

**RESOLUTION NO. 2014-286**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
DECLARING ITS INTENT TO ADOPT A GENERAL PLAN AMENDMENT, SPECIFIC  
PLAN AMENDMENT, REZONE, AND APPROVE A TENTATIVE SUBDIVISION MAP,  
ABANDONMENT OF EXCESS RIGHT-OF-WAY, AND DESIGN REVIEW FOR  
TENTATIVE SUBDIVISION MAP LAYOUT FOR THE  
POPPY KEYS EAST PROJECT (EG-13-052);  
ASSESSOR PARCEL NUMBER 132-0290-039**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application on September 6, 2013 from R&B (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, 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 132-0290-039; 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 EIR has been certified; and

**WHEREAS**, a previous Environmental Impact Report (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**, in addition, the Project is statutorily exempt pursuant to California Government Code Section 65457 because the Project is consistent with a specific plan for which an environmental impact report has been certified and is therefore exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code; and

**WHEREAS**, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, 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 Planning 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

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on November 20, 2014, 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**, Section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

**WHEREAS**, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be heard by the City Council at the December 10, 2014 hearing date under a separate item (Item 9.5); and

**WHEREAS**, the City Council held a duly-noticed public hearing 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 declares its intent to adopt the General Plan Amendment, Specific Plan Amendment, and Rezone for the Poppy Keys East Project (EG-13-052), as described in Exhibit A and illustrated in Exhibit B, based upon the following findings:

### **General Plan Amendment**

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The Project proposes to eliminate the Medium Density Residential and High Density Residential land use designations, and add a new designation of Low Density Residential. The decrease in residential density will allow the Project to have a residential development that is more consistent with the surrounding residential developments and land use. The surrounding residential developments and land use have a General Plan land use designation of Low Density Residential. All necessary public facilities and services will be provided to the Project site in accordance with all local, county, and State development requirements.

## **Specific Plan Amendment**

Finding #1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for medium and high density housing has diminished due to the current economic environment. The proposed Specific Plan consists of eliminating the RD-10 and RD-20 land use designations, and adding a new designation of RD-5. The amendment will allow for a single-family residential development that would conform to the current housing market demands.

Finding #2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed Specific Plan Amendment will reduce the density requirements of the Project site, which will allow for housing products that will meet the current market demands, reduce vehicle trips, and provide future infrastructure in the Laguna Ridge Specific Plan that will benefit future and existing developments.

Finding #3: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the land use designations for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion as to land use.

Finding #4: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed change to the land use designations on the Project site will not adversely affect adjacent properties. All public services and utilities to serve the Project would remain as identified for the LRSP.

Finding #5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The finding above does not apply to the Poppy Keys East Project.

## **Rezone**

Finding: The proposed Zoning Amendment is consistent with the General Plan's goals, policies, and implementation programs.

Evidence: The proposed rezone consists of amending the City of Elk Grove Zoning Map by eliminating the RD-10 and RD-20 land use designations, and add a new designation

of RD-5. The rezone is consistent with the proposed General Plan and LRSP land use designations that are proposed under the concurrent General Plan Amendment and Specific Plan Amendment. The Project implements the General Plan's policies and goals for orderly development that is supported by public infrastructure and services. The proposed rezoning meets all applicable development standards established in Elk Grove Municipal Code Title 23 Zoning.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby declares its intent to approve the Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for Tentative Subdivision Map Layout for the Poppy Keys East Project (EG-13-052), as described in Exhibit A and illustrated in Exhibit C, subject to the Conditions of Approval contained in Exhibit D (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 map is consistent with the City's General Plan and the LRSP as it will facilitate development of the property with residential use consistent with the proposed tentative subdivision map.
- b. The design of the proposed map is consistent with the City's General Plan and the LRSP as each resultant parcel will have access to the public right-of-way and future facilities.
- c. The site is physically suitable for residential development. The Laguna Ridge Specific Plan land use map has anticipated the Project site for residential development. Access to the site will be provided or is available. Necessary services and facilities are available or can be provided. Therefore, the site is physically suitable for the residential development proposed.

- 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,

### **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. All proposed street widths meet the City's Improvement Standards and a minimum of 4-foot 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 25-foot wide landscape corridor along Whitelock Parkway. The design of the street layout provides pedestrian connectivity from the neighborhood to Whitelock Parkway and Poppy Ridge Road. The proposed subdivision design blends seamlessly into the surrounding neighborhood and the street pattern encourages walking.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 10<sup>th</sup> day of December 2014.



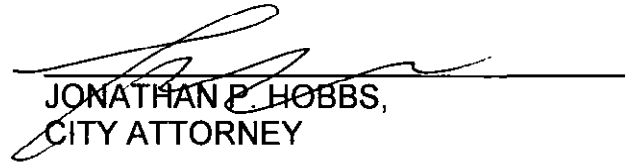
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



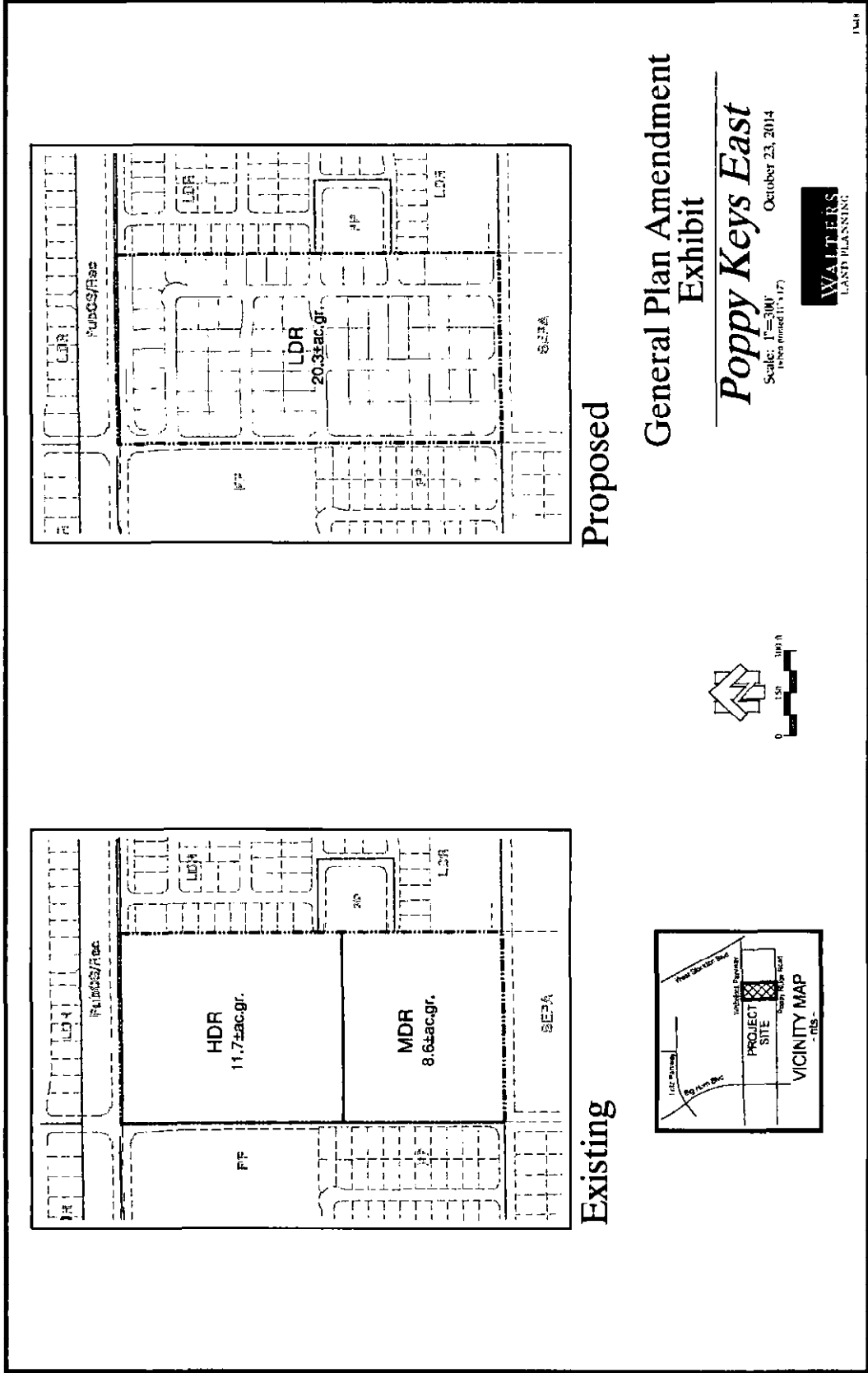
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JONATHAN P. HOBBS,  
CITY ATTORNEY

**Exhibit A  
Poppy Keys East (EG-13-052)  
Project Description**

**PROJECT DESCRIPTION**

The proposed Poppy Keys East project (Project) consists of a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for tentative subdivision map layout that would allow the construction of a single-family residential subdivision in the Laguna Ridge Specific Plan (LRSP). The Project site's 20.3-acre parcel would ultimately result in 79 single-family residential lots and 1 landscape lot. The Project also includes a 1-foot abandonment from the existing 30-foot half-width section of Poppy Ridge Road right-of-way.

**Exhibit B**  
**Poppy Keys East (EG-13-052)**  
**General Plan Amendment and Specific Plan/ Rezone**



**General Plan Amendment**  
**Exhibit**

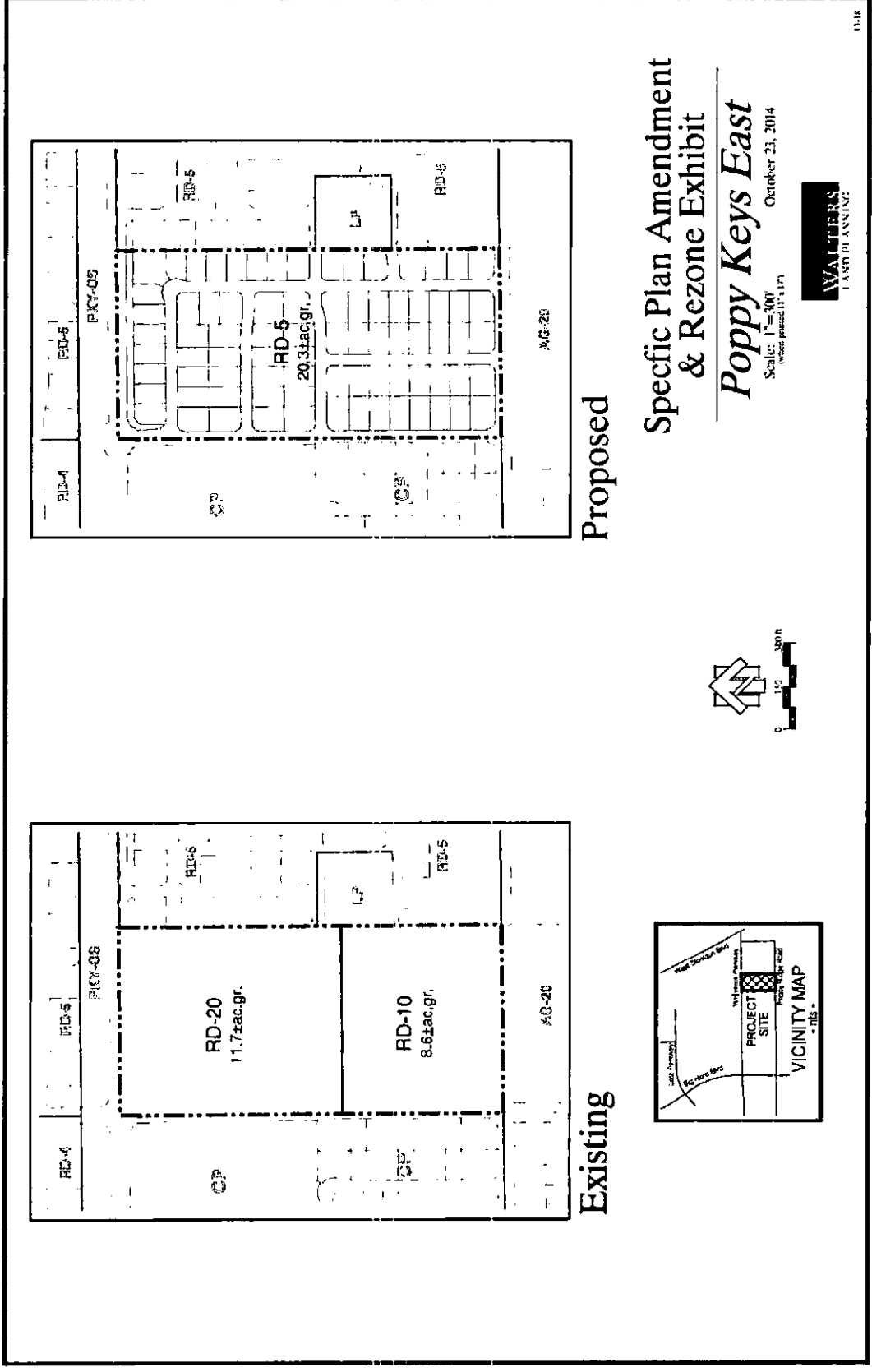
**Poppy Keys East**

Scale: 1"=300'  
 Date: 11/17/14





**Exhibit B  
Poppy Keys East (EG-13-052)  
Specific Plan Amendment / Rezone**



**Proposed**

**Existing**

**Specific Plan Amendment  
& Rezone Exhibit**

**Poppy Keys East**

Scale: 1" = 300'  
(where printed 11" x 17")  
October 23, 2014



DLR



**Exhibit D  
Poppy Keys East (EG-13-052)  
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.	<p>The Project approved by this action is for a Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for Subdivision Layout, as specifically described in the December 10, 2014 City Council staff report and as illustrated in the following project plans dated October 23, 2014 and attached as 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>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	
3.	<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	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
4.	<p>The Applicant/Owner or 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	
5.	<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 adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Laguna Ridge Specific Plan</li> <li>• Laguna Ridge Specific Plan Supplemental Design Guidelines</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• Citywide Design Guidelines</li> </ul>	On-Going	Planning Public Works	
6.	<p>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 Public Works.</p> <p>Private sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On-Going	Public Works SCWA, SASD, SMUD PG&E	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and signature)</u>
7.	<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 District (EGWD), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works, Finance, CCSD, SCWA, SASD, EGWD	
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:</p> <ul style="list-style-type: none"> <li>• Master Home Plan Design Review</li> <li>• Grading Permit and Improvement Plan</li> <li>• Final Map</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Section 404, 401, 1602, or other State or Federal environmental permit (as applicable)</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> <li>• SASD Design Standards for on-site and off-site sewer construction.</li> </ul>	On-Going	Planning, Public Works, Building, CCSD, SCWA, SASD, EGWD	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<b>9.</b>	<p><b>Prior To or In Conjunction With Improvement Plans and/or Grading Plan Approval</b></p> <p>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 Planning Director.</p>	<p>Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.</p>	<p>Planning</p>	
<b>10.</b>	<p>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.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plans</p>	<p>Planning</p>	
<b>11.</b>	<p>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.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plans</p>	<p>Planning</p>	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
12.	Prior to issuance of improvement plans, the Applicant shall fund the preparation of amendments to the Laguna Ridge Supplemental Design Guidelines to address public improvements within Phase IV of Laguna Ridge Specific Plan to the satisfaction of the City. The City may issue improvement plans for a portion of the Project in advance of the completion of this condition if the Applicant has deposited an amount, at the discretion of the City, sufficient to cover the anticipated cost to prepare the amendments proportional to Phase IV. This fee may be divided amongst the owners on a proportional basis (e.g., by acre) at the discretion of the City.	Improvement Plans	Planning	
13.	The drainage system shall be designed in accordance with the approved Master Drainage Study for the Laguna Ridge Specific Plan area and shall accommodate runoff from the ultimate development. All drainage improvements shall meet the City of Elk Grove Improvement Standards.	Improvement Plans	Public Works	
14.	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 transmission lines or larger.	Improvement Plans	Public Works	
15.	The Applicant shall submit landscape and civil improvement plans to the City and CCSD Parks for review and approval for the public landscape area Lot A.  The Public landscape area shall be designed in accordance to the LRSP Supplemental Design Guidelines and the 2009 Parks and Recreation Master Plan.	Improvement Plans	Public Works, CCSD Parks	
16.	The neighborhood monumentation for the intersection of Whitelock Parkway and 'A' Street as shown on the tentative map shall be designed to the satisfaction of the Planning Director and incorporated into the improvement plans.	Improvement Plans	Public Works, Planning	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
17.	For areas where the landscape corridor abuts residential lots, or private facility lots, the Applicant shall install a 6 ft. high masonry wall, which shall be built to the specifications of the CCSD Parks and the City.	Improvement Plans	CCSD Parks, Planning	
18.	The Applicant shall construct & install landscaped corridors according to plans and specifications approved by the City and CCSD for Lot C and the median at A Drive.	Improvement Plans	CCSD Parks, Planning	
19.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required to SASD Design Standards.	Improvement Plans	SASD	
20.	Each lot and each building with a sewage source shall have a separate connection to the 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	
21.	The Applicant shall destroy all abandoned wells on the 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 well for grading and construction.	Improvement Plans	SCWA	
22.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans.	Acceptance of Public Improvements	Public Works	



<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and signature)</u>
<b>Prior To or Conjunction With Final Map</b>				
23.	Quitclaim of the SMUD easement as recorded in Book 3672 OR487 shall be completed prior to the Final Map.	Final Map	Public Works	
24.	The abandonment of a 1-foot portion of Poppy Ridge Road right-of-way as recorded in Book 109 page 215, and the abandonment of a 12.5-foot public utility easement recorded in Parcel Map Book 169, page 5 shall be completed with the Final Map.	Final Map	Public Works	
25.	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	Public Works	
26.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited. 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	Public Works	
27.	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	Public Works	
28.	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 with attached sidewalk within the subdivision. The Applicant shall dedicate a 6.5-foot public utility easement to the City of Elk Grove along frontages of Poppy Ridge Road and "A" Drive.	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	The Applicant shall dedicate a 20-foot public utility easement to the City of Elk Grove for overhead and underground facilities and appurtenances adjacent to Whitelock Parkway.	Final Map	Public Works	
30.	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	Public Works	
31.	The Applicant shall dedicate free and clear of encumbrances to the City of Elk Grove. Lot 'C' in fee title.	Final Map	Public Works	
32.	The Applicant shall dedicate, design and improve an expanded intersection at 'A' Drive and Whitelock Parkway in full-width from Whitelock Parkway to 'B' Way in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	

	<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>
33.	<p>If warranted as determined by Public Works, the Applicant shall design and install a traffic signal at the intersection of Whitelock Parkway and 'A' Drive in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Eligible costs associated with the traffic signals and intersection improvements are subject to reimbursement by the City as set forth in the Elk Grove Roadway Fee Program. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none"> <li>1. Enter into an Acquisition and Reimbursement Agreement with the City prior to construction of the improvement; and</li> <li>2. Comply with all pre- and post-bidding procedures as required by the City and State law.</li> <li>3. Not receive reimbursement from any other reimbursement programs.</li> </ol> <p>If the traffic signal is not warranted by final map approval, the Applicant shall design and install a four-way stop sign at the intersection of Whitelock Parkway and 'A' Drive to the satisfaction of Public Works.</p>	Final Map	Public Works	
34.	<p>The Applicant shall design and construct bulb-outs at each intersection adjacent to all parks in accordance with City standards and/or to the satisfaction of Public Works. Additional signing and striping may be required as a result of the improvements of this project, and shall be designed at the Improvement Plan phase to the satisfaction of Public Works.</p>	Final Map	Public Works	
35.	<p>The Application shall install stop signs at intersections of internal streets. Location(s) of stop signs will be determined during Improvement Plan review.</p>	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
36.	The Applicant shall design, dedicate (and/or acquire property rights for) and improve Poppy Ridge Road, half-width, as a 2-lane residential collector in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall include a minimum of 40' of right-of-way dedication and shall be based on a 58' street section measured from back-of-sidewalk to back-of-sidewalk. Improvements on Poppy Ridge Road shall include adequate pavement transitions to match the existing street sections per City Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
37.	The Applicant shall dedicate, design, and improve 'A' Drive half-width, as a primary residential street in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards, and to the satisfaction of Public Works. The street section shall include a minimum of 40' of right-of-way dedication and shall be based on a 58' street section measured from back-of-sidewalk to back-of-sidewalk.	Final Map	Public Works	
38.	The Applicant shall dedicate to the City of Elk Grove, design and improve the southerly half of Whitelock Parkway, as shown on the tentative map in accordance with the Laguna Ridge Specific Plan, City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Final Map	Public Works	
39.	The Applicant shall dedicate to the City of Elk Grove, design and improve a 25' wide landscape corridor adjacent to Whitelock Parkway. A 7' sidewalk shall be installed within the landscape corridor.	Final Map	Public Works	
40.	The Applicant shall install entry monumentation for 'A' Drive at Whitelock Parkway with adequate right-of-way to the satisfaction of Public Works and in accordance with Laguna Ridge Specific Plan Supplemental Design Guidelines.	Final Map	Public Works, Planning	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and signature)</u>
41.	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	Public Works	
42.	If the Applicant proposes to record multiple final maps, the Applicant shall dedicate/acquire property rights for, design, and construct all infrastructure improvements, as specified in these conditions, determined by the City to be necessary to serve the lots proposed to be created with each Final Map. Unless otherwise approved by the City in conjunction with the CCSD Fire Department, each Final Map phase shall result in a local street system with connections to two different arterial streets.	Final Map	Public Works	
43.	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	Public Works	
44.	In conjunction with each proposed final map, the Applicant shall fund and/or perform analyses if and as determined to be needed by the City, SASD, and SCWA to identify backbone roadway improvements set forth in Table 8.1 of the Laguna Ridge Specific Plan and other backbone infrastructure components listed in the Laguna Ridge Finance Plan, or portions thereof, are needed to support the proposed final map. The Applicant shall design, dedicate/acquire property rights for, and construct any such identified backbone infrastructure improvements in conjunction with the final map.	Final Map	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
45.	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 the 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	Public Works	
46.	<p>The Project shall finance its fair share of infrastructure to serve the Laguna Ridge Specific Plan area. To accomplish this, the Applicant shall complete one of the following prior to recordation of the Final Map:</p> <ol style="list-style-type: none"> <li>1. Annex the Project Area into the Laguna Ridge 2005-1 Mello-Roos Community Facilities District; or</li> <li>2. Make a payment to the City, as determined by the City's Finance Director, equivalent to Project's fair share costs.</li> </ol> <p>Should the Applicant elect to annex into the CFD, the Applicant shall be aware that the annexation process can take several months and 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 on regarding this CFD, see <a href="http://www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm">www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm</a>. For information on the process to annex into financing districts, see <a href="http://www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm">www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm</a>.</p>	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
47.	<p>The Project shall finance its fair share of infrastructure maintenance associated with public parkways, public parks, open space, landscape areas, bike and other paths, landscape medians in and adjacent to roadways, maintenance and operation of City facilities, and other such facilities as it relates to new development. To accomplish this, the Applicant shall annex the Project Area into the Laguna Ridge 2005-1 Mello-Roos Community Facilities District, Maintenance Fee.</p> <p>The Applicant shall be aware that the process to annex into the CFD can take several months and 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 on regarding this CFD, see <a href="http://www.elkgrovecity.org/finance/financial-division/cfd-information.htm">www.elkgrovecity.org/finance/financial-division/cfd-information.htm</a>. For information on the process to annex into financing districts, see <a href="http://www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm">www.elkgrovecity.org/finance/financial-planning-division/annexation-to-districts.htm</a>.</p>	Final Map	Finance	
48.	<p>The Project shall annex into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District 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 <a href="http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp">http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</a>.</p>	Final Map	Finance	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
49.	<p>The Project 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 to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/finance/cfd-information.asp">http://www.elkgrovecity.org/finance/cfd-information.asp</a>.</p>	Final Map	Finance	
50.	<p>Prior to the recordation of the final map the property owner(s) shall either:</p> <p>1) Approve an annual Mello-Roos Community Facilities District special tax or</p> <p>2) Deposit a sum of money, as determined by CCSD Fire, sufficient for CCSD 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 CCSD, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the CCSD.</p>	Final Map	CCSD Fire	
51.	<p>The Applicant shall provide separate 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 Final Map approval.</p>	Final Map	SCWA	



	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
52.	A street name, from the City of Elk Grove Veterans Street Name Program if available as determined by the City, shall be assigned to the Project for use on a street within the subdivision in accordance with City policy and to the satisfaction of Public Works.	Final Map	Public Works	
<b>Prior To or In Conjunction With Building Permit</b>				
53.	The Applicant shall complete all improvements prior to issuance of any subsequent building permits.	Prior to issuance of 1 <sup>st</sup> Building Permit	Public Works	
54.	All building and suite number addressing shall be approved by the City of Elk Grove Building Department in consultation with the CCSD Fire Department.	Prior to issuance of 1 <sup>st</sup> Building Permit	Building, CCSD Fire	
55.	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 Public Works. 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.	Prior to issuance of 1 <sup>st</sup> Building Permit	Public Works	
56.	The Applicant shall reconstruct any existing ADA improvements adjacent to the Project to meet current standards.	Prior to issuance of 1 <sup>st</sup> Building Permit	Public Works	

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-286**

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

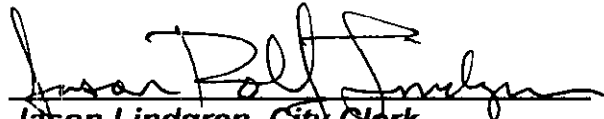
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:***

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

**NOES:            COUNCILMEMBERS:     None**

**ABSTAIN :        COUNCILMEMBERS:     None**

**ABSENT:         COUNCILMEMBERS:     None**

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