

## RESOLUTION NO. 2022-146

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A TENTATIVE PARCEL MAP FOR THE 9840 FARRIS LANE PROJECT (PLNG21-022): ASSESSOR PARCEL NUMBERS 127-0070-022 AND 127-0070-026

**WHEREAS**, the Development Services Department of the City of Elk Grove (the “City”) received an application on March 15, 2021, from the Stafford Revocable Living Trust (Property Owner and Applicant) requesting a Rezone and Tentative Parcel Map for the 9840 Farris Lane Project (PLNG21-022) (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs 127-0070-022 and 127-0070-026; and

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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on March 3, 2022, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 5-0 to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on June 8, 2022, 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 no further environmental review is required for the Project under CEQA Guidelines pursuant to State CEQA Guidelines Section 15183 based upon the following finding:

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

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

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

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the parcel split will result in new parcels over two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or projected farmland and, therefore, does not require mitigation. While there is no physical construction proposed with this Project, buildout consistent with the EGMC would likely result in the development of one, new single-family residential unit on each of the newly created lots. Any future construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson's hawk surveys and possible mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project. Additionally, The Project consists of a residential project resulting in less than 10 dwelling units. Residential projects less than 10 dwelling units are exempt from Vehicle Miles Traveled (VMT) analysis.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

The Applicant has provided a Cultural Resources Analysis for the site which was peer-reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan's goals related to the protection of cultural and tribal resources. The implementation of Conditions of Approval #9 and #10 will address the potential for encountering undiscovered cultural resources and/or tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during future grading or construction activities, work will halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of discovery.

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

### **Tentative Parcel Map**

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.

- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

(a) The proposed Project is consistent with the Elk Grove General Plan. The proposed map is consistent with the land use designation and policies of the Elk Grove General Plan, which has designated the site as Rural Residential.

(b) The proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with EGMC Title 23 (Zoning), Title 22 (Land Development), and the General Plan land use designation for the proposed site.

(c) The site is physically suitable for residential development. Access to the site is available from Farris Lane. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for residential development.

(d) Services and facilities to serve the Project site, including private well and septic, private propane tanks, water supply for fire suppression, and electricity, are available. Therefore, the site is appropriate for the proposed density for development.

(e) The Project site is not located in an environmentally sensitive area and no other special circumstances exist that would create a reasonable possibility that the Project will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

(f) The design of the subdivision will not cause serious public health problems based upon the Project's consistency with EGMC Title 23, Zoning development standards and the General Plan land use designation for the site. The site has access to improved roads and is not located within a flood plain.

(g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project by the City's Engineering Division of the Development Services Department.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 8<sup>th</sup> day of June 2022




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**  
**9840 Farris Lane Project (PLNG21-022)**  
**Project Description**

**PROJECT DESCRIPTION**

The Project consists of a Rezone to amend the zoning designation of ±6.14 gross acres from the AR-5 (Agricultural Residential – Minimum 5-Acre Lot) designation to the AR-2 (Agricultural Residential – Minimum 2-Acre Lot) designation and a Tentative Parcel Map to subdivide two existing parcels into three new parcels: Parcel 1 (±2.04 acres); Parcel 2 (±2.04 acres); and Parcel 3 (±2.06 acres). Each parcel will have access off Farris Lane through a proposed 25-foot wide private road. Any future home construction will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction including BE-4 – Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 – Building Stock: Phase in Zero Energy Standards in New Construction, TACM-8 – Tier 4 Final Construction Equipment, and TACM-9 – EV Charging Requirements.

# EXHIBIT B

## SURVEY NOTES:

- A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY CHICAGO TITLE COMPANY TITLE NO. FSP-06020443 DATED FEBRUARY 16, 2021.
- THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY. A RECORD OF SURVEY HAS BEEN PREPARED AND IS BEING SUBMITTED TO THE COUNTY OF SACRAMENTO FOR FILING.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, TYPES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DETERMINATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- TREE LOCATIONS, SIZES, DIAMETERS AND DROPLINES ARE APPROXIMATE. OTHER TREES MAY EXIST ON OR BEYOND SITE THAT ARE NOT SHOWN ON THIS SURVEY. NOT ALL TREE TRUNKS WERE ACCESSIBLE DUE TO OBSTRUCTIONS. PLEASE CONSULT WITH LICENSED ARBORIST FOR COMPLETE TREE INFORMATION.

## EASEMENT NOTE:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY TITLE NO. FSP-06020443(D) DATED FEBRUARY 16, 2021 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE REMOVED OR OUTLINED AND/OR EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

*James T. Sullivan*  
 JAMES T. SULLIVAN P.E. 20024  
 DATE: 2/16/2022



## EXISTING LEGAL DESCRIPTION:

127-0070-022  
 PARCEL 3, AS SAID PARCEL SHOWN ON THE "PARCEL MAP OF PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, N.G.M.A." FILED FOR RECORD ON FEBRUARY 23, 1977 IN BOOK 30 OF PARCEL MAPS, AT PAGE 27, RECORDS OF SAID COUNTY

127-0070-026  
 ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, DESCRIBED IN GRANT DEED RECORDED IN BOOK 819225, PAGE 65, OFFICIAL RECORDS OF SAID COUNTY.

APN: 127-0070-028 AND 022  
 PROJECT ADDRESS: 9840 FARRIS LANE  
 ELK GROVE, CA 95624

OWNER/  
 DEVELOPER:

STAFFORD REVOCABLE LIVING TRUST  
 9840 FARRIS LANE  
 ELK GROVE, CA 95624  
 CONTACT: RON STAFFORD  
 TEL: (916) 690-0856  
 EMAIL: 942ron@gmail.com

ENGINEER:

JTS ENGINEERING CONSULTANTS INC.  
 1808 J STREET  
 SACRAMENTO, CA 95811  
 TEL: (916) 441-6700  
 FAX: (916) 441-5335  
 CONTACT: JAMES T. SULLIVAN, P.E.  
 EMAIL: jts@jtseng.com

ZONING:

EXISTING PROPOSED

USE:

AR-5 AR-2  
 SINGLE FAMILY RESIDENTIAL NO CHANGE

PARCEL:

2 3

AREA :

(GROSS)

127-0070-022: 5.9754 AC  
 127-0070-026: 0.1754 AC  
 TOTAL: 6.1488 AC

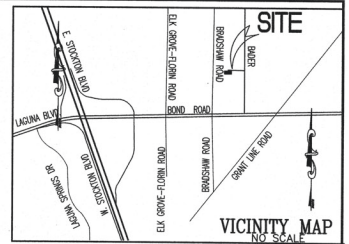
PARCEL 1: 2.0442 AC  
 PARCEL 2: 2.0422 AC  
 PARCEL 3: 2.0622 AC  
 TOTAL: 6.1486 AC

SCHOOL DISTRICT:

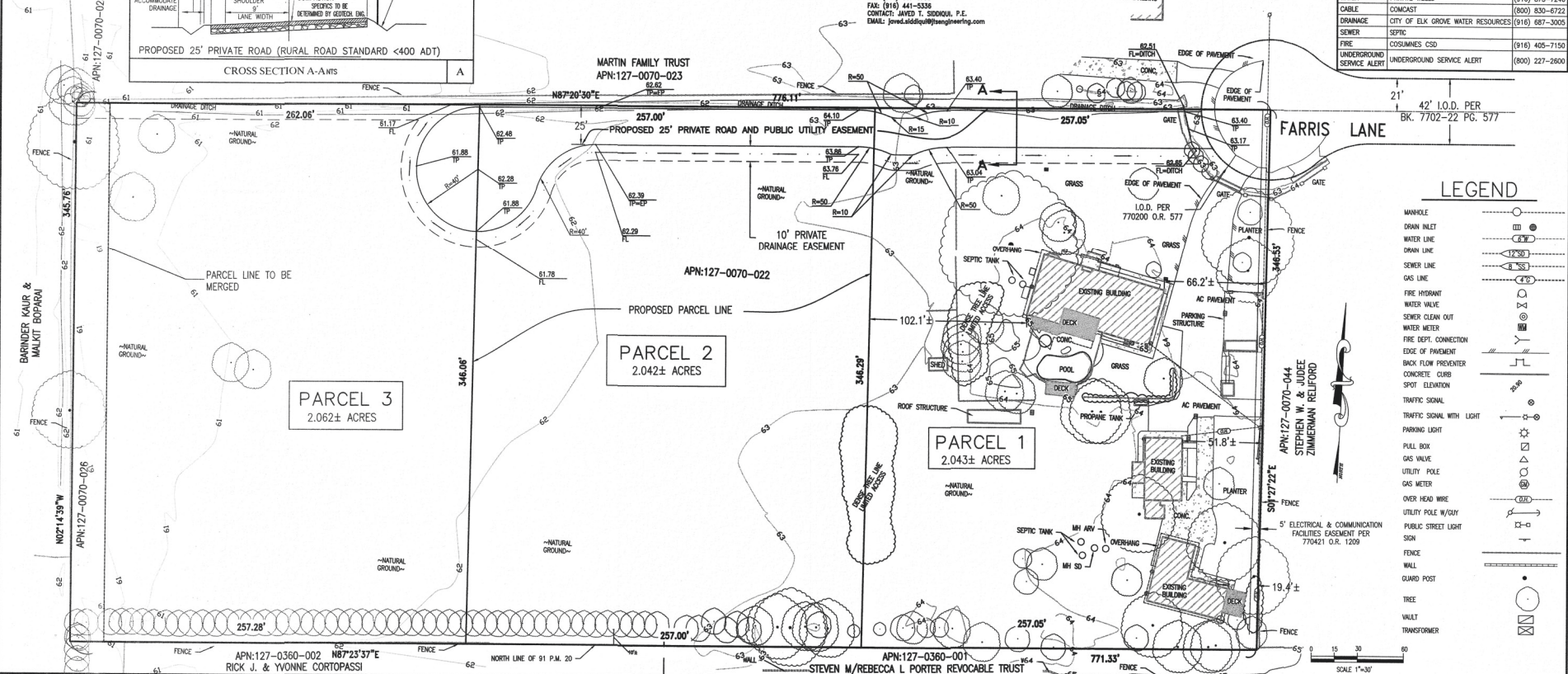
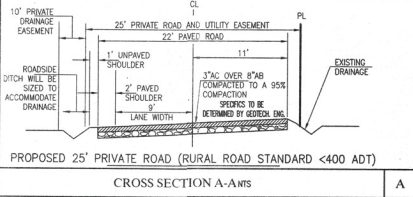
ELK GROVE CITY UNIFIED

REQUEST:

- TO SUBDIVIDE 2 PARCEL INTO 3 PARCELS. PARCEL 2 AND 3 TO BE SERVED BY A PRIVATE ROAD AND UTILITY EASEMENT;
- REZONE EXISTING PROPERTY FROM AR-5 TO AR-2;
- MAINTENANCE OF THE DITCH WILL BE INCLUDED AS PART OF THE MAINTENANCE AGREEMENT FOR THE ACCESS ROAD.



UTILITY CONTACTS	
TELEPHONE FRONTIER	
GAS FRONTIER	(916) 732-5700
ELECTRICITY SMOG	(916) 875-7246
WATER PRIVATE WELLS	(800) 830-6722
CABLE COMCAST	(916) 687-3003
DRAINAGE CITY OF ELK GROVE WATER RESOURCES	
SEWER SEPIC	
FIRE COSUMES CSD	(916) 405-7150
UNDERGROUND SERVICE ALERT	(800) 227-2600



## LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/24V
- PUBLIC STREET LIGHT
- SION
- FENCE
- WALL
- GUARD POST
- TREE
- Vault
- TRANSFORMER

BENCHMARK ELEV. 65.65' 10/2029  
 BENCHMARK 10-82: STD 2" BRASS DISK SET IN NW COR. OF CONC. BASE 5'-11" ON W. COR. OF SHELTON ROAD AND WILSON OAKS COURT EAST OF BADER ROAD.

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A  
 DRAWN: HKS/DVN  
 CHECKED: *James T. Sullivan*  
 SUBMITTED: JAMES T. SULLIVAN, P.E. 2/16/2022



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP/PRELIMINARY GRADING PLAN  
**9840 FARRIS LANE**

DATE: 2/16/2022  
 SHEET 1 OF 1

**Exhibit C**  
**9840 Farris Lane Project (PLNG21-022)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	Development 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.	This action does not relieve the Applicant of the obligation to comply with all applicable federal, state, and local ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning	
4.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Title 22 (Land Development)</li> <li>• Elk Grove Rural Road Standards</li> </ul>	On-Going	Planning	
6.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Rural Road Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Planning Engineering SCWA SMUD PG&E	
7.	The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento County Water Agency (SCWA) or other agencies or services providers as established by law.	On-Going	Planning Engineering Building CCSD SCWA	
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plans (Title 16.44 of the EGMC).</li> <li>• Tree Preservation (Title 19.12 of the EGMC).</li> <li>• Swainson's Hawk Mitigation (Title 16.130 of the EGMC).</li> <li>• Building Permit and Certificate of Occupancy.</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District.</li> <li>• Fire Department Review for permits and/or occupancy.</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA	



<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	<p>If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p>	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>Before the start of any grading activities, the Applicant shall retain a qualified scientist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearances, and types of fossils likely to be seen during construction, and property notification procedures should fossils be encountered. Training on paleontological resources shall be provided to all other construction workers but use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources are discovered during grading or construction activities within the Project Area, work shall immediately be halted within 50 feet of the discovery, and the Planning Division shall be immediately notified. The Applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology Guidelines. The recovery plan may include but it not limited to a field survey, construction monitoring, sampling and date recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the Applicant before construction activities resume in the area where paleontological resources were discovered.</p>	On-Going	Planning	
11.	<p>The Tentative Parcel Map approval is valid for three (3) years from the date of Planning Commission approval, unless an extension of time is subsequently approved or extended by "Legislation" including any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted.</p>	Three years, from date of approval	Planning Engineering	
<b>PRIOR TO FINAL MAP APPROVAL</b>				

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	This Project is subject to the Mitigation Monitoring and Reporting Program (MMRP) of the General Plan Environmental Impact Report (SCH# 201706105). Prior to Final Map approval, the General Plan MMRP shall be recorded with the County Recorder against the subject property.	Final Map	Planning	
13.	The Applicant shall dedicate to City an emergency vehicle access easement and Utility Easement over the 25' private road easement from Farris Lane as shown on the Tentative Parcel Map. Dedication of the easement shall be in accordance with the Rural Road Improvement Standards and to the satisfaction of the City and the Cosumnes Community Services District (CCSD) Fire Department.	Final Map	Engineering CCSD Fire	
14.	The Applicant shall enter into a Covenant and Agreement with the City for reciprocal access between Parcels 1, 2 and 3 to the satisfaction of the City.	Final Map	Engineering	
15.	Prior to recording of a final map, the project area shall annex into the <b>Maintenance Mello-Roos Community Facilities District 2006-1 (CFD)</b> , 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 <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a>	Final Map	Finance	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	<p>Prior to recording of a final map, the project area shall annex into the <b>Police Services Community Facilities District 2003-2 (CFD)</b>, to fund the project's fair share of Public Safety costs. The annexation process can take several months, so the Applicant should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a>.</p>	Final Map	Finance	
17.	<p>Prior to recording of a final map, the project area shall annex into the <b>Street Maintenance Assessment District No. 1, Zone 3</b>, 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 the Applicant should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/assessment_other_district_information/</a></p>	Final Map	Finance	
18.	<p>Prior to recording of a final map, the project area shall annex into the <b>Storm Water Drainage Fee Zone 2</b> 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 the Applicant should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see <a href="http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10">http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10</a>.</p>	Final Map	Finance	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
19.	<p>Prior to 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, or approval of the Improvement Plan shall be provided.</p> <p>It is the responsibility of the applicant or their representative to contact the Cosumnes Fire Department to initiate the Community Facilities District process.</p>	Final Map	CCSD Fire	
20.	The Applicant shall record a Fire Access Agreement and Fire Access Roadway Maintenance Agreement between the parcels connected to and served by the fire access.	Final Map	CCSD Fire	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2022-146**

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 June 8, 2022 by the following vote:*

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

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

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

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

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