

RESOLUTION NO. 2016-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR TENTATIVE SUBDIVISION MAP LAYOUT FOR THE TUSCAN RIDGE WEST REVISED MAP PROJECT (EG-15-048); ASSESSOR PARCEL NUMBERS 132-0050-140 AND -141

WHEREAS, the Development Services Department received an application on November 13, 2015 from Richland Planned Communities, Inc. (the "Applicant") requesting a Tentative Subdivision Map and Design Review for tentative subdivision map layout (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 132-0050-140 and -141; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3, but is exempt; and

WHEREAS, Section 15182 (Public Resources Code §21083.3), (Residential Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations, (State CEQA Guidelines) provides an exemption from CEQA for residential subdivision projects that are consistent with an underlying specific plan for which an Environmental Impact Report (EIR) has been certified; and

WHEREAS, a previous EIR was certified for the Laguna Ridge Specific Plan (SHC 2000082139); and

WHEREAS, the proposed Project is consistent with the project described in the previously certified EIR and no potential new impacts related to the properties or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR and the Laguna Ridge Specific Plan EIR; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Tentative Subdivision Map and Design Review for tentative subdivision map layout for this Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Development Services Department considered the Project request pursuant to the City's General Plan, the Laguna Ridge Specific Plan development standards, Title 23 of the Municipal Code (Zoning Code), the City's Design Guidelines, the Laguna Ridge Specific Plan Supplemental Design Guidelines, and all other applicable State and local regulations; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds the Tuscan Ridge West Revised Map Project (EG-15-048) exempt from the provisions of CEQA pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the State CEQA Guidelines based upon the following finding:

CEQA

Finding: The proposed Project is consistent with the previously approved Laguna Ridge Specific Plan project (EG-00-062) for which an Environmental Impact Report has been previously certified. Pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (California Environmental Quality Act (CEQA) Guidelines), no further environmental review is required.

Evidence: The proposed Project has been identified as a project under CEQA.

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The development for residential use on the Project site was included in the analysis under the EIR.

Section 15182 (Residential Projects Pursuant to a Specific Plan) of State CEQA Guidelines (Title 14 of the California Code of Regulations) exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified. Since this Project is consistent with the LRSP EIR, no further environmental review is required per the findings in the attached Resolution.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Tentative Subdivision Map and Design Review for tentative subdivision map layout for the Tuscan Ridge West Revised Map Project (EG-15-048), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings.

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 subdivision 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: Finds (a) through (g) in Section 66474 of the California Government Code do not apply to this Project.

- a. The proposed tentative subdivision map is consistent with the City's General Plan and the LRSP.
- b. The design of the Project is consistent with the City's General Plan, LRSP, and Zoning.
- c. The site is physically suitable for residential development. The LRSP land use map has anticipated the Project site for residential development. This Project accommodates all necessary public services. Conditions of approval have been incorporated to ensure that access to all public facilities is maintained for each proposed parcel.
- d. The site is appropriate for the proposed single-family residential development consisting of a density of 5 dwelling units per acre. Under the LRSP, this density range provides for an average assumed density of 5 dwelling units per acre, which is consistent with surrounding development in the Plan area. Furthermore, all proposed parcels meet the LRSP's development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final Project to reduce the impacts to less than significant levels. The Project is conditioned to record the Laguna Ridge Specific Plan EIR MMRP, which provides mitigation measures that mitigate for potential environmental impacts to a less than significant level. Therefore, the proposed Tentative Subdivision Map will not cause substantial environmental damage.
- f. The design of the subdivision or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Subdivision Design Review

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, Citywide Design Guidelines, and improvement standards adopted by the City.

Evidence: The Tentative Subdivision Map has been evaluated and meets the applicable standards pursuant to the LRSP, Elk Grove Municipal Code Title 22 Land Development standards, Public Work's Improvement Plans, Zoning Code, Citywide Design Guidelines, and Laguna Ridge Specific Plan Supplemental Design Guidelines. The Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The layout of the Tentative Subdivision Map provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes. The proposed street widths meet the City's Improvement Standards and sidewalks are provided throughout the internal streets. The Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Project includes an interconnected street system as well as a parkway along the east property line. The design of the street layout provides pedestrian connectivity from the neighborhood, and also has been designed to integrate seamlessly with the future residential developments to the east, west and south.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of March 2016.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



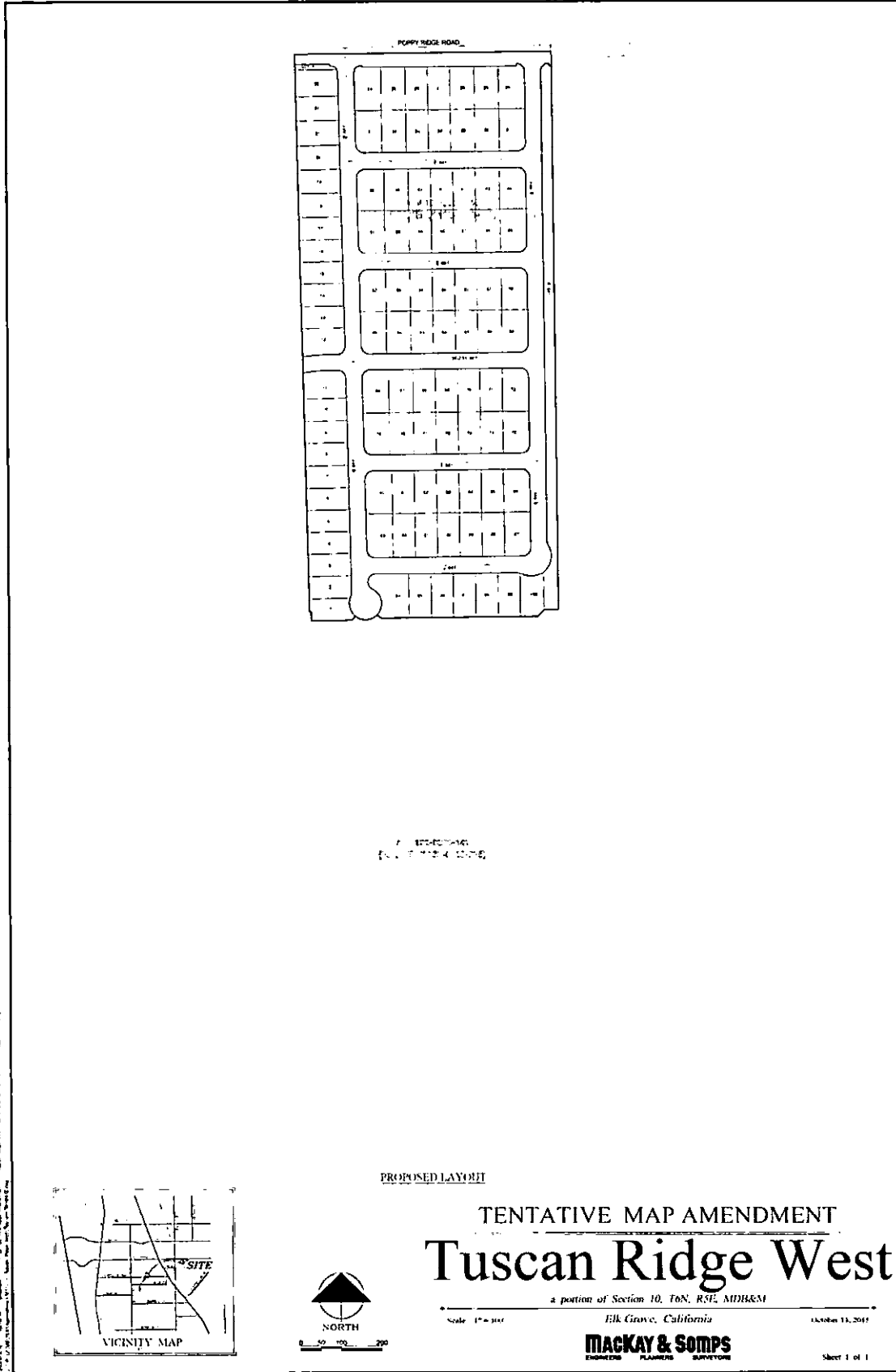
JONATHAN P. HOBBS,
CITY ATTORNEY

Project Description

The Project consists of a modification to the original approval for the Tuscan Ridge West Subdivision Project. The modification involves reducing the Project size by 18.3 acres by eliminating one of the two parcels (APN: 132-0050-041), thus removing 33 single-family lots and the park site that were associated with the original approval. The proposed modification requires the approval of a new Tentative Subdivision Map and Design Review for tentative subdivision map layout. Consequently, the original tentative subdivision map approval would be rescinded.

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Exhibit B
 Tuscan Ridge West Revised Map (EG-15-048)
 Project Exhibit



PROPOSED LAYOUT

PROPOSED LAYOUT

TENTATIVE MAP AMENDMENT

Tuscan Ridge West

a portion of Section 10, T6N, R5E, M10W&S1

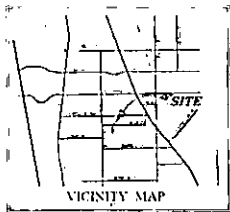
Scale 1" = 100'

Elk Grove, California

October 13, 2011



NORTH



VICINITY MAP

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 1

Author: [Name], Date: 10/13/11, Title: [Title]

**Exhibit C
 Tuscan Ridge West Revised Map (EG-15-048)
 Conditions of Approval**

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going				
1.	<p>The Project approved by this action is for a Tentative Subdivision Map and Design Review for tentative subdivision map layout, as specifically described in Exhibit A and as illustrated in Exhibit B.</p> <p>Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-11-015 shall be rescinded upon approval of the Tentative Subdivision Map described in Condition #1.</p>	On-Going	Engineering	
3.	<p>The Tentative Subdivision Map approval is valid for three years from the date of City Council 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 City Council approval	Planning	
4.	<p>The Applicant/Property Owner and any Successors in Interest (hereby 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 approval or any environmental or other documentation related to approval of this Application.</p>	On-Going	Planning	

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5. This action does not relieve the Applicant of the obligation to comply with all Elk Grove Municipal Code Sections, statutes, regulations, and procedures.	On-Going	Planning	
6. 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 adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • Laguna Ridge Specific Plan • Laguna Ridge Specific Plan Supplemental Design Guidelines • 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	
7. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Engineering. Public sewer, water, and other utility (e.g. electricity) infrastructure shall be designed and constructed with the standards of the appropriate governing agency or utility provider.	On-Going	Engineering, SCWA, SASD, SMUD, PG&E, Frontier	

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8.	<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), or other agencies or services providers as established by law.</p>	On-Going	<p>Engineering, Building, SCWA, SASD, SMUD, PG&E, Frontier</p>	
9.	<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 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 permit • SASD Design Standards for on-site and off-site sewer construction. 	On-Going	<p>Planning, Engineering, Building, CCSD, SCWA, SASD, SMAQMD</p>	

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Prior To or In Conjunction with Improvement Plans and/or Grading Plan Approval				
10.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Laguna Ridge Specific Plan. A deposit of \$5,000 (per owner) 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 promptly refunded to the Applicant. If the project be constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Development Services 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	
11.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic 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	Planning	
12.	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	

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13. The Applicant shall submit a supplemental arborist tree report to update the initial arborist report that was submitted to Development Services - Planning dated July 23, 2003.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning/Landscape Architect	
14. The Applicant shall submit landscape improvement plans (planting and irrigation) meeting the requirements of the City's Zoning Title 23, Laguna Ridge Specific Plan, Supplemental Design Guidelines for Laguna Ridge, Design Guidelines for Single-family Residential Development, and Water Efficient Landscape Chapter (Elk Grove Municipal Code 14.10) for the following: Forty foot wide street median for Poppy Ridge Road, Lot 'B' parkway, Lot 'D' street frontage parcel, and any residential model home landscapes, and production typical landscape groups meeting the thresholds of the Water Efficient Landscape Chapter (no CCSD review required), or as otherwise specified in the park fee program approved by the City Council. Landscape improvement plans shall be submitted to the Development Services Department and CCSD Parks and Recreation for review and approval.	Landscape Plans	Planning, Engineering, CCSD Parks	
15. The Applicant shall prepare and submit a drainage study to the satisfaction of Engineering Services and in accordance with the 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(s) Whichever Occurs First	Engineering	
16. The Applicant shall include in its drainage study the size and location of the permanent drainage facilities in accordance with the latest version of the City's Storm Drainage Master Plan (SDMP). The facilities shall include, but not be limited to, the meandering low flow channel, flood control channel and adjacent detention basins as identified in the SDMP.	Improvement Plans	Engineering	

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17.	<p>The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following:</p> <ol style="list-style-type: none"> 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City of Elk Grove. 2. Interim drainage facilities shall be easily converted to a connection to the permanent drainage channel. Infrastructure to make a future connection shall be included in the planned facilities. 	Improvement Plans	Engineering	
18.	All existing overhead utilities and all new utilities shall be placed underground as a part of the improvements for this project. This does not apply to 69kv pole and transmission lines or larger.	Improvement Plans	Engineering	
19.	The Applicant shall add a 4-foot flare to both sides of all driveways that front on to Poppy Ridge Road to accommodate vehicular movements in and out of the driveways. The Applicant may also be required to prohibit on-street parking directly adjacent to the flares to accommodate these movements. Such restrictions will be evaluated and determined during the improvement plan process.	Improvement Plans	Engineering	
20.	Each parcel with a sewage source shall have a separate connection to SASD public 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 shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	

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21.	SASD shall require an approved Subdivision Level (Level 3) sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first. The sewer 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 the 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.	Prior to Improvement Plans or Final Map, whichever comes first	SASD	
22.	In order to obtain sewer service for this Project, construction of on-site and off-site sewer infrastructure will be required. Sewer infrastructure shall be constructed as per approved sewer study.	Improvement Plans	SASD	
23.	All street names shall be approved by the City of Elk Grove in conjunction with the Cosumnes Fire Department.	Improvement Plans	Engineering, CCSD Fire	
24.	Water supply shall be provided by the Sacramento County Water Agency.	Improvement Plans	SCWA	
25.	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.	Improvement Plans	SCWA	
26.	Destroy all abandoned wells on the proposed project site 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, the Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	

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Prior To or Conjunction with Final Map				
27.	The Applicant shall design and construct the intersection of Poppy Ridge Road and D Way to accommodate right-in/right-out vehicular movements only.	Final Map	Engineering	
28.	The Applicant shall install a three-way stop at the intersection of Poppy Ridge Road and 'E' Way in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
29.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width as shown on the approved tentative map from the westerly property line to the easterly property line, including transitions. The 4' sidewalk shall be separated from the street with 6' of landscaping. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
30.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 39-foot half right-of-way width from the project's westerly property line to the westerly property line of McGeary Ranch project, APN 132-0050-068-0000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	

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31.	The Applicant shall acquire, dedicate, design, and improve Poppy Ridge Road based on a 19-foot half right-of-way width from the westerly property line of McGeary Ranch, APN 132-0050-068-0000 to the westerly property line of the Sacramento Water Agency Water Treatment Plant property, APN 132-0050-067-000, including transitions. A temporary 4' sidewalk shall be installed contiguous with the curb and gutter. All improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	
32.	The quitclaim of the following easements shall be completed prior to the Final Map: 1. 5' wide SMUD easement as recorded in 881107 O.R. 1648 2. Pacific Telephone and Telegraph Company as recorded in 739 O.R. 222	Final Map	Engineering	
33.	The Applicant shall dedicate, design, and improve the parkway (Lot B), in half width including a meandering walk, from southerly property line of Lot 100 to Poppy Ridge Road in accordance with City of Elk Grove Improvement Standards, LRSP Design Guidelines, and to the satisfaction of the City and CCSD Parks and Recreation.	Final Map	Engineering, CCSD Parks	
34.	The Applicant shall install stops signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.	Final Map	Engineering	
35.	The Applicant shall satisfy the requirements set forth in the Amendment to Section 8.1.4 of the Laguna Ridge Specific Plan entitled "Guiding Principles for Phasing of Infrastructure and Public Facilities" and Table 8-1 entitled "Required On and Off-Site Circulation Infrastructure," which was approved by City Council on October 27, 2010.	Final Map	Engineering	

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36.	To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the City, to defer public improvements if capacity associated with such improvements is not immediately needed to meet level of service goals set forth in the General Plan and/or applicable environmental documents. If the deferral involves improvements within or adjacent to a development and the improvements are not eligible for reimbursement under the City's Roadway Fee Program, the Applicant shall make an in-lieu payment pursuant to Chapter 12.03 of the City's Municipal Code or establish and/or participate in a finance mechanism acceptable to the City to fund the deferred improvements.	Final Map	Engineering	
37.	Each phase of the project or tentative subdivision map shall include a collector and/or local street system that provides at least two points of access to arterial and/or thoroughfare streets, to the satisfaction of the City, unless the street system serves forty residential units or fewer, in which case the City may allow a single point of access to be provided.	Final Map	Engineering	
38.	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	
39.	The Applicant shall dedicate a pedestrian easement for all public sidewalks located outside of the public right-of-way, if necessary.	Final Map	Engineering	
40.	All trails within the parkways shall be 10' wide, including 8' pavement and 2' shoulder in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City.	Final Map	Engineering	

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41.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner and along the property line of the side yard.	Final Map	Engineering	
42.	The Applicant shall dedicate to the City of Elk Grove a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets.	Final Map	Engineering	
43.	The Applicant shall design and install traffic controls, pavement delineation, and signs as directed by and to the satisfaction of the City.	Final Map	Engineering	
44.	The Applicant shall design and install an at-grade Class I bikeway crossing on Poppy Ridge Road adjacent to the project in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan and Improvement Standards. Location and the design of the crossing shall be determined at Improvement Plan submittal.	Final Map	Engineering	
45.	The Applicant shall dedicate, design and improve internal streets, in full width, as shown on the approved tentative subdivision map and as required for each phased final map to the satisfaction of the City. All street improvements shall be in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards, and as further conditioned.	Final Map	Engineering	
46.	All eligible parkways and other open space areas shall be dedicated in fee title to the City of Elk Grove. These improvements shall be bonded for prior to approval of Final Map or as otherwise specified in the park fee program approved by the City Council.	Final Map	Engineering	

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47.	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	
48.	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	
49.	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	
50.	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 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.	Final Map	Engineering	
51.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Final Map	Engineering	

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52.	Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development.	Final Map	Finance	
53.	Prior to either final map or issuance of a building permit (whichever occurs first), 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 the 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	
54.	Prior to the final 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 the 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	

**Exhibit C
 Tuscan Ridge West Revised Map (EG-15-048)
 Conditions of Approval**

<u>Conditions of Approval / Mitigation Measures</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Prior To or In Conjunction with Building Permits				
55.	If residential lots abut a park site or parkway, or private facility lots, install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD along the park area where it abuts these lots. The fence is on the Owner's property. Accordingly, general maintenance, repair or replacement of the fence is the responsibility of the Owner, not the CCSD. The CCSD will be responsible solely for graffiti removal on the exterior portion of the fence, which faces the park or parkway. The CCSD shall bear all expenses associated with the removal.	Prior to Issuance of 1 st Building Permit	CCSD Parks	
56.	Provide a CCSD approved disclosure statement to each home buyer during the escrow process. The statement will indicate that park construction begins after sufficient funding is available for capital costs and maintenance.	Prior to Issuance of 1 st Building Permit	CCSD Parks	
57.	All building, apartment, and suite numbers, addressing, and street names 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, CCSD Fire	
58.	The trunk and collector sewer system for the Project will not be accepted 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 issuance of a building permit as necessary to serve this project.	Prior to Issuance of 1 st Building Permit	SASD	

**Exhibit C
 Tuscan Ridge West Revised Map (EG-15-048)
 Conditions of Approval**

	<u>Conditions of Approval / Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
59.	<p>The Applicant is hereby notified that the Laguna Ridge Specific Plan includes an annual limit on the number of building permits that can be issued to 1,200 permits for single family residences. This limit applies to all parcels zoned RD-4 through RD-10. Permits will be issued on a first come, first served basis until the annual limit is reached. The year, as calculated for the Laguna Ridge project, begins June 1 through May 31. Any permits that have not been issued since adoption of the Laguna Ridge Specific Plan, June 2004, shall also be available within the first construction year and any following construction year until such time as they have been completely issued.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Planning, Building</p>	
60.	<p>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.</p>	<p>Building Permit</p>	<p>Engineering</p>	
Prior to Final or Occupancy				
61.	<p>Upon completion of the installation of the landscaping for medians and model/production home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Efficient Landscape Chapter requirements (Elk Grove Municipal Code 14.10). Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City in addition to any other requirements listed in the ordinance. Failure to submit a complete and accurate Certificate of Conformance to Development Services Planning will delay final approval/occupancy of the project.</p>	<p>Prior to Final or Occupancy</p>	<p>Planning</p>	
62.	<p>Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.</p>	<p>Acceptance of Public Improvements</p>	<p>Engineering</p>	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-044

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

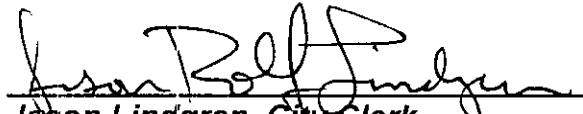
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 9, 2016 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Ly, Detrick, Hume, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California