

RESOLUTION NO. 2021-303

**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 15162 AND APPROVING AMENDMENTS TO
THE TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL FOR THE
ELLIOTT SPRINGS PROJECT (PLNG20-049)
ASSESSOR PARCEL NUMBERS 127-0010-002, -017, -040, -104, -105, and -106**

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on November 16, 2020, from Sunset Tartesso, LLC and Elliott Homes, Inc. (the “Applicants”) for the Elliott Springs Project requesting approval of a Special Planning Area (SPA) Amendment, Development Agreement (DA) Amendment, and Tentative Subdivision Map (TSM) Conditions of Approval Amendment; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 127-0010-002, -017, -040, -104, -105, and -106; and

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

WHEREAS the Planning Commission held a duly-noticed public hearing on September 16, 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 to recommend approval of the Project to the City Council; and

WHEREAS the City Council held a duly-noticed public hearing on October 13, 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 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) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) based upon the following finding:

Finding: The proposed Project requires no further environmental review under CEQA pursuant to State CEQA Guidelines Section 15162.

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 alternatives.

On July 23, 2014, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Silverado Village Project (State Clearinghouse No. 2013012060). The EIR analyzed full buildout of the Project based upon the Silverado Village SPA land use plan and the Silverado Village TSM. The Project remains subject to the Silverado Village MMRP which includes mitigation related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, hazardous/toxic materials, drainage, noise, and traffic.

The requested amendment to the SPA modifies the distribution of the single-family units but does not modify the maximum number of units allowed; therefore, the amendment to the SPA will not create any additional traffic impacts. While other amendments to the SPA, Development Agreement and the TSM Conditions of Approval alter some of the development standards and improvements required for future development on the site, the amendments do not alter the density, intensity, or footprint of development beyond the aforementioned unit count update.

There are no substantial changes in the Project from those analyzed in the 2014 EIR that would alter the conclusion of the EIR or any of the associated Mitigation Measures. Additionally, there are no new significant environmental effects, or a

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 therefore, the prior EIRs is sufficient to support the proposed action and no further environmental review is required.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the amendments to the Tentative Subdivision Map Conditions of Approval as described in Exhibit A and set forth in detail at Exhibits B and C (relating to condition 21 and the Elliot Springs CMU Sound Wall exhibit), each incorporated herein by this reference, and based upon the following findings:

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 amendments to the TSM conditions of approval modify some of the required project improvements, but do not change the underlying land uses. The proposed TSM 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 Silverado Village Special Planning Area (as requested for amendment) development standards and land use designations for the proposed site.
- (c) The site is physically suitable for the proposed development. The Silverado Village SPA 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 modify the distribution of the land uses across the site, the proposed TSM will not result in any impacts not already analyzed or mitigated for in the MMRP.
- (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 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 Silverado Village 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.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of October 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
Project Description
Elliott Springs Project

The Elliott Springs Project (the “Project”) consists of:

- A **Development Agreement Amendment** to modify the terms and conditions of the Silverado Village Development Agreement including, but not limited to, recognition of the new property owner and Project Name, and updates to the DA exhibits; and
- A **Special Planning Area Amendment** including, but not limited to, a rename the Silverado Village SPA to the Elliott Springs SPA, modification to the distribution of single-family residences throughout the Project, and modification of development standards related to single-family lots and the Village Center; and
- A **Tentative Subdivision Map Conditions of Approval Amendment** to modify the Conditions of Approval approved with the Silverado Village Tentative Subdivision Map including, but not limited to, an update to the Project name, updates to required roadway improvements, and updates to western boundary fencing improvements.

Exhibit B
Conditions of Approval
EG-11-046 – Elliott Springs Tentative Subdivision Map

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
On-Going				
1.	<p>The development approved by this action is for a Tentative Subdivision Map to create the following, as illustrated in the attached Exhibit A (hereinafter the “Project”) and as modified or conditioned by these conditions of approval:</p> <ul style="list-style-type: none"> • 390 lots for standard single family in Villages 1 and 2, collectively • 261 lots for age restricted cottages in Village 3 • 2 lots for the age restricted lodge/clubhouse • 9 lots for open space/trail corridor • 2 lots for parks • 1 lot for detention area/basin • 14 lots for landscape lots and paseos • 1 lot for private drive • Dedications for public rights-of-way internal to the project and along Bond Road, Waterman Road, <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant/Owner, or Successors in Interest (hereinafter referred to as the Applicant), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Application or any environmental or other documentation related to approval of this Application. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
4.	<p>Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements provided in the City of Elk Grove Municipal Code (EGMC), specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elliott Springs Special Planning Area (ESSPA) • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • Citywide Design Guidelines 	On Going	Planning Engineering	
5.	<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. All street improvements shall include vertical curb and gutter, except adjacent to lots where front-on residential access is provided, 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.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Engineering EGWS SASD SMUD PG&E	
6.	<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 Service (EGWS), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD EGWS Sewer	
7.	<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:</p> <ul style="list-style-type: none"> • Master home plan design review • Commercial design review • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Engineering Building CCSD EGWS Sewer	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>	
Prior To or In Conjunction With Improvement and/or Grading Plan Approval				
8.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project. A deposit of \$5,000 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. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project is constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Planning Director.	Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning	
9.	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 Plan	Planning	
10.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
11.	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 specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	
12.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Grading Permit or Improvement, whichever occurs first Plans	Engineering	
13.	The portion of development that is proposed to drain into the Bond Road system shall not be improved or mapped with the exception of the temporary fire access road and any other necessary facilities for public health and safety purposes until the downstream Bond Road Pipe Upsizing project is completed and fully operational.	Improvement Plans	Engineering	
14.	Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.	Acceptance of Public Improvements	Engineering	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
14A.	Prior to issuance of Improvement Plans, the Applicant shall conduct a Phase II Site Assessment (prepared by a qualified environmental consultant), specifically including conducting soil samples within the area adjacent to Bond Road specifically including the former corporate yard, staging, and structure areas, the wine evaporation ponds, and up to ten additional sites identified by the City in consultation with area residents. The qualified environmental consultant shall recommend any further testing regarding potential soils contaminants on the site in question. Any further testing shall be conducted and the findings and results reported prior to the City's approval of the subdivision's improvement plans. Should the findings include any further remediation measures, said remediation shall have been completed prior to the issuance of the first building permit.	Prior to issuance of Improvement Plans	Engineering	
15.	The trail portion of Sections B and B-1 shall be concrete without decomposed granite shoulders.	Improvement Plans	CSD Parks	
16.	The Applicant shall submit landscape and civil improvement plans and specifications for trails and paseos to the CSD for review and approval.	Improvement Plans	CCSD Parks	
17.	The Applicant shall submit civil improvement plans and specifications for park sites to CCSD Parks for review and approval.	Improvement Plans	CCSD Parks	
18.	Applicant shall construct & install landscaped trail according to plans and specifications approved by the CSD in Lot AA, Lot D, Lot G (Park site), Lot H (extends south of park site), Lot K, Lot N, Lot O, and Lot W.	Improvement Plans	CCSD Parks	
19.	Consistent with the Elliott Springs SPA, open view fencing consisting of low block wall with tubular steel upper portion shall be installed on all homeowner lots directly abutting Lot J. Wall shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the wall shall be assigned to the homeowner and shall be recorded on the subject lots in a format satisfactory to the City.	Improvement Plans	Planning CCSD Parks	
20.	Fencing along Lots W and DD (paseos) and Lot K (park) shall be block wall. Wall shall be located on the homeowner side of the property line and homeowner shall be responsible for repair or replacement. Final design shall be to the satisfaction of the Planning Director in consultation with CCSD Parks. Maintenance responsibility for the wall shall be assigned to the homeowner and recorded on the subject lots in a format satisfactory to the City.	Improvement Plans	Planning CCSD Parks	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
21.	<p>The Applicant shall construct a solid masonry wall a minimum of six (6') feet in height at the westerly property line abutting Quail Ranch Estates. Final design of the wall shall substantially comply with the CMU Sound Wall exhibits dated July 6, 2021 and attached to these conditions of approval, and shall be subject to the approval by the Development Services Director after consultation with the City Arborist, where such consultation is deemed necessary by the Development Services Director. The final design of the wall shall minimize, to the extent reasonably feasible, potential impacts to off-site trees and/or landscaping through the use of pier foundations. The Applicant shall coordinate the design of the wall, including any accompanying retaining wall and drainage, with the adjoining property owners and address their concerns to the extent feasible, all as determined by the Development Services Director. To the extent the construction of the wall damages or destroys trees or landscaping of adjoining property owners, the Applicant shall replant an equal number of tree(s) damaged or destroyed and shall repair or replace damaged or destroyed landscaping to a condition equal to or better than the condition of the tree(s) and/or landscaping immediately prior to the construction of the wall. Any disputes between the applicant and the adjoining property owner regarding the replacement or repair of tree(s) and/or landscaping pursuant to this condition shall be resolved by the Development Services Director, in his/her discretion, granting deference to the desires of the adjoining property owner to the extent reasonably feasible.</p>	Improvement Plans For Village 1	Planning City Arborist	
22.	<p>The Applicant shall comply with all recommendations of the City Arborist and documented in the November 6, 2019 and March 26, 2021 Tree Surveys, as well as the Development Control Measures in EGMC Section 19.12.200.</p>	Improvement Plans	Planning City Arborist	
23.	<p>The following trees are approved for removal:</p> <p>2019 Tree Survey: tagged trees 101-124 2021 Tree Survey: tagged trees 8, 30, 32</p> <p>The remaining tagged trees included in the 2019 and 2021 Tree Surveys will be removed or preserved based on consultation with the City Arborist and the affected neighbors in Quail Ranch Estates.</p> <p>All trees approved for removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12.</p>	Improvement Plans	Planning City Arborist	
24.	<p>Applicant shall provide meandering trail and irrigated landscape between the trail and the wall and the trail and the street according to plans and specifications approved by the CCSD for Lot F.</p>	Improvement Plans	CCSD Parks	
25.	<p>Provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CSD.</p>	Improvement Plans	CCSD Parks	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
26.	Applicant shall pay a proportionate share of the cost to install a trail crossing/crosswalk at Waterman Road and Elliott Springs Drive.	Improvement Plans	CCSD Parks Engineering	
27.	Applicant shall rough grade park sites pursuant to plans approved by the CCSD.	Improvement Plans	CCSD Parks	
28.	All development shall be serviced by public sewer to the satisfaction of Sacramento Area Sewer District. Each lot with a sewage source shall have a separate connection to the public system. If there is more than one building on any lot and the lot is not proposed for split, then each building on that lot shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
29.	The Applicant shall prepare a Subdivision Level (Level 3) sewer study prior to the approval of the improvement plans. The study shall be subject to review and approval of SASD prior to approval of improvement plans. The study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASD's most recent "Minimum Sewer Study Requirements." The study shall be done on a no "shed-shift" basis unless approved by SASD in advance and in compliance with the SASD Design Standards. Dependent upon the outcome of the sewer study, off-site sewer lines may be required at the discretion and approval of SASD.	Improvement Plans	SASD	
30.	All abandoned wells on the proposed Project site shall be destroyed in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
31.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Improvement Plans	SCWA	
31A.	All Transmission mains 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	Improvement Plans	SCWA	
32.	No connections to urban services (e.g. public water, public sewer) shall be provided within the area designed on the General Plan Land Use Map as Rural Residential. This does not limit the use of urban services in the Rural Residential area when the point of connection and meters are made by and for a governmental agency outside of the Rural Residential area to provide service to a public park.	Improvement Plans	Engineering	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
Prior To or In Conjunction With Final Map Recordation				
33.	The Applicant shall design and construct a westbound right-turn pocket for Elliott Springs Drive on Bond Road to the satisfaction of the City. The turn lane shall include a minimum 100' pocket with a 90' bay taper.	Final Map	Engineering	
34.	The Applicant shall dedicate, design and improve an expanded intersection at Elliott Springs Drive and Bond Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City. The southbound approach shall accommodate a right-turn lane and a shared through/left-turn lane.	Final Map	Engineering	
35.	The Applicant shall design and construct a northbound left-turn pocket for Elliott Springs Drive on Waterman Road to the satisfaction of the City. The left-turn lane shall include a minimum 120' pocket with a 120' bay taper. Appropriate transitions, including all necessary signage and striping north and south of Elliott Springs Drive. The transition shall be in accordance with the latest version of California MUTCD and to the satisfaction of the City.	Final Map	Engineering	
36.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of the City.	Final Map	Engineering	
37.	The Applicant shall install ladder crosswalk striping at the following locations to the satisfaction of the City. <ul style="list-style-type: none"> o Intersection of "A" Street and "M" Street o Intersection of "B" Street and "C" Ct <p>Additional location(s) may be required and will be determined at Improvement Plan.</p>	Final Map	Engineering	
38.	Consistent with the SVSPA, the Applicant shall install enhanced pedestrian cross-walks at the following intersections where trails cross roads or other enhanced pedestrian connections are provided. "Enhanced pedestrian cross-walks" shall consist of colored pavers (type and color to be approved by the Planning Director) with pedestrian crosswalk striping pursuant to City standards." <ul style="list-style-type: none"> o M Street west of Lot W (paseo) o A Street north of Lot D (trail corridor) o G Street at I street, north side o I Street at H Street, north side o J Street at B Street, west side o Elliott Springs Drive at B Street/Village Center Lane, all four sides o Elliott Springs Drive at A Street, all four sides o Elliott Springs Drive at U Street/Lot W (paseo), north side o Lot F trail at Elliott Springs Drive, west side o Elliott Springs Drive at Waterman Road, north side (connecting to trail head at Sheldon and Waterman project) 	Final Map	Engineering Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
39.	<p>The Applicant shall design and construct the following traffic calming devices in accordance with the City's Improvement Standards and to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Speed table, hump, or lumps <ul style="list-style-type: none"> ○ Elliott Springs Drive <p>Construction of the traffic calming devices shall be completed prior to Final Map acceptance. Additional location(s) may be required and will be determined at Improvement Plan.</p>	Final Map	Engineering	
40.	The Applicant shall pay their fair-share cost towards the design and construction of the Bond Road Pipe Upsizing project as determined by the City.	Final Map	Engineering	
41.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot J, detention area as shown on the Tentative Subdivision Map.	Final Map	Engineering	
42.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lot O and Lot N for landscaping purposes as shown on the Tentative Subdivision Map.	Final Map	Engineering	
42A.	The Applicant shall dedicate to the City of Elk Grove, in fee title, Lots C and E as shown on the Tentative Subdivision Map	Final Map	Engineering	
43.	The Applicant shall dedicate a pedestrian easement over all public sidewalks that are located outside of the public right-of-way.	Final Map	Engineering	
44.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove for underground facilities and appurtenances adjacent to all public streets where such easements do not already exist.	Final Map	Engineering	
45.	The Applicant shall submit legal descriptions and plats to the City to set aside the proposed right-of-way for "G" Street within the existing City property along Bond Road. The Applicant shall be responsible for all costs incurred to process these documents through City Council approval.	Final Map	Engineering	
46.	The Applicant shall dedicate all private streets as an easement to allow access for services such as utility and emergency vehicles.	Final Map	Engineering	
47.	All eligible park lands, parkland, paseos, trail corridors, and other open space areas shall be dedicated in fee title to the City of Elk Grove and/or Cosumnes Community Services District (CCSD). Park improvements shall be bonded for prior to approval of final map or as otherwise specified in a Development Agreement approved by the City Council.	Final Map	Engineering CCSD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
48.	Prior to any Final Map approval, the Applicant can satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.).	Final Map	Engineering	
49.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Engineering	
49A.	The Applicant shall dedicate Lots C and E to the City as a single lot. The lot shall be encumbered with a preservation easement and secured with an endowment (in an amount satisfactory to the U.S. Army Corp of Engineers and conservator) for the future monitoring and maintenance of on-site wetland areas.	Final Map	Engineering	
50.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited, unless specifically directed by these Conditions of Approval. 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	
51.	The Applicant shall abandon a portion of right-of-way easements pursuant to 940224 O.R. 2032 as shown on the Tentative Subdivision Map to the satisfaction of the City.	Final Map	Engineering	
52.	Prior to recordation of the Final Map, the Applicant shall design and improve the multi-purpose trail segments, (including but not limited to, Lots D, H, AA, BB, CC) as identified on the tentative subdivision map, in accordance with adopted trail standards and as shown on the tentative subdivision map and the SVSPA. The Applicant shall be responsible for maintaining the trail segment until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Engineering	
53.	Prior to recordation of the Final Map, the Applicant shall design and improve open space Lot F and Lot I as identified on the tentative subdivision map. The Applicant shall be responsible for maintaining the open space until it has been accepted for maintenance by the City of Elk Grove and/or CCSD or until 1 year has elapsed after the improvements are accepted as complete, whichever occurs first.	Final Map	Engineering	
54.	The Applicant shall dedicate, design and improve an expanded intersection at Elliott Springs Drive and Waterman Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
55.	The Applicant shall dedicate right-of-way for a future roundabout at the intersection of Silverado Drive and Waterman Road to the satisfaction of the City.	Final Map	Engineering	

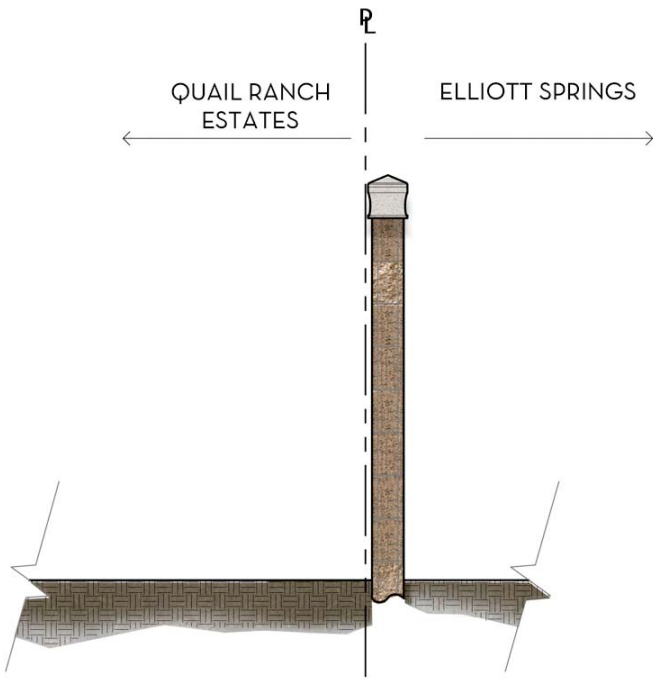
<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
56.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
56A.	Lots abutting the westerly boundary adjacent to Quail Ranch Estates shall have lot widths matching the adjacent off-site lots to the extent possible.	Final Map	Engineering	
56B.	The Applicant shall, as part of the Final Map, record the following restrictions in a form satisfactory to the City: <ol style="list-style-type: none"> 1. Minimum rear yard setback for the primary dwelling for lots adjacent to Quail Ranch Estates shall be twenty (20') feet. 2. Lots abutting Quail Ranch Estates shall be limited to single story homes. 	Final Map	Engineering Planning	
57.	The Applicant shall design all phases of this Project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage, and the installation of "No Parking" signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite, out of view of the general public.	Final Map	Engineering	
58.	The Applicant shall modify the existing traffic signal at the intersection of Bond Road/Crowell Drive/Elliott Springs Drive to accommodate the fourth leg in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
59.	The Applicant shall design and improve the westerly half-section of Waterman Road, south of Elliott Springs Drive, measured 36' from the approved centerline. Improvements will be based on 72' arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
60.	The Applicant shall pay all drainage fees for parks and trails lots. Documentation to the CCSD verifying payment of drainage fees shall be required.	Final Map	CCSD Parks	
61.	Provide the CSD with verification that the LOT G, LOT GG, and LOT K park sites are free of wetlands. Alternatively, provide documentation verifying all wetland fill requirements have been addressed.	Final Map	CCSD Parks	
62.	Prior to the recordation of the final map, the Applicant shall either (1) approve an annual Community Facilities District ("CFD") special tax or (2) deposit a sum of money, as determined by the CCSD, sufficient for the CCSD to fund the cost of both (a) routine and deferred maintenance and replacement of park facilities, trails, and corridors attributable to the property; and (b) replacement of district-wide facilities attributable to the property. In the event that the Applicant fails to approve an annual CFD special tax or deposit a sufficient sum of money as provided here for such purpose for the CCSD, no Final Map shall be recorded.	Final Map	CCSD Parks	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
63.	Prior to the recordation of the Final Map, the Applicant(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual Prior to building special taxes of the Community Facilities District or the sum of money Permit issuance deposited with the Cosumnes Community Services District. In the event that the Applicant fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District no Final Map shall be recorded.	Final Map	CCSD Fire	
64.	Prior to final 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 Applicant(s) should plan accordingly. The application fee 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/finance/cfd-information.asp .	Final Map	Finance	
65.	Prior to final map, the Project area shall annex into the Police Services Mello-Roos 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 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/finance/cfd-information.asp .	Final Map	Finance	
66.	Prior to the final map, the Project 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 Applicants should plan accordingly. The application fee 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/finance/assessment-other-dist-info.asp .	Final Map	Finance	

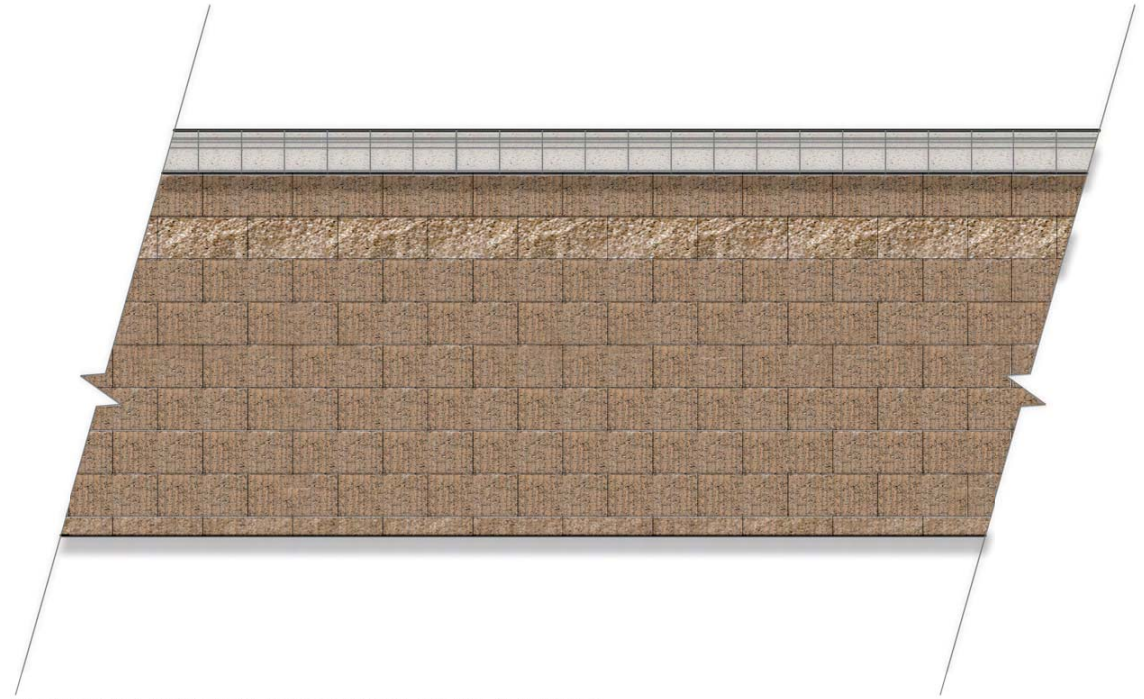
<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
67.	Prior to the final map, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee 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.elkgrovecity.org/finance/assessment-other-dist-info.asp .	Final Map	Finance	
68.	All street names shall be approved by the City of Elk Grove, in consultation with the Cosumnes CSD Fire Department, as part of the recordation of the Final Map.	Final Map	Engineering CCSD Fire Department	
69.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of the City.	Final Map	Engineering	
Prior To or In Conjunction With Building Permit				
70.	All building, apartment, and suite numbers addressing shall be approved by the City of Elk Grove Building Department in consultation with the Cosumnes CSD Fire Department.	Prior to Issuance of 1 st Building Permit	Building Department CCSD Fire Department	
71.	Applicant shall undertake a good faith effort to amend the Preserve Operations and Management Plan to address the following: <ul style="list-style-type: none"> • Allow the use of all available mosquito control products, including adulticides, to be used within the entire project area to adequately protect the nearby residents from vector borne diseases, as provided in the Sacramento-Yolo Mosquito and Vector Control's Integrated Pest Management Plan (IPM) • Include routine maintenance activities to reduce mosquito breeding sources and subsequent chemical applications. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72.	Applicant shall provide the Sacramento-Yolo Mosquito and Vector Control District with a copy of the following: <ul style="list-style-type: none"> • An updated copy of the Conceptual Storm Drainage Plan and Storm Drain Master Plan as mentioned in the approved 404 permit. • Construction details, long term maintenance mandates, and schedules for the detention basin, storm filter devices located near Bond Road, and curbside catch basins. 	Prior to Issuance of 1 st Building Permit	Mosquito and Vector Control	
72A.	Applicant shall design and improve, to the satisfaction of CCSD, the park at Lot GG.	Prior to Issuance of 1 st Building Permit in Phase 2A	CCSD Planning	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
73.	Final Map(s) shall be completed, approved, and recorded prior to issuance of the 1 st Building Permit. Model home permits may be issued prior to the recording of the Final Map upon approval of the City.	Building Permit	Engineering Planning	
74.	The Applicant shall submit a Flood Elevation Certification for Lots/Parcels that are located within the 100-year flood plain limit. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by the City.	Building Permit	Engineering	
75.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of the City.	Building Permit	Engineering	
76.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities 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 damage 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	
77.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	Building Permit	Engineering	
78.	The Applicant shall provide with each residential lot in Villages 1 & 2 a paved space that is screened from public view for the storage of trash, recycling and green waste carts to the satisfaction of the Planning Director. The Application shall also provide a paved pathway from space to the public Right-of-Way or other approved collection area.	Building Permit	Planning	

EXHIBIT C



SECTION



ELEVATION-AS VIEWD FROM QUAIL RANCH ESTATES



WALL CAP
BASALITE - CROWN
COLOR: WHITE (W-1)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: SPLIT FACE
(D-345)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: COMB (D-345)

SCALE: 1/2"=1'-0"

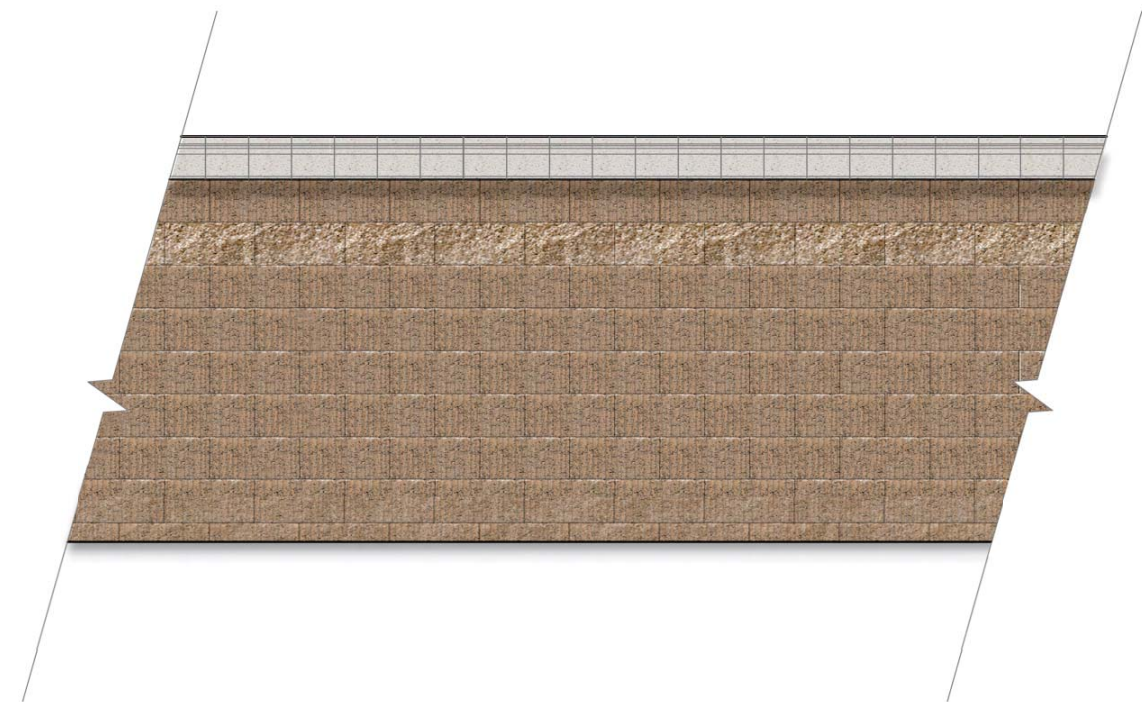
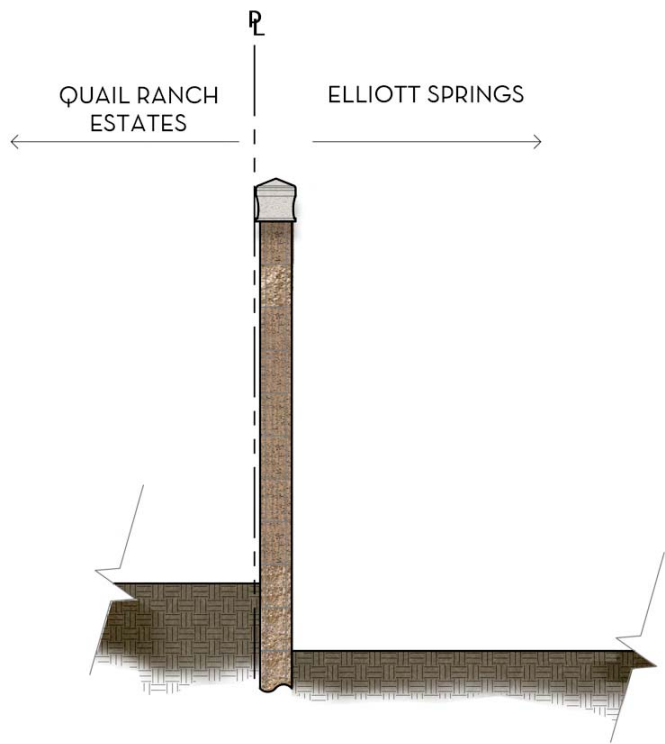
Elliott Homes
A Tradition of Quality since 1914

ELLIOTT SPRINGS

ELK GROVE, CA

6' HIGH CMU SOUND WALL- NO RETAINING

JULY 6, 2021



SECTION

ELEVATION- AS VIEWED FROM QUAIL RANCH ESTATES

- 

WALL CAP
BASALITE - CROWN
COLOR: WHITE (W-1)
- 

SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: SPLIT FACE
(D-345)
- 

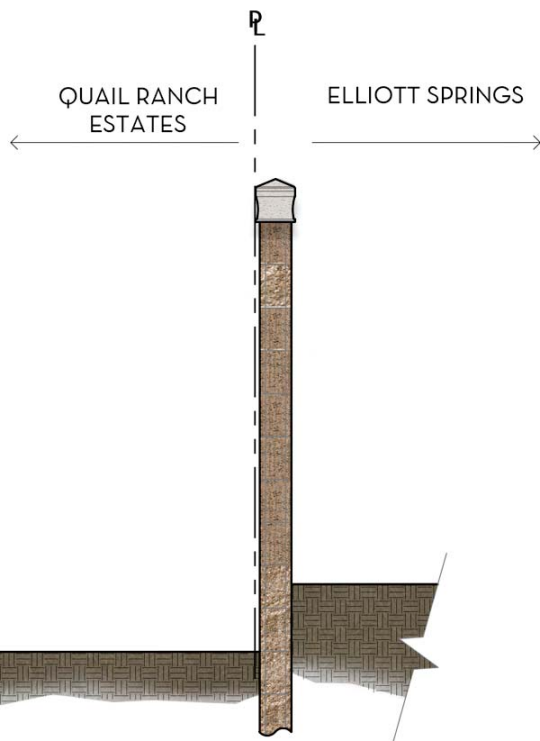
SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: COMB (D-345)

SCALE: 1/2"=1'-0"
Elliott Homes
 A Tradition of Quality since 1914

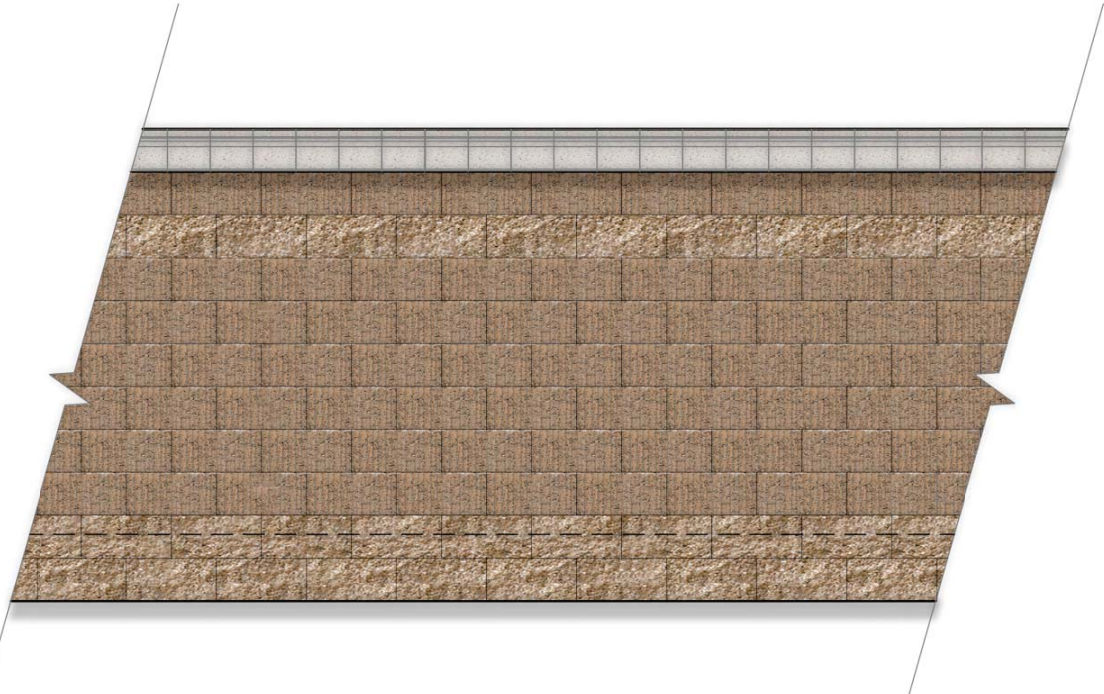
ELLIOTT SPRINGS
 ELK GROVE, CA

6' HIGH CMU SOUND WALL- 1' HIGH RETAINING

JULY 6, 2021



SECTION



ELEVATION- AS VIEWED FROM QUAIL RANCH ESTATES

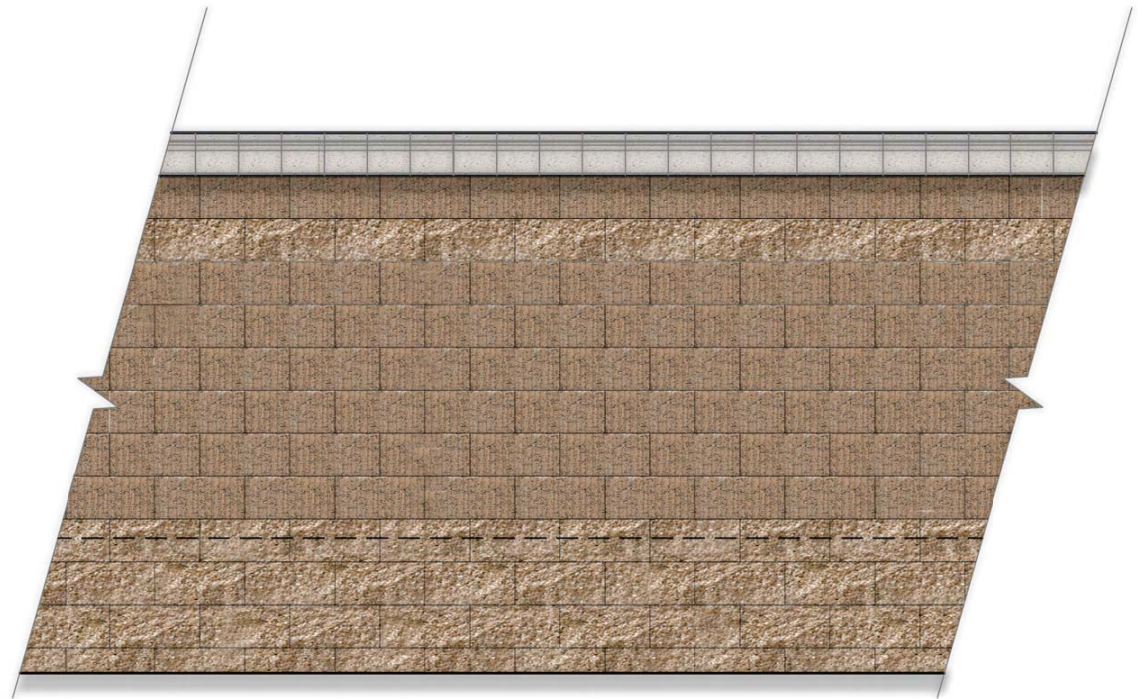
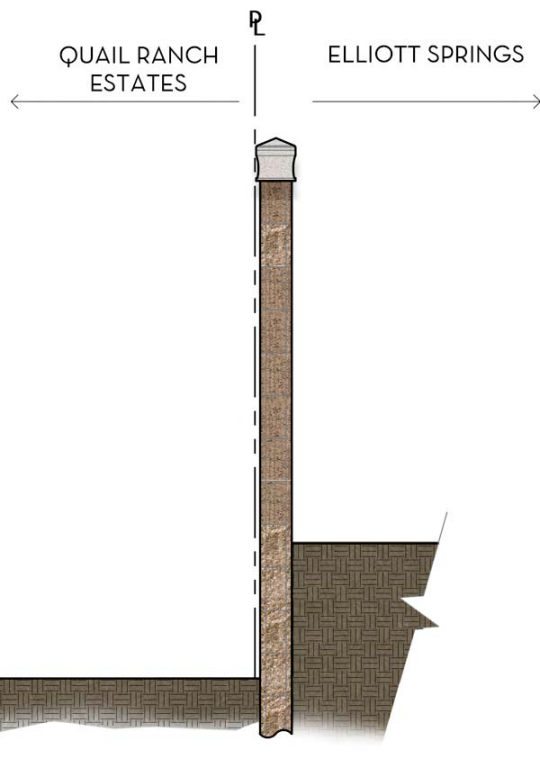
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BASALITE - CROWN
COLOR: WHITE (W-1)</p> |  <p>SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: SPLIT FACE
(D-345)</p> |  <p>SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: COMB (D-345)</p> |
|---|---|---|

SCALE: 1/2"=1'-0"
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 A Tradition of Quality since 1914

ELLIOTT SPRINGS
 ELK GROVE, CA

7' HIGH CMU SOUND WALL- 1' HIGH RETAINING

JULY 6, 2021



ELEVATION- AS VIEWED FROM QUAIL RANCH ESTATES



WALL CAP
 BASALITE - CROWN
 COLOR: WHITE (W-1)



SOUNDWALL
 CMU: BASALITE PROTO II
 TEXTURE: SPLIT FACE
 (D-345)



SOUNDWALL
 CMU: BASALITE PROTO II
 TEXTURE: COMB (D-345)

SCALE: 1/2"=1'-0"

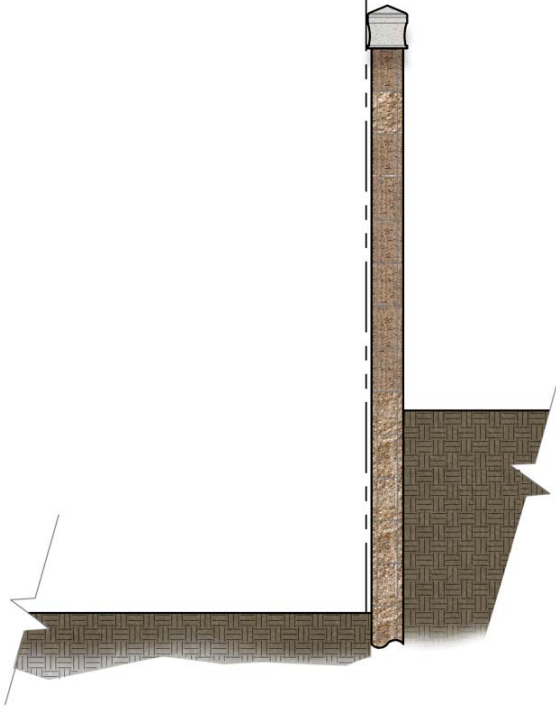
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ELLIOTT SPRINGS
 ELK GROVE, CA

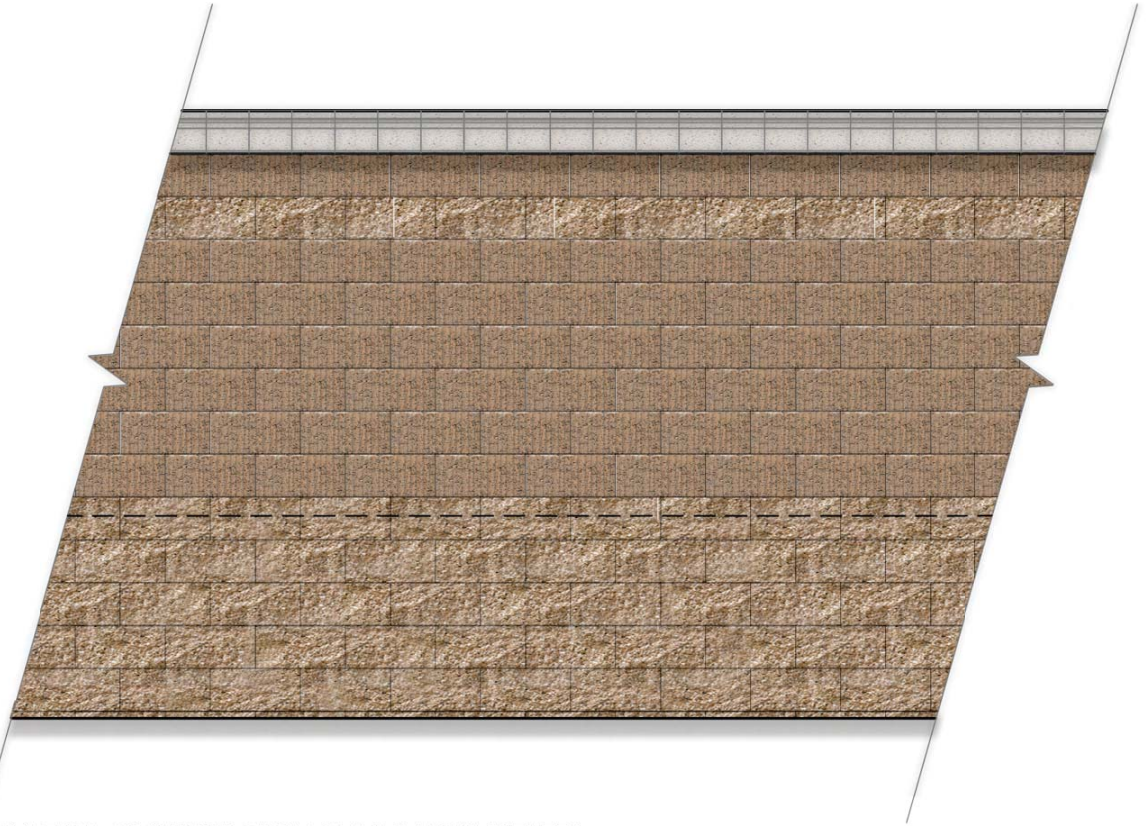
8' HIGH CMU SOUND WALL- 2' HIGH RETAINING

JULY 6, 2021

QUAIL RANCH ESTATES ← → ELLIOTT SPRINGS



SECTION



ELEVATION- AS VIEWED FROM QUAIL RANCH ESTATES



WALL CAP
BASALITE - CROWN
COLOR: WHITE (W-1)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: SPLIT FACE
(D-345)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: COMB (D-345)

SCALE: 1/2"=1'-0"

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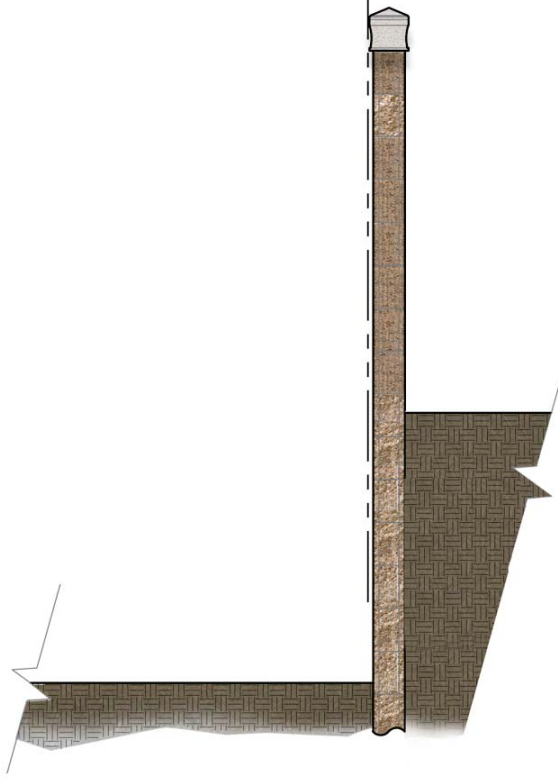
ELLIOTT SPRINGS

ELK GROVE, CA

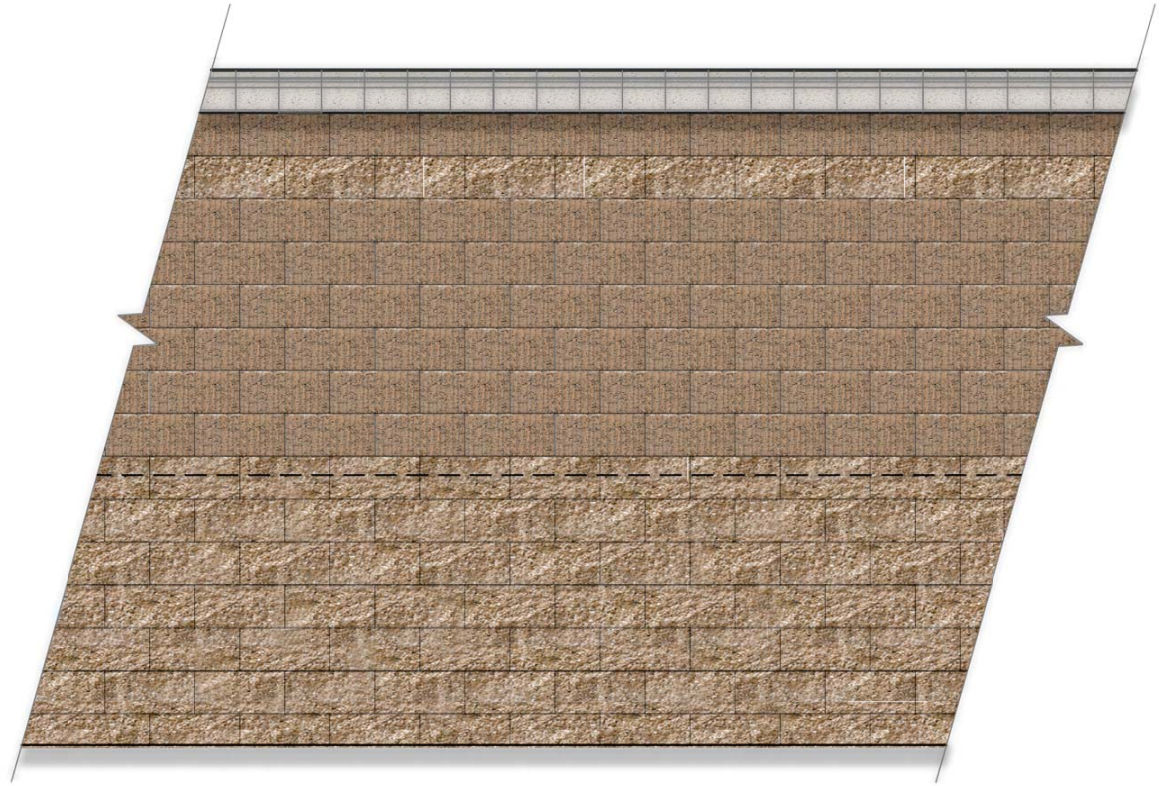
9' HIGH CMU SOUND WALL- 3' HIGH RETAINING

JULY 6, 2021

QUAIL RANCH ESTATES ← P → ELLIOTT SPRINGS



SECTION



ELEVATION- AS VIEWED FROM QUAIL RANCH ESTATES



WALL CAP
BASALITE - CROWN
COLOR: WHITE (W-1)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: SPLIT FACE
(D-345)



SOUNDWALL
CMU: BASALITE PROTO II
TEXTURE: COMB (D-345)

SCALE: 1/2"=1'-0"

Elliott Homes
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ELLIOTT SPRINGS

10' HIGH CMU SOUND WALL- 4' HIGH RETAINING

ELK GROVE, CA

JULY 6, 2021

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-303

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

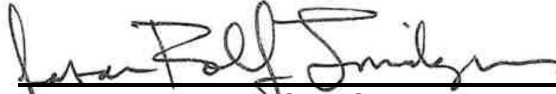
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 13, 2021 by the following vote:

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