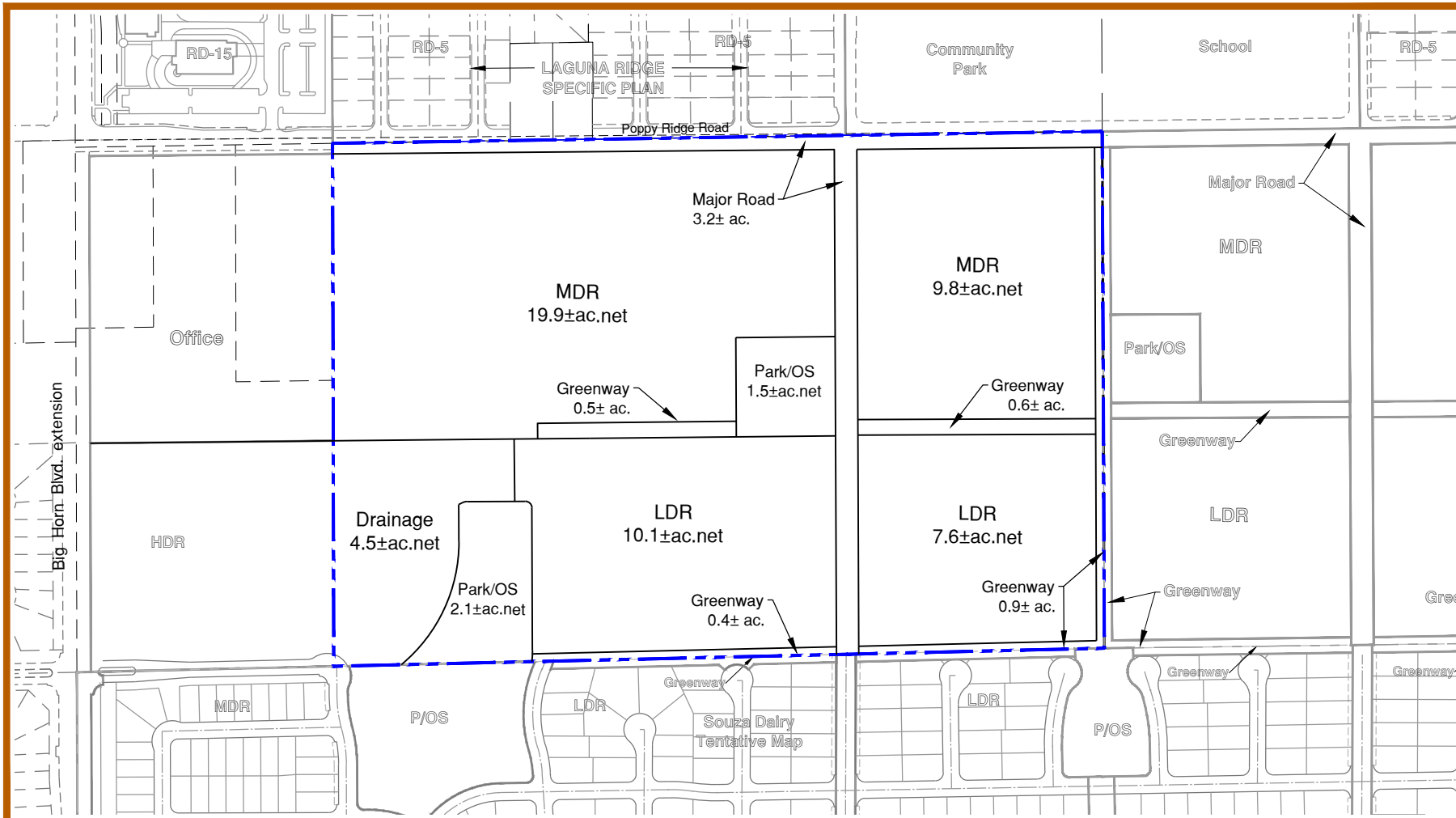

JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Poppy Keys Southwest
Project Description

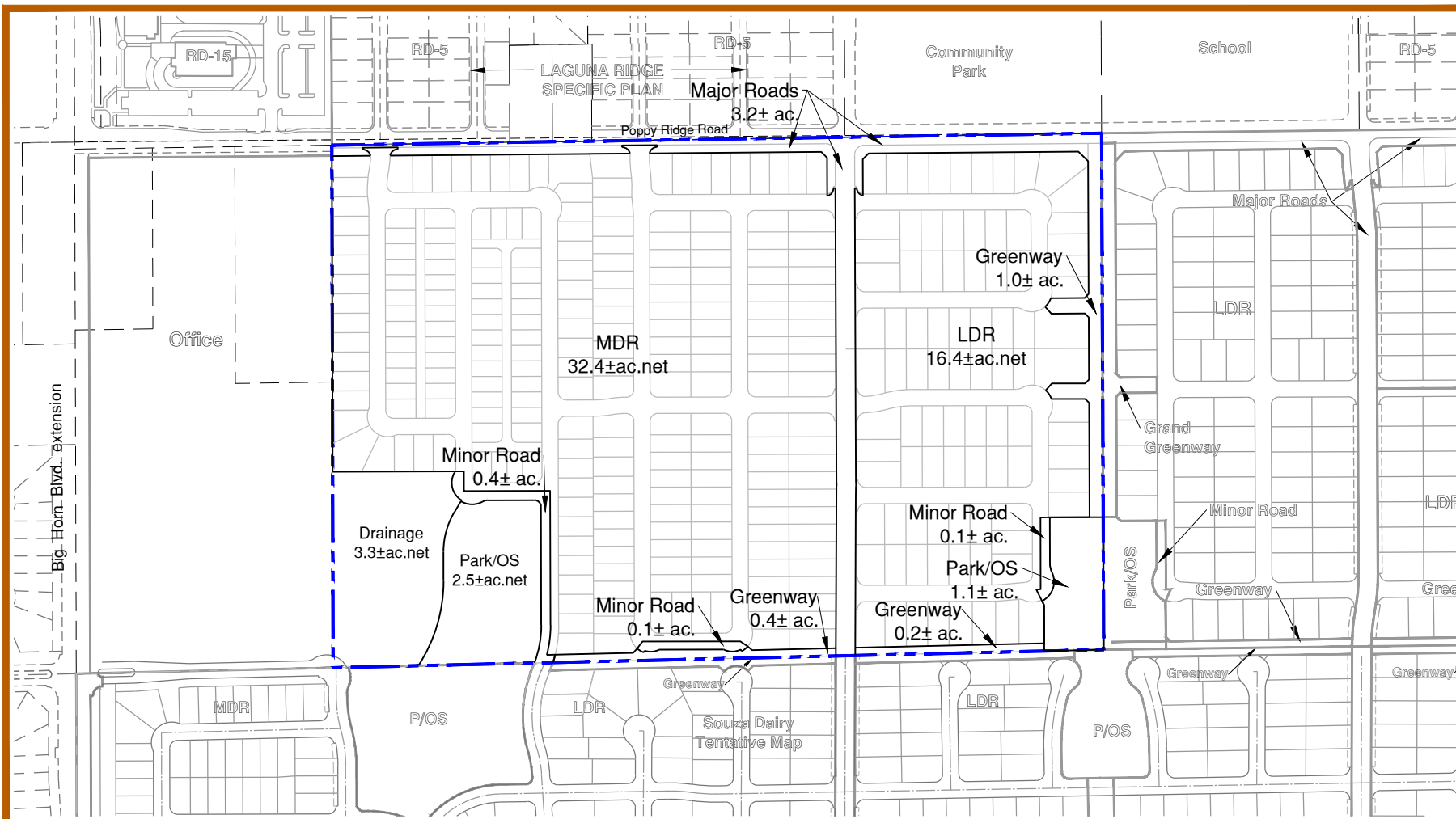
PROJECT DESCRIPTION

The proposed Project consists of a Community Plan and Special Planning Area Amendment to reconfigure the boundaries and acreages of the existing land use and zoning designations of 61.1 acres within the Southeast Policy Area; a Tentative Subdivision Map with Design Review for Subdivision Layout to subdivide 61.1 acres into 324 lots for single-family residential development, two (2) parks lots, one (1) detention basin lot, and seven (7) landscape/greenway lots; Abandonment of a portion of Poppy Ridge Road; and a Tree Removal Permit to remove eight (8) trees of local importance.

EXHIBIT B



Existing



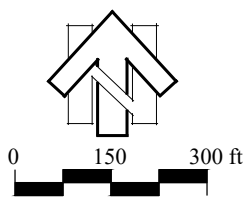
Proposed

LAND USE TABLE

Land Use	Existing Acres(+/-)	Proposed Acres(+/-)
MDR	29.7	32.4
LDR	17.7	16.4
Park/OS	3.6	3.6
Greenway	2.4	1.6
Drainage	4.5	3.3
Major Road ⁽¹⁾	3.2	3.2
Minor Road ⁽²⁾	0.0	0.6
Total	61.1	61.1

Notes;

- 1) Includes Poppy Ridge Rd. & residential collector #2.
- 2) Includes park & greenway frontage.



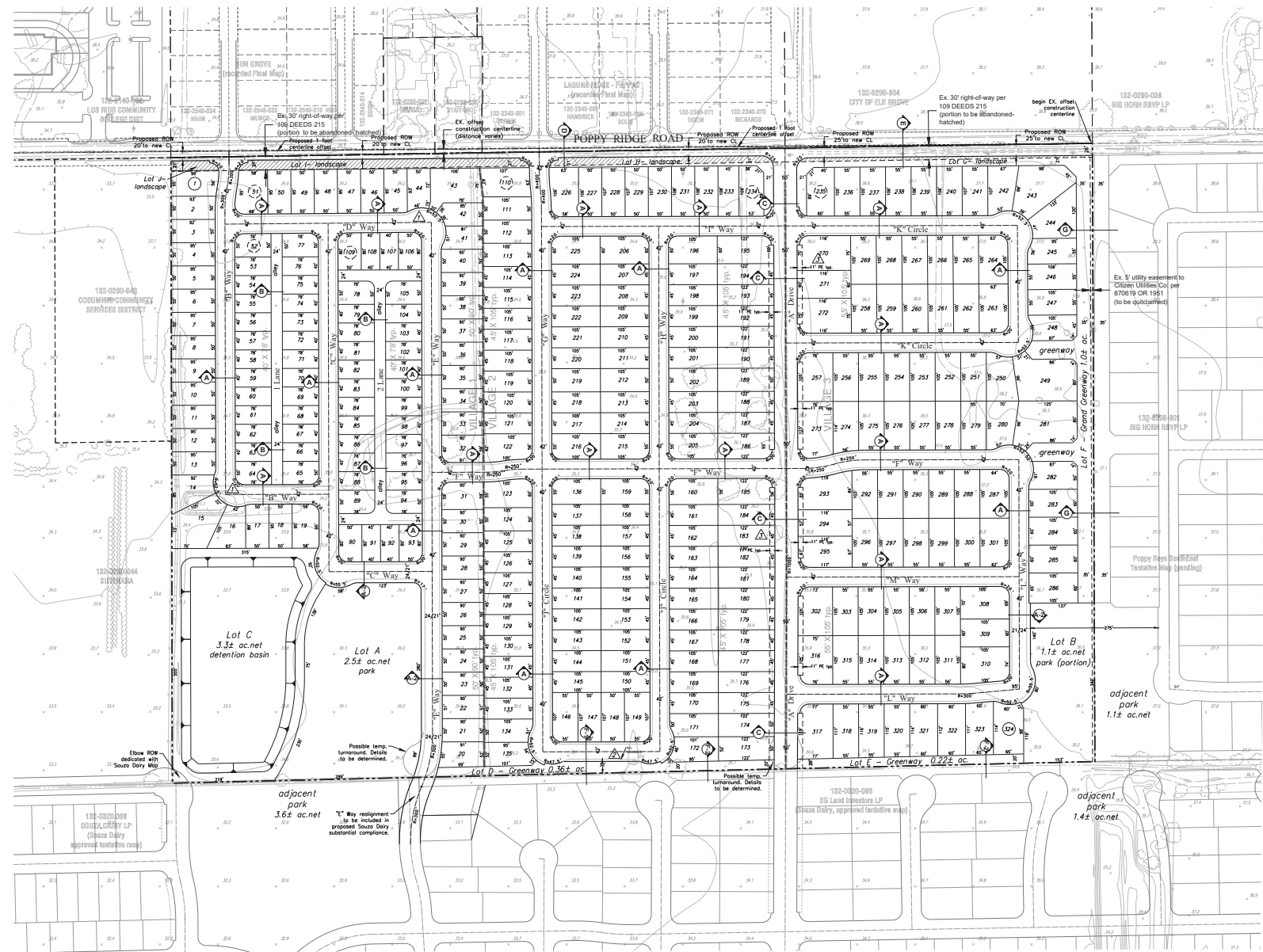
SEPA
Special Planning Area
& Community Plan
Amendment Exhibit
*Poppy Keys
Southwest*

Scale: 1" = 450'
when printed 11" x 17")

January 9, 2019
Revised; February 28, 2019
July 17, 2020



**EXHIBIT C
POPPY KEYS SOUTHWEST
(EG-17-049)
TENTATIVE SUBDIVISION MAP**



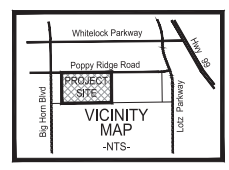
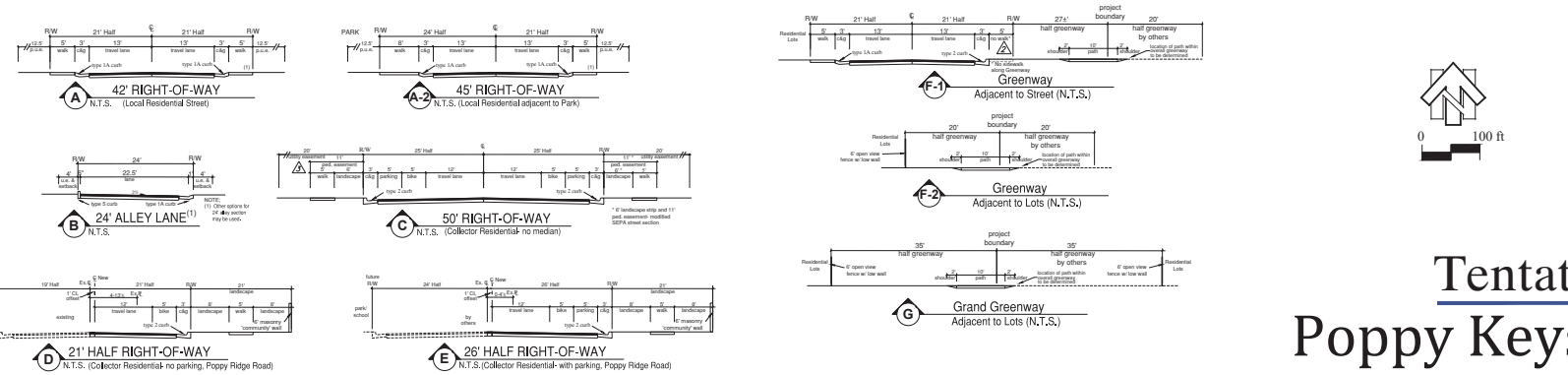
APNs: 132-0290-014, 015, 016
 OWNERS: 132-0290-014, and 015
 Big Horn RRPV LP
 940 Emmett Ave, #200
 Belmont, CA 94002
 132-0290-016
 KCB Land LLC
 10030 Mather Blvd.
 Mather, CA 95655
 SUBDIVIDER: Elk Grove Land Investments, LLC
 10630 Mather Blvd.
 Mather, CA 95655
 LAND: Walters Land Planning
 7498 Griggs Way
 Sacramento, CA 95831
 (916) 502-1723
 ENGINEER: Mackay & Somp
 1502 Eureka Road, #100
 Roseville, CA 95661
 (916) 773-1189
 EXISTING USE/ SPA ZONING: Agricultural/ LDR, Park/OS, Drainage, Greenway
 PROPOSED USE/ SPA ZONING: LDR, Park/OS, Drainage, Greenway
 NUMBER OF LOTS: 324 Residential Lots
 51: 50' x 90' typ.
 56: 40' x 78' alley
 125: 45' x 105' typ.
 90: 55' x 105' typ.
 2: Park lots
 1: Detention basin lot
 3: Greenway lots
 4: Landscape lots
334: Total Lots
 AREA: 61.05 acres gross

- NOTES**
- Dimensions & areas shown are approximate and subject to change with final design.
 - Subdivider reserves the right to file multiple final maps.
 - All on-site structures to be removed.
 - All on-site trees to be removed. See Arborist Report.
 - A 12.5' P.U.E. is proposed adjacent to all right-of-way with attached sidewalk and 20' P.U.E. adjacent to separated sidewalks.
 - Refer to the Southeast Policy Area SPA for street sections and development standards.
 - Deviations to City Improvement Standards are proposed. See proposed Design Exceptions.
 - Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
 - Proposed alleys (1 Lane & 2 Lane) to be privately maintained.
 - Pursuant to Section 66499.20.2 of the Government Code, land shown hereon shall be merged and resubdivided. The following easements shall be abandoned or quitclaimed:
 a) Existing 30' right-of-way per 109 DEEDS 215, portion to be abandoned.
 b) Existing 5' utility easement to Citizens Communications per 870619 O.R. 1951 to be quitclaimed.
 - This is an application for a development permit.

Land Use Table

SEPA	Village Land Use	Lot Type	Lots	Acres	Density	Blg Form	Possible
1	MDR	50' x 90' typ.	51	7.3	7.0	LM	
	MDR	40' x 78' Alley	56	6.9	8.4	K	
2	MDR	45' x 105' typ.	125	18.2	6.9	LM	
		Subtotal	234	32.4	7.2		
3	LDR	55' x 105' typ.	90	16.4	5.5	LJ	
	Subtotal		324	48.8			
	Parks			3.6			
	Detention Basin			3.3			
	Greenways			1.6			
	Landscape Corridors			1.0			
	Major Roadways ⁽¹⁾			2.2			
	Minor Roadways ⁽²⁾			0.6			
	GRAND TOTALS		324	61.1			

NOTES:
 1) Includes Poppy Ridge Road and A One.
 2) Includes park & greenway footage.



**Tentative Map
Poppy Keys SouthWest**

City of Elk Grove, California
 Scale: 1"=100'
 (when printed 36" x 36")
 October 2, 2017
 Revised; May 14, 2018
 August 30, 2018
 October 30, 2018
 December 21, 2018
 February 28, 2019
 July 17, 2020

REYNNEN & BARDIS
HOMES

WALTERS LAND PLANNING **MACKAY & SOMPS**
ENGINEERS PLANNERS SURVEYORS

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
U.S.A.	UNDERGROUND SERVICE ALERT GENERAL OPERATOR	800-277-2600
FIRE	COSUMES CSD FIRE DEPT SHEILA WICKOTT	916-405-7100
GAS	P.G.&E. YVONNE CHATMAN	916-380-5453
ELECTRIC	S.M.U.D. YULENE KIM	916-732-5442
TELEPHONE	FRONTIER COMMUNICATIONS SUMNER SMUNCH	916-691-5612
WATER	SAC COUNTY WATER AGENCY JOHN KEHN	916-874-5159
SEWER	SACRAMENTO AREA SEWER DISTRICT ROBERT SPINOLZA	916-878-6386
DRAINAGE	CITY OF ELK GROVE AMITOU THANDU	916-478-2252
T.V.CABLE	COMCAST STEVE ABELIA	916-830-6757

EASEMENT STATEMENT
 I hereby state that this tentative map accurately depicts the location, width, type and recording information of all recorded easements listed in the following preliminary title reports issued by First American Title Company, Orders # 192-S154244 and Order # 192-S154252 both updated 7/25/17, and by Stewart Title Company, Order # 15-016299 AV, updated 7/16/17. All easements proposed to be abandoned or extinguished are identified. Easements that cannot be located from record information are listed in the notes.

DATE _____



**Exhibit E
Poppy Keys Southwest
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.	The Small Lot Tentative Subdivision Map approval is valid for 36 months from the date of Planning Commission approval, unless an extension of time is subsequently approved including, but not limited to, any extension granted in a Development Agreement between Applicant and City.	36 months, commencing with the date of Planning Commission approval	Planning	
3.	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	
4.	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	
5.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>6. 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 of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Southeast Policy Area Special Planning Area • The Elk Grove Zoning Code (Title 23 of the EGMC) • The Southeast Policy Area Landscape Planning Prototype Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA • The Southeast Policy Area Architectural Style Manual, prepared in accordance with Chapter 5 (Design Protocol) of the SEPA SPA • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On-Going	Planning	
<p>7. 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. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans. Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Planning Engineering SCWA SASD SMUD PG&E	
<p>8. 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 for the Project site, including the park sites (Lots A and B). 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.</p>	On-Going and Prior to Construction	Planning Engineering CCSD SCWA SASD	
<p>9. 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"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department Review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	

Conditions of Approval		Timing / Implementation	Enforcement/ Monitoring	Verification (date and Signature)
10.	The mitigation measures adopted as part of the Southeast Policy Area Strategic Plan are hereby incorporated herein by reference, and the Applicant shall implement and comply with all applicable mitigation measures.	On-Going	Planning	
11.	All alleyways shall be privately owned and maintained by a Homeowners Association (HOA). The Applicant shall dedicate an ingress/access easement over the alleyways to the City of Elk Grove. The alleyways shall be designed and constructed in accordance with the City of Elk Grove Improvement Standards and Construction Specifications. All utilities, including but not limited to sewer, water, storm drain, etc., located within the alleyways shall be privately owned and maintained by an HOA unless otherwise required by any agency as a public facility. If necessary, the Applicant shall dedicate the required easement(s) for those public facilities.	On-Going	Engineering	
12.	Water supply shall be provided by the Sacramento County Water Agency.	On-Going	SCWA	
13.	The Applicant shall provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval, whichever occurs first.	On-Going	SCWA	
14.	SMUD reserves the right to use any portion of its easements on 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.	On-Going	SMUD	
15.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
Prior To Improvement and/or Grading Plan Submittal or Approval				
16.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the South East Policy Area (SEPA). A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant.	Improvement Plans	Planning	
17.	All existing trees located on park sites and trail corridors may not be removed or damaged without review and approval by the CCSD and City. All remaining secured trees identified for removal on the Tree Exhibit are approved for removal. Such removal shall be mitigated pursuant to the requested permit and EGMC Chapter 19.12.	Improvement Plans	Planning CCSD	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18. The Applicant shall install the walls and fences within the Project site consistent with the standards of the SEPA Landscape Prototype Manual and to the satisfaction of the City and CCSD. All fences and walls shall be located at the property or easement line within the City Right-of-Way, Park property, and/or other City parcels with the City's consent. The final design shall be in accordance with the SEPA Landscape Prototype Manual and approved by CCSD prior to installation.	Improvement Plans	Planning CCSD	
19. A final landscape plan shall be required pursuant to Zoning Code Chapter 23.54 (Landscaping) and consistent with the SEPA Landscape Planning Prototype Manual including landscaping for all trails, greenways, and landscape corridors. Such plans shall be prepared by a landscape architect registered to practice in the State of California. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.	Improvement Plans	Planning Engineering CCSD	
20. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological 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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans, including Grading Plans	Planning	
21. 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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans, including Grading Plans	Planning	
22. All existing overhead utilities and all new utilities shall be placed underground as part of the improvements for this Project. This does not apply to new or existing 69kv transmission lines or larger.	Improvement Plans	Planning	
23. Utilities may not be located in any park, greenway, or detention basin without the approval of the City and the CCSD. In the event the City and/or CCSD does not agree to the placement of any utility in a park, greenway, or detention basin, the Applicant shall relocate such facility to the satisfaction of City and CCSD.	Improvement Plans	Engineering CCSD	
24. Any septic tanks for the existing structures shall be destroyed under a permit from the Sacramento County Environmental Management Department (EMD)	Improvement Plans or Grading Plans, whichever occurs first	EMD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
25.	If determined to be necessary by the Director of Public Works, the Applicant shall install a pedestrian beacon at the intersection of A Drive and Poppy Ridge Road. <i>Added by the Planning Commission 1/27/21</i>	Improvement Plans	Engineering Public Works	
26.	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 Plan or Grading Permit whichever occurs first	Engineering Public Works	
27.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit whichever occurs first	Engineering Public Works	
28.	The Applicant shall provide procedures to accommodate hydromodification requirements. Low Impact Development (LID) features adopted in the Stormwater Quality Design Manual shall be implemented for this Project. All the designs shall be consistent with the design examples prescribed in the manual.	Improvement Plans	Engineering Public Works	
29.	The Applicant shall pay the SEPA Drainage Impact Fee per the Amendments to EGMC Chapter 16.95, Development Fees. Fees shall be paid prior to the acceptance of Improvement Plans.	Improvement Plans	Engineering	
30.	The Applicant shall submit civil improvement plans for the trails, greenways, landscape corridors and park sites to the CSD for review and approval.	Improvement Plans	CCSD	
31.	The Project has a conditionally approved level 3 sewer study. Acceptance of improvement plans shall require the receipt of acceptable shape files. Any proposed variations shall require an addendum to the study. SASD shall require acceptance of any required addendum to the approved sewer study prior to recordation of the Final Map or submittal of improvement plans for plan check to SASD, whichever comes first.	Improvement Plans	SASD	
32.	To obtain sewer service, construction of SASD sewer infrastructure shall be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SASD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Improvement Plans	SASD	
34.	No water supply mains shall be located under structures such as box culverts and bridges. If the Project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the SCWA Engineer. Underground crossings and attachments to structures shall be reviewed for compliance with the SEPA EIR. Additional environmental permitting and other associated costs shall be at Applicant's expense.	Improvement Plans	SCWA	
35.	The Applicant shall destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Applicant shall clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction.	Improvement Plans	SCWA	
36.	The Applicant shall submit plans for review to the Sacramento Municipal Utility District (SMUD) for any future utilities located on the Applicant's property.	Improvement Plans	SMUD	
Prior to approval of final map				
37.	The Applicant shall pay the SEPA Cost Recovery Fee pursuant to EGMC Chapter 16.95, Development Impact Fees prior to approval of the 1st Final Map.	Final Map	Engineering	
38.	The Applicant shall dedicate to the City a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public rights-of-way within the Project site.	Final Map	Engineering	
39.	The Applicant shall dedicate to the City a Pedestrian Easement on all streets within the Project site where the sidewalk is outside the public right-of-way.	Final Map	Engineering	
40.	A portion of Poppy Ridge Road right-of-way as recorded in Book 109 Page 215, shall be abandoned as shown on the Tentative Subdivision Map.	Final Map	Engineering	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>41. The Applicant shall design and improve the southerly half-section of Poppy Ridge Road, from Big Horn Boulevard to the Project's westerly property line, measured 21 feet from the approved centerline, in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards, and to the satisfaction of the City. A 5-foot sidewalk shall also be designed and installed adjacent to Poppy Ridge Road. The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated, and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	
<p>42. The Applicant shall design and improve the southerly half-section of Poppy Ridge Road, from the Project's westerly property line to "A" Drive, measured 21 feet from the approved centerline, as shown in Street Section D of the Tentative Subdivision Map in accordance with the SEPA SPA, and the City of Elk Grove Improvement Standards, and to the satisfaction of the City. A 21-foot wide landscape corridor with a 5-foot sidewalk shall also be designed and installed adjacent to Poppy Ridge Road.</p> <p>The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated, and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	
<p>43. The Applicant shall design and improve the southerly half-section of Poppy Ridge Road, from "A" Drive to the Project's easterly property line, measured 26 feet from the approved centerline, as shown in Street Section E of the Tentative Map, in accordance with the SEPA SPA and the City of Elk Grove Improvement Standards, and to the satisfaction of the City. A 21-foot wide landscape corridor with a 5-foot sidewalk shall also be designed and installed adjacent to Poppy Ridge Road.</p> <p>The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated, and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>44. The Applicant shall improve Poppy Ridge Road from the Project's easterly property line to Whitelock Parkway in accordance with the City's Improvement Standards and to the satisfaction of the City. Improvements shall include but not be limited to:</p> <ul style="list-style-type: none"> • Cape seal surface treatment. • Construct an elbow at south side of 90-degree turn and reconstruct the existing ditch. <p>Construct curb returns at the intersection of Whitelock Parkway and Poppy Ridge Road with appropriate signage.</p>	Final Map	Engineering	
<p>45. The Applicant shall design and install the median, including landscaping, on Whitelock Parkway, adjacent to the Los Rios Community College District properties (APNs 132-2140-002 and 132-2140-001) to the satisfaction of the City and CCSD Parks.</p> <p>Eligible costs associated with the installation of the median and landscaping are subject to potential 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 and prevailing wage as required by the City and State law. 	Final Map	Engineering CCSD Parks	
<p>46. The Applicant shall design and install an expanded intersection at the Poppy Ridge Road and Big Horn Boulevard intersection in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>The Applicant shall install appropriate shoulders and road transitions, including all necessary signing and striping, to the satisfaction of the City. Shoulders and transitions will be evaluated, and locations determined by the City during Improvement Plan review.</p> <p>To the extent that the City's Roadway Fee Program Update is in place at the time of the construction of the above improvements, the Applicant reserves all rights to seek reimbursement from the City for any such improvements included in the 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 and prevailing wage as required by the City and State law. 	Final Map	Engineering Public Works	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>47. The Applicant shall design and install or modify the traffic signal at the intersection of Poppy Ridge Road and Big Horn Blvd in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>Eligible costs associated with the traffic signal modification are subject to potential 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 and prevailing wage as required by the City and State law. 	Final Map	Engineering Public Works	
<p>48. The Applicant shall design and install a traffic signal at the Whitelock Parkway and Cape Verde Drive intersection, including the signal interconnect from Big Horn Boulevard to the intersection in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.</p> <p>Eligible costs associated with the installation of the traffic signal are subject to potential 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 and prevailing wage as required by the City and State law. 	Final Map	Engineering Public Works	
<p>49. The Applicant shall dedicate, design, and improve all internal streets as shown on the Tentative Subdivision Map and as required for each phased final map in accordance with the City's Improvement Standards to the satisfaction of the City and as further conditioned herein.</p>	Final Map	Engineering	
<p>50. All street dedications shall have a minimum right-of-way width of 40 feet to the satisfaction of the City.</p>	Final Map	Engineering	
<p>51. The Application shall install stop signs and crosswalks at intersections of internal streets. Location(s) of stop signs and crosswalks shall be determined by the City, in its sole discretion, during Improvement Plan review.</p>	Final Map	Engineering	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52. Lots D, E, F, G, H, I, and J shall be dedicated to the City in fee title. All eligible park land (Lots A and B) shall be dedicated to the CCSD in fee title or as an Irrevocable Offer of Dedication (IOD) at the discretion of the CCSD.	Final Map	Engineering CCSD Parks	
53. The Applicant shall dedicate the detention basin (Lot C) to the City in fee title. A deposit of \$3,500 shall be paid to the City to establish an initial fund for the on-going maintenance costs of the basin.	Final Map	Engineering	
54. The Applicant shall design and construct the detention basin (S2) improvement in accordance with the adopted SEPA Master Drainage Study, the City's Storm Drainage Master Plan and the City's Improvement Standards.	Final Map	Engineering Public Works	
55. The Applicant shall design all trails, greenways, and landscape lots within the Project site in accordance with the SEPA SPA; the City's Bicycle, Pedestrian, and Trails Master Plan; City Improvement Standards; and to the satisfaction of the City and CCSD.	Final Map	Engineering Public Works CCSD Parks	
56. Eligible costs associated with roadways, drainage, traffic signals, parks and trails are subject to potential reimbursement by the City as set forth in the Elk Grove Roadway Fee Program and SEPA Drainage and Parks and Trails Fee Programs. To be eligible for reimbursement, the Applicant shall: 1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; 2. Comply with all pre- and post-bidding procedures and prevailing wage as required by the City and State law; and 3. Not receive reimbursement from any other reimbursement programs.	Final Map	Engineering	
57. 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	
58. 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	
59. If the Applicant proposes to phase the Project, the Applicant shall dedicate 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, each phase shall result in at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City.	Final Map	Engineering	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
60. All parcels to be dedicated in fee to the City or to the CCSD, as a condition of this Tentative Subdivision Map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove or the CCSD.	Final Map	Engineering	
61. 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.	Final Map	Engineering	
62. The Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City, which shall include the appropriate security.	Final Map	Engineering	
63. 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 with City Policy and to the satisfaction of the City.	Final Map	Engineering	
64. Prior to recording of a final subdivision map, the Project 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 Applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/	Final Map	Finance	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>65. Prior to recording of a final subdivision map, 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	
<p>66. Prior to recording of a final subdivision map, 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	
<p>67. 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/ElkGrove1510.html#15.10.</p>	Final Map	Finance	
<p>68. The trunk and collector sewer system for the Project shall not be accepted by SASD for operation and maintenance until the downstream sewer system serving the Project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to connecting to SASD's sewer system.</p>	Final Map	SASD	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>69. Prior to the recordation of the final map, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, 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 CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued.</p>	Final Map	CCSD	
Prior to or In Conjunction with Building Permit Submittal or Issuance			
<p>70. Pursuant to Chapter 16.97 and Section 16.120.030.D of the Elk Grove Municipal Code, this Project is subject to the voluntary I-5 Subregional Corridor Mitigation Fee. The Applicant shall either pay this fee prior to the issuance of Building Permits for the applicable use, or prepare its own analysis to determine its fair share mitigation provided that, if improvements are chosen as alternative mitigation, such improvements must be consistent with those improvements identified in the I-5 Subregional Corridor Improvement Plan. Any alternative mitigation proposed by the Applicant must be accepted by the City and Caltrans. The payment of such alternative mitigation fee, provision of infrastructure, or other mitigation, shall constitute mitigation for the Project in lieu of the I-5 Subregional Corridor Mitigation Fee.</p>	Building Permit	Engineering Building Planning	
<p>71. The Applicant shall construct temporary turnarounds at dead-end of "A" Drive and "E" Way. Temporary turnarounds may not be removed until adequate fire access is provided through Souza Dairy, or another adjacent subdivision, to the satisfaction of the City and the CCSD Fire Department.</p>	Building Permit	Engineering CCSD Fire	
<p>72. The Applicant shall pay the SEPA Park and Trail Fee per the Amendments to EGMC Chapter 16.95, Development Fees. The Park and Trail Fee is based on units for Residential land use and gross acreage for Non-Residential land use.</p>	Building Permit	Engineering	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
73. The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement within the Project site or directly adjacent to the Project site regardless if it was caused by construction-related activity associated with the Project. In addition, the Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement along any haul route used for the Project if the City has actual knowledge or reason to believe that such damage 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.	Building Permit	Engineering	
74. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
75. Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.	Building Permit	Engineering	
76. The Applicant shall contact the SASD Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SASD	
77. Project shall meet the fire apparatus/personnel access and water supply requirements of the building standards adopted at the time of plan submittal.	Building Permit	CCSD Fire	
78. The Applicant shall construct and install landscape improvements in trail corridors and designated landscape lots according to plans and specifications approved by the CCSD.	Building Permit	CCSD	
79. The Applicant shall install a 6-foot tall masonry wall or partial open fence consisting of block wall and tubular steel adjacent to all parks (6-foot tall masonry wall only), paseos, trails, landscape corridors, greenways and drainage corridors consistent with the standards of the SEPA Landscape Prototype Manual and to the satisfaction of the CCSD. The wall shall be located at the property or easement line within the City Right-of-Way, Park property, and/or other City parcels with the City's consent. The final design shall be in accordance with the SEPA Landscape Prototype Manual and approved by CCSD prior to installation.	Building Permit	CCSD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
80.	The Applicant shall install a Secondary Entry Monument at A drive and Poppy Ridge Road per SEPA Landscape Prototype Manual.	Building Permit	CCSD	
81.	The Applicant shall construct or facilitate the construction of the trail along the Greenway Lots C and D to SEPA standards and in conjunction with the Souza Dairy development to the south of the Project.	Building Permit	CCSD	
82.	The Applicant shall construct or facilitate for the construction of the trail along the Grand Greenway Lot E to SEPA standards and in conjunction with the Poppy Keys Southeast development to the east of the Project.	Building Permit	CCSD	
83.	Applicant shall install decorative concrete post and rail fence consistent with the standards of the SEPA Landscape Prototype Manual between the detention basin and park site. Provide openings where applicable to allow pedestrian access to the satisfaction of the City and the CCSD	Building Permit	CCSD Planning	
84.	Applicant shall provide utility stubs into the park sites 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	
85.	Applicant shall rough grade the park sites pursuant to plans approved by the CSD.	Building Permit	CCSD	
86.	Any new homes constructed on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measure BE-6 (exclusively electric appliances for at least 10 percent of all units)	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-031

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

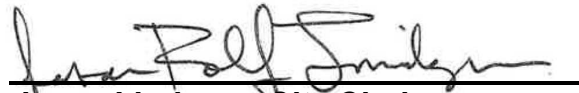
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California