

**RESOLUTION NO. 2018-061**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
DECLARING ITS INTENT TO APPROVE A GENERAL PLAN AMENDMENT AND  
APPROVE A SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP,  
DESIGN REVIEW FOR SUBDIVISION LAYOUT, DESIGN DEVIATION FOR LOT  
WIDTH AND TREE REMOVAL SUBJECT TO FINDINGS AND CONDITIONS OF  
APPROVAL FOR THE TUSCAN RIDGE SOUTH II PROJECT  
ASSESSOR PARCEL NUMBERS 132-0050-020, -024 AND -141**

**WHEREAS**, the Development Services Department of the City of Elk Grove received an application on October 5, 2015, from Richland Planned Communities (Applicant) requesting a General Plan Amendment, Specific Plan Amendment and Rezone, Tentative Subdivision Map, and Design Review for Subdivision Layout for the proposed Tuscan Ridge South II Project located on an undeveloped 39.8-acre site at 7911 Elefa Avenue; 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 132-0050-020, -024 and -141; and

**WHEREAS**, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

**WHEREAS**, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines) states no further environmental review is required from CEQA for projects that are consistent with the applicable General Plan and Zoning for which an Environmental Impact Report (EIR) was certified; and

**WHEREAS**, Section 15162 (Subsequent EIRs and Negative Declarations) of State CEQA Guidelines states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency (City); and

**WHEREAS**, the City has reviewed the Project and analyzed it based upon the provisions in Sections 15183 and 15162 of the State CEQA Guidelines; and

**WHEREAS**, an EIR was certified by the City Council for the adoption of the Laguna Ridge Specific Plan Area (State Clearinghouse No. 2000082139); and

**WHEREAS**, the proposed Project is consistent with the projects described in the previously certified EIR; 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 (GPA), Specific Plan Amendment, Tentative Subdivision Map, and Design

Review with Deviations for Subdivision 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 Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), the Specific Plan, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on December 7, 2017, 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 4-0-1 (Commissioner Tong absent) to recommend denial 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 under a separate item at the next available meeting where another General Plan Amendment (map or text) has been proposed for consideration; 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 finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Sections 15183 and 15162 based upon the following finding:

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

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: The California Environmental Quality Act (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." The proposed Project is a project under CEQA.

Consistent with Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA) pursuant to

Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines), no further environmental analysis is required. State CEQA Guidelines Section 15183 (supported by Public Resources Code Section §21083.3), provides that projects that are consistent with a Community Plan, General Plan or Zoning for which an 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.” In 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (LRSP) (State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and Specific Plan, as well as the improvements identified in the accompanying infrastructure master plans.

The Projects proposes minor reconfigurations to the General Plan boundaries and acreages of the existing land use designations that will increase the amount of parks and open space and will include RD-4, RD-5 and RD-7 zoning designations that allow a slightly higher density. These are still within the General Plan Low Density Residential designations that allow density ranges from four to seven units per acre. While the increase of the Park space will result in a loss of residential land, it will be compensated by the increase in residential units created from the RD-5 and RD-7 zones. All other land uses will remain in similar locations and in similar size and will not impact the proposed LRSP land use plan or regional street system or trails plan.

Special studies were required as part of the CEQA analysis for the proposed Project in order to examine any potential peculiar effects of the Project consistent with CEQA Guidelines Section 15183(a). These studies included an Arborist Report, Noise Study, Phase 1 Assessment Report, Cultural Report, and Biological Resource Analysis. The results of these analyses concluded the following:

*Arborist Report:* The site contains 68 trees measuring 6-inches in diameter or greater at breast height. These trees include California Black Walnut, English Walnut, Olive, Plane Tree, and Valley Oak. Of those, 15 trees have been recommended for removal due to existing defects that could make them a hazard, while the rest would most likely be removed due to the on-site improvements. A condition has been included to ensure adequate mitigation is made prior to improvement of the site in accordance with the Elk Grove Municipal Code Chapter 19.12.

*Noise Study:* The study indicates Bruceville Road would be the main noise contributor to the Project site. The results state that while higher noise levels would be anticipated, the levels could be managed with the installation of a 7-foot masonry sound wall adjacent to Bruceville Road and Elefa Avenue just behind the entry monument sign at the northeast intersection. Noise insulation, windows, and equipment for homes directly

adjacent to the right-of-way were also recommended. These improvements will be enforced through the design review process which will regulate the final design and location of the sound wall and homes. Inclusion of these items which are already required per City development standards will ensure noise levels stay within required ambient levels consistent with the General Plan.

*Phase I Assessment:* The Phase I Assessment, an assessment for any on-site hazardous materials, indicated the site is longer used for agricultural land and is primarily rural residential uses. The Project site contained debris, on-site wells, older structure/homes, but did not identify any existing conditions that could contain hazardous materials or require significant remediation. The Project has been conditioned to comply with all State and local requirements for demolition and construction to avoid any unforeseen on-site hazardous materials such as lead paint or asbestos from antiquated building materials.

*Cultural Report:* The report concluded there are no known historic or prehistoric resources observed on-site. The Project is subject to the applicable LRSP EIR mitigation and has been conditioned to preserve any historic or prehistoric artifacts found during earth moving activities.

*Biological Resource Analysis:* The Project area is primarily undeveloped apart from several abandoned buildings. The properties within the east boundary of the Project are planted with a grain crop. Surrounding lands are primarily undeveloped land, with the exception of a large residential development to the west. Topography consists of flat terrain at an elevation of approximately 30 feet above mean sea level. There are not existing habitats or conditions suitable to establish a new habitat for endangered species. While the current conditions do not indicate existing habitats, as the site is prone to moderate seasonable pooling due to the wet winters, there is a slight possibility this could eventually lead to the presence of species during the winter rainy season. The site, much like the surrounding parcels in the region, contains grassland with limited biological value for special-status species. As the region contains similar land that could accommodate any potential seasonal migration of species in the region, the impact from development of the site should be considered less than significant as the removal would not deprive potential habitats from seasonal nesting opportunities. As the Project is subject to the LRSP Mitigation Monitoring and Reporting Program (MMRP), all applicable mitigation for biological resources would apply.

No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIR for the LRSP. The Project is

subject to the LRSP MMRP. Consequently, pursuant to CEQA Guidelines Section 15183, no further environmental review is required for this Project. The Project was routed to the Wilton Rancheria, Buena Vista Rancheria, and the Native American Heritage Commission in accordance with Senate Bill 18 (SB-18) for General Plan Amendments and no comments were received.

Additionally, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are, considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved LRSP. There are no substantial changes in the Project from those analyzed in the 2004 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial

importance has been identified. Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby declares its intent to approve the General Plan Amendment for the Tuscan Ridge South II Project (EG-15-038), as described in Exhibit A and illustrated in Exhibit B, based upon the following finding:

**General Plan Amendment per EGMC Section 23.16.120.E**

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

Evidence: The Project proposes a minor reconfiguration of the existing General Plan land use designations with a slight decrease of the Low Density Residential area, but an increase of the Parks and Open Space areas. Though the overall residential designation is decreasing, the associated Specific Plan and Rezone requests will allow for more lots in the RD-4, RD-5 and RD-7 zoning categories to account for the loss of residentially designated areas. The parks and open space/green corridors will remain, maintaining access and trails consistent with the LRSP requirements. The open space/green corridors have been designed to integrate with the future design of the adjacent Treasure Homes and Arbor Ranch subdivisions.

**AND BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Laguna Ridge Specific Plan Amendment, Tentative Subdivision Map, Design Review for Subdivision Layout, Design Deviations for lot width, and Tree Removal for the Tuscan Ridge South II Project (EG-15-038), as described in Exhibit A, illustrated in Exhibit B and Exhibit C, subject to the Project Plans in Exhibit D and conditions of approval in Exhibits E (all incorporated herein by this reference), based upon the following findings:

**Laguna Ridge Specific Plan Amendment Findings per LRSP Section 9.3.5**

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 Applicant is proposing changes to provide additional parkland and a modified layout to accommodate the proposed subdivision. The residential area will be slightly up-zoned to ensure the unit count remains similar to what would have been allowed through the current zoning designations. Changes in the housing market and more accurate assessment of regional needs have resulted in the proposed amendments to the land use boundaries as the Project will not

alter the envisioned community character consistent with the Specific Plan vision for the area.

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

Evidence: The street system and land uses (residential and parkland) will largely remain the same as the Project has been designed to be integrated into the surrounding subdivisions. The amendments to the land use boundaries will help the Applicant maintain a marketable housing product and ensure construction adheres to surrounding development patterns to maintain orderly growth within the area.

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

Evidence: The land use and zoning map boundaries are being slightly amended to accommodate additional parks acreage while the street system, trails, and single family housing will remain consistent with the community vision. The addition of 7.1 acres of RD-7 and relocation of 2.5 acres of RD-5 zoning will be consistent with the General Plan land use designation and remain in a similar form and location as the original community plan.

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

Evidence: The amendment does not propose land uses that are inconsistent with surrounding uses nor will they impact services to the region. The Project has been conditioned to ensure all construction meets Federal, State, and local development standards for public health and safety.

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

Evidence: The site does not contain physical constraints that require further amendments to the Specific Plan. Changes in the housing market and more accurate assessment of regional needs have resulted in the proposed amendments to the land use boundaries of the Project.

### **Tentative Subdivision Map per EGMC Section 22.20.080**

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 LRSP. The proposed map is consistent with the land use designation and policies in the LRSP Land Use Map as amended, which designates this site as Low Density Residential, Open Space/Recreation and Public Park. The proposed Tentative Subdivision Map will allow for development consistent with the Specific Plan.
- (b) The proposed Project, the proposed subdivision design, lot sizes, lot configurations, and proposed infrastructure improvements are consistent with the LRSP development standards and land use designations for the proposed site. A design deviation was needed for minimum lot width for 43 lots. This deviation was needed to achieve density and lot area requirements without significantly altering the proposed circulation. The deviation will only reduce the lot widths by two to five feet below the minimum requirement.
- (c) The site is physically suitable for the proposed development. The LRSP land use map has anticipated the Project site for development. Necessary services and facilities, including access, can be provided. Therefore, the site is physically suitable for the development proposed.
- (d) All residential lots proposed by the Project are consistent with the allowed densities as provided under the General Plan. Services and facilities to serve the project, including water, sewer, electricity, and other utilities, will be provided or are available. Therefore, the site is appropriate for the proposed density of development.
- (e) Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially or injure fish or wildlife or their habitat. The potential environmental impacts of the proposed project, including the effects of development upon fish and wildlife, were analyzed in the LRSP EIR. The Project is consistent with the LRSP land use plan and is conditioned to comply with the LRSP Mitigation Monitoring and Reporting Plan.



- (f) The design of the subdivision will not cause serious public health problems based upon the analysis presented in the LRSP Area EIR.
- (g) The design of the subdivision will not conflict with easements acquired by the public at large as demonstrated by review of the Project.

**Design Review with Deviations for Subdivision Layout per EGMC Section 23.16.080.F**

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence: The site layout has been reviewed against the LRSP development standards and Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The proposed subdivision map and related plans provide all the design elements required by the Laguna Ridge Specific Plan development standards, 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. A design deviation was needed for minimum lot width for 43 lots. This deviation was needed to achieve density and lot area minimum requirements and will only reduce the widths by two to five feet below the required 70-foot width. The deviation is needed to achieve greater housing diversity and will not impact the Applicant's ability to design a functional plan.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site, and will enhance the character of the neighborhood and community.

Evidence: The proposed map will result in the creation of 116 lots for the development of single-family homes consistent with the overall intent of the LRSP and the General Plan. The proposed lots have been reviewed against the lot development standards and have been found to be consistent with the RD-5 and RD-7 requirements. The future construction of the homes will be subject to Design Review to ensure compatibility with the surrounding neighborhood.

The Project includes a Design Deviation to allow a reduction to the minimum lot widths in the RD-4 Zone by approximately two to five feet for 43 lots. The reduction is necessary to comply with the General Plan and Laguna Ridge Specific Plan density standards but will not inhibit the Applicant's ability to design functional homes for these lots. The deviation can be supported as it will allow the subdivision to accommodate a wider range of lot sizes without affecting the minimum lot square footage, and without significant modifications to the circulation layout.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The Project proposes to subdivide the subject site into 116 lots for future residential development. Though no structures are requested for approval with this application, the construction of the future residences will be subject to review and approval through the City's Design Review process that will include a review of building materials, colors, and compatibility with surrounding uses.

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

Evidence: The proposed Project provides internal off-street public trails/greenways linking all public parks together along with linkages to future park facilities on adjacent parcels. These sites and sizes are specifically identified in the LRSP land plan. The street system will be in the same location and capacity as proposed in the LRSP and the roadways have been design to comply with the LRSP and City standards.

Finding #5: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Project includes an interconnected street system as well as sufficient open space and landscaping. The proposed Project provides internal off-street public trails/parkways linking all public parks together and to future park facilities on adjacent parcels. Pedestrians will be able to utilize the greenways/trails to connect to larger off-site parks within the LRSP.

#### **Tree Removal per EGMC Section 19.12.110.B**

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence: Due to previous ground disturbance of past cultivation activities most of the trees are located on the edges of the property. Staff has reviewed the Project and has made efforts to integrate existing trees into the Project design. As the envisioned street and drainage system of the LRSP follows the property boundary lines, preservation of the trees requested for removal per the tree exhibit cannot be made without significant modifications to the street system as envisioned by the LRSP. While the final design for the open space, park areas,

and landscape corridors has not been established, staff will work on possible preservation of trees within and/or near these areas prior to final design.

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

Evidence: The trees proposed for removal are located on-site and their removal will not impact the root systems of trees located on adjacent sites. All on-site trees retained with the Project will be subject to the protection guidelines as provided in the arborist report. The Project has been conditioned to provide proper mitigation for the removal of trees consistent with EGMC Chapter 19.12 that will result in the planting of equivalent trees on site. Future development of the site will include open space, park land, and landscape corridors with landscape and trees that will serve the public through their use of the new public space.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of March 2018.



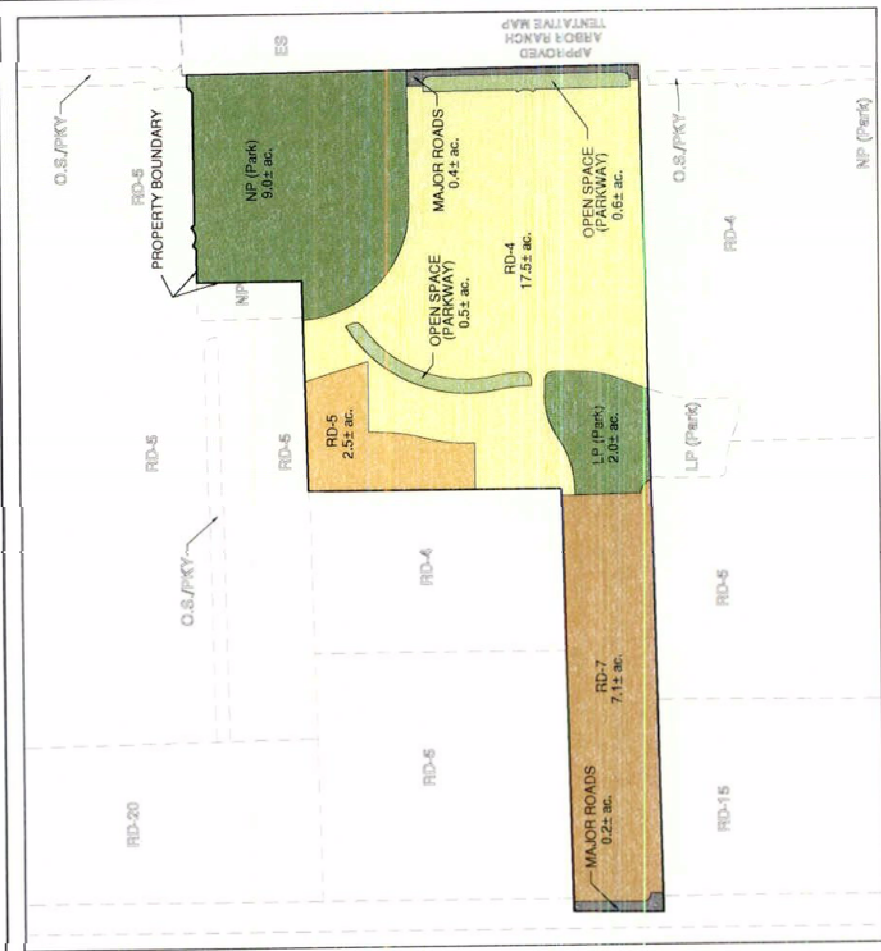
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

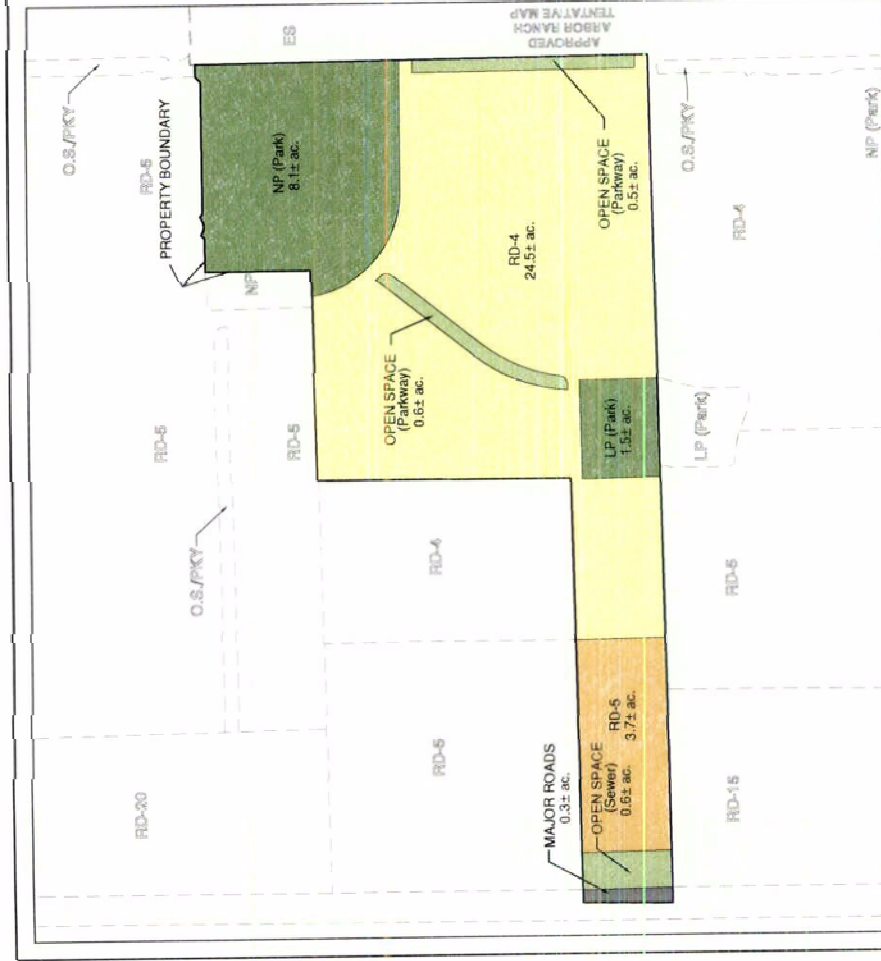
  
JASON LINDGREN, CITY CLERK.

APPROVED AS TO FORM:

  
JONATHAN P. HOBBS,  
CITY ATTORNEY



Proposed Zoning



Existing Zoning

ZONING	EXISTING ACRES	PROPOSED ACRES (G)	DIFFERENCE ACRES
RD-4	24.5	17.5	-7.0
RD-5	3.7	2.5	-1.2
RD-7	0.0	7.1	+7.1
LP (Park)	1.5	2.0	+0.5
NP (Park)	8.1	9.0	+0.9
OS (Sewer Line)	0.6	0.0	-0.6
OS (Parkway)	1.1	1.1	0.0
Major Roads	0.3	0.6	+0.3
<b>TOTAL</b>	<b>39.8</b>	<b>39.8</b>	

NOTE: All acreages are approximate and rounded to the nearest tenth



NORTH



SCALE: 1" = 350'

SPECIFIC PLAN / REZONE EXHIBIT

# TUSCAN RIDGE SOUTH

a Portion of the Laguna Ridge Specific Plan Area

Scale: 1" = 350'

February 14, 2018

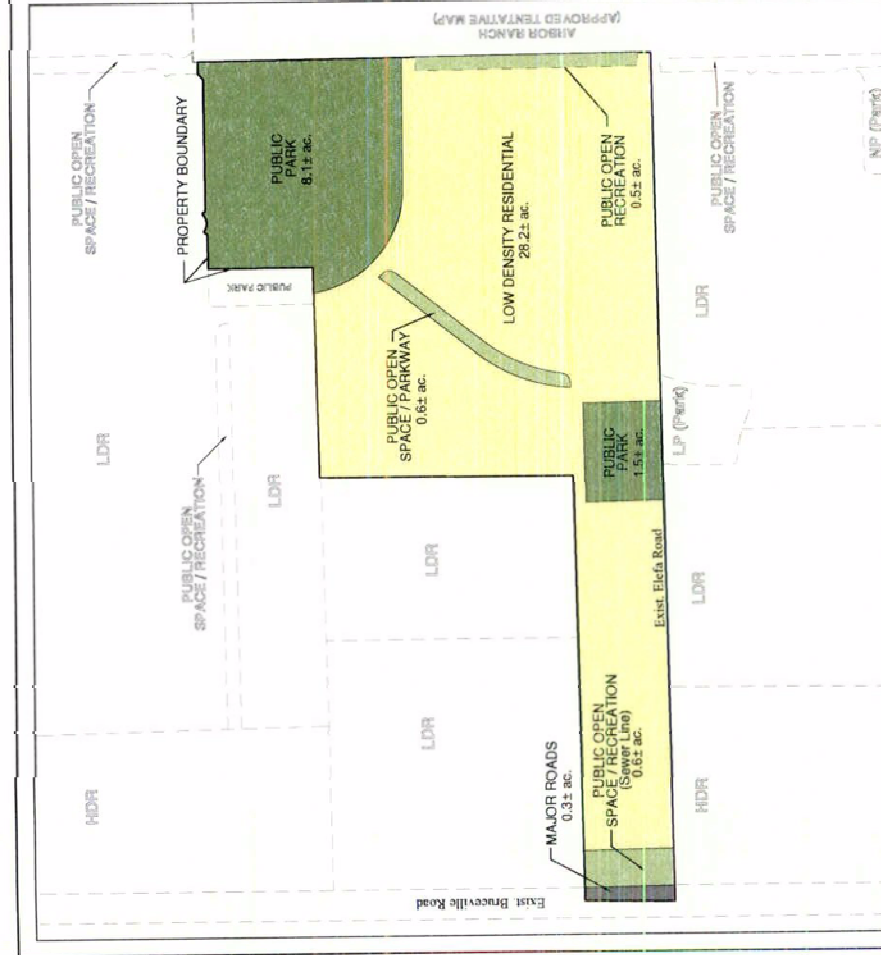


**Exhibit A**  
**Tuscan Ridge South II (EG-15-038)**  
**Project Description**

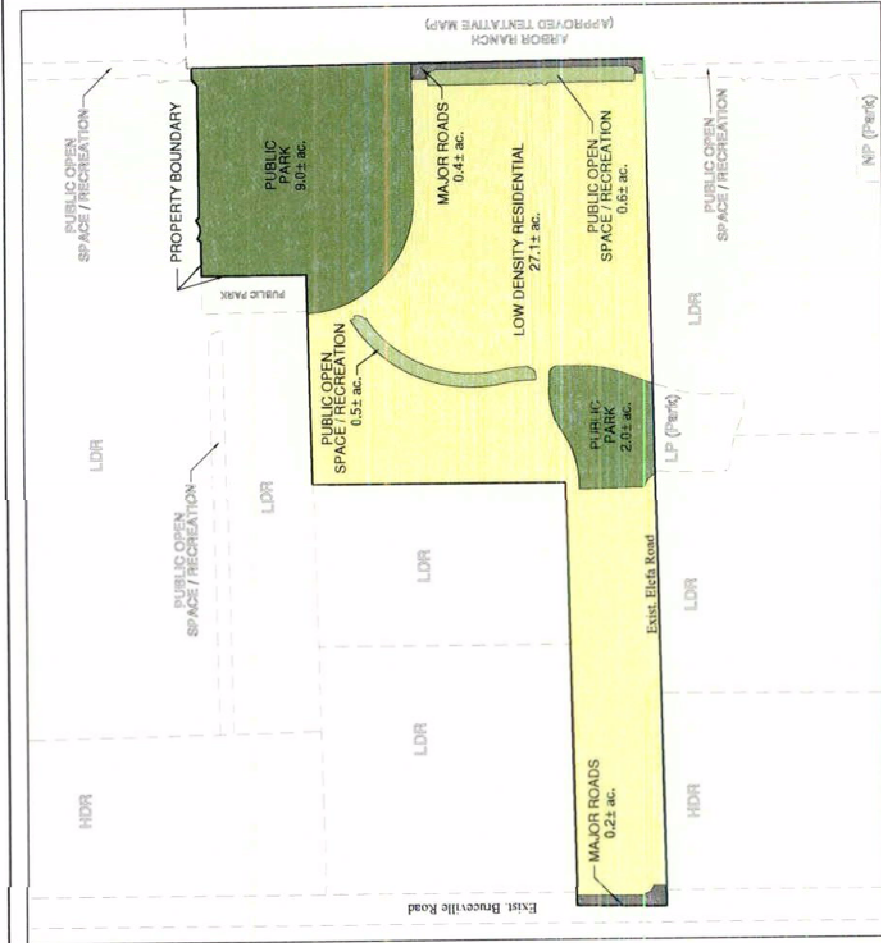
**PROJECT DESCRIPTION**

The Project consists of a Tentative Subdivision Map to subdivide ±39.8 acres into 114 single-family residential lots, two parks lots, two parkway corridor lots, and a landscape lot with exceptions for lot orientation; a General Plan Amendment to reconfigure boundaries and acreages; a Specific Plan Amendment and Rezone to increase the Neighborhood Park area, replace 2.5 acres of existing RD-4 with RD-5 designation, replace the RD-5 with RD-7 in other locations, and make minor reconfigurations to the local park and landscaping lot boundaries; Design Review for Subdivision Layout, and Design Deviation for minimum lot width.

**Exhibit B  
Tuscan Ridge South II (EG-15-038)  
General Plan Amendment**



Existing Land Use



Proposed Land Use

GENERAL PLAN LAND USE	EXISTING ACRES*	PROPOSED ACRES (G)	DIFFERENCE ACRES
LDR	28.2	27.1	-1.1
PUBLIC PARK	9.6	11.0	+1.4
PUBLIC OPEN SPACE/RECREATION	1.7	1.1	-0.6
MAJOR ROADS	0.3	0.6	+0.3
TOTAL	39.8	39.8	

NOTE: All acreages are approximate and rounded to the nearest tenth



NORTH



SCALE: 1" = 350'

GENERAL PLAN AMENDMENT EXHIBIT

# TUSCAN RIDGE SOUTH

a Portion of the Laguna Ridge Specific Plan Area

February 13, 2018

Scale: 1" = 350'

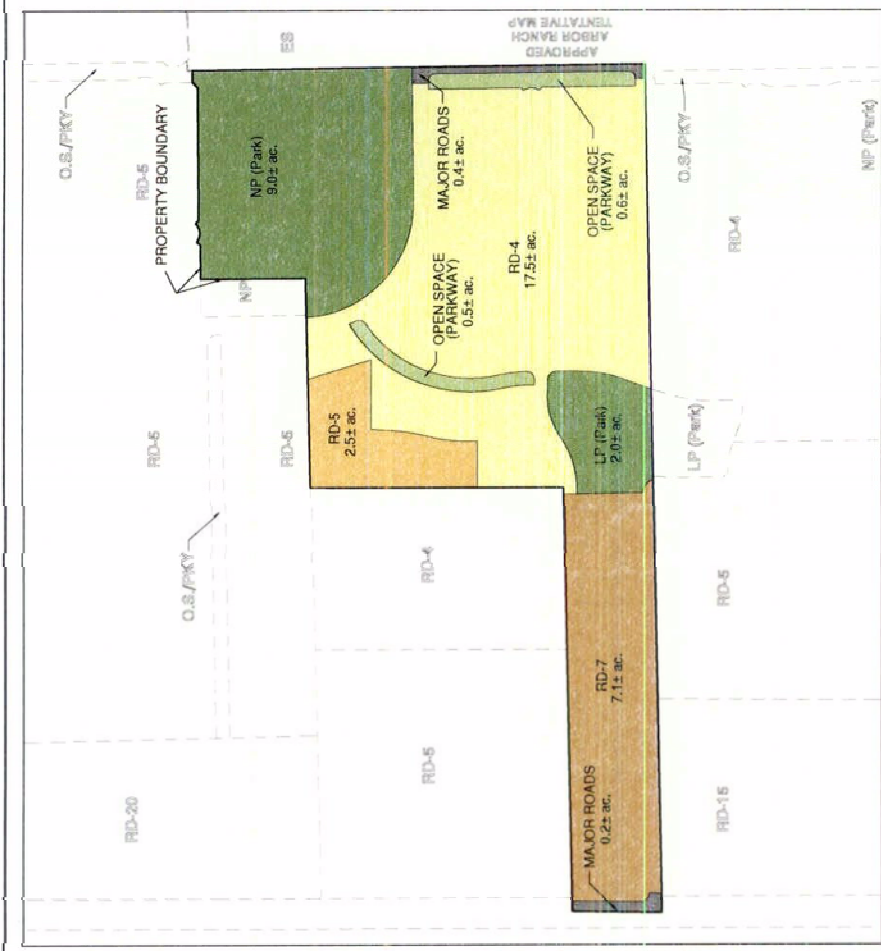
**MACKAY & SOMPS**  
ENGINEERS  
PLANNERS  
SURVEYORS

Sheet 1 of 1

TUSCAN RIDGE SOUTH REZONE 27128.00

**Exhibit C  
Tuscan Ridge South II (EG-15-038)  
Specific Plan / Rezone Amendment**





Proposed Zoning

Existing Zoning

ZONING	EXISTING ACRES	PROPOSED ACRES (G)	DIFFERENCE ACRES
RD-4	24.5	17.5	-7.0
RD-5	3.7	2.5	-1.2
RD-6	0.0	7.1	+7.1
NP (Park)	1.5	2.0	+0.5
LP (Park)	8.1	9.0	+0.9
OS (Sewer Line)	0.6	0.0	-0.6
OS (Parkway)	1.1	1.1	0.0
Major Roads	0.3	0.6	+0.3
<b>TOTAL</b>	<b>39.8</b>	<b>39.8</b>	

NOTE: All acreages are approximate and rounded to the nearest tenth



NORTH  
0 175 350  
SCALE: 1" = 350'

SPECIFIC PLAN / REZONE EXHIBIT

# TUSCAN RIDGE SOUTH

a Portion of the Laguna Ridge Specific Plan Area

Scale 1" = 350'

February 14, 2018

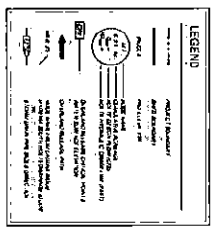
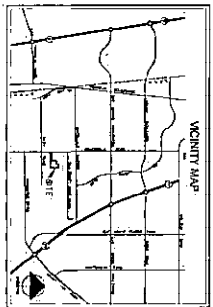
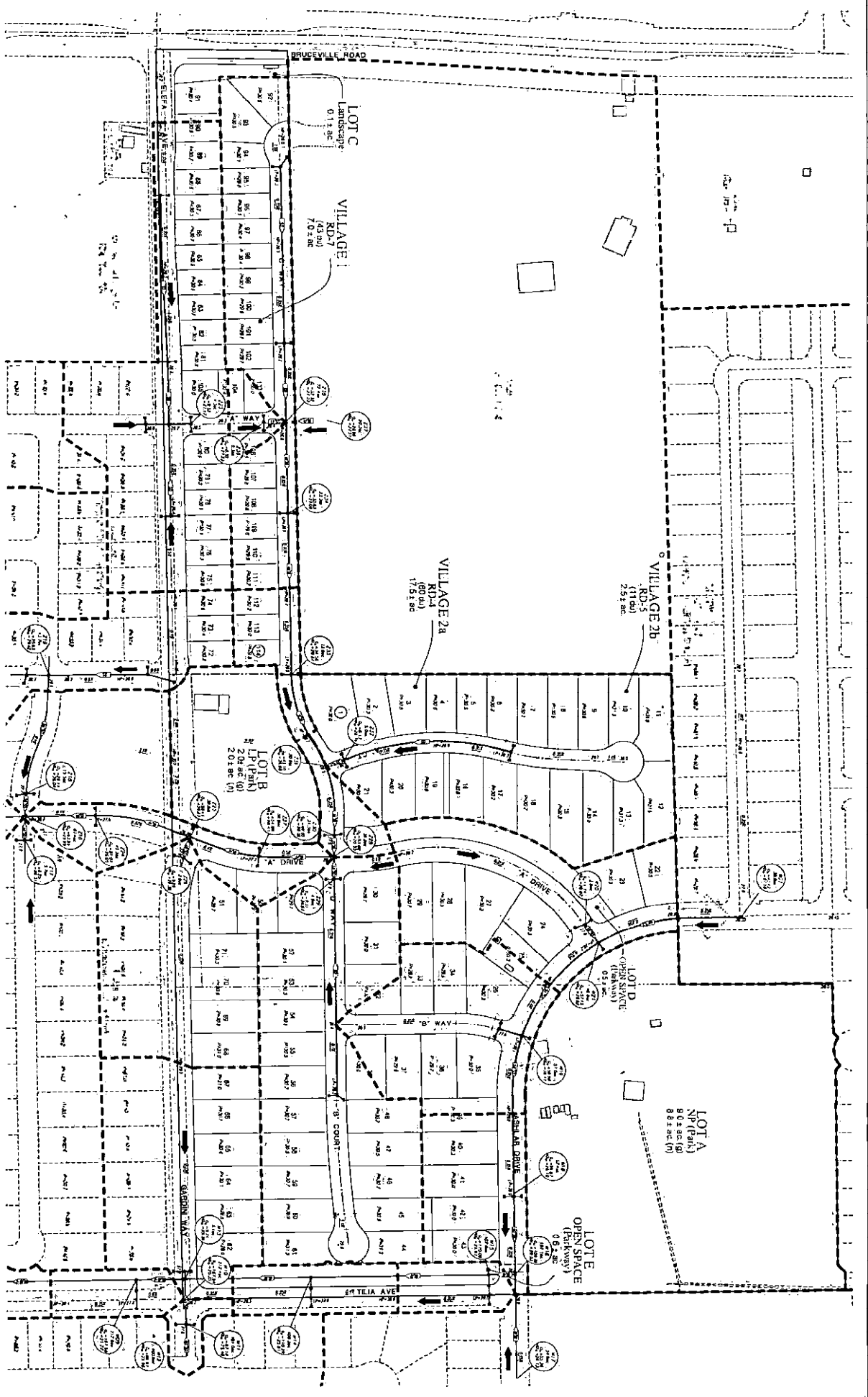


Sheet 1 of 1

TUSCAN RIDGE SOUTH REZONE 27128.00

**Exhibit D**  
**Tuscan Ridge South II (EG-15-038)**  
**Project Plans**





130' GRADE TO

# TUSCAN RIDGE SOUTH

PRELIMINARY GRADING & DRAINAGE PLAN

3' VARIATION OF DRAINAGE PATTERN VENTILATION COVER

**MACKAY & SOMPS**  
PLANNERS & ARCHITECTS

North Arrow

Scale: 1" = 40'

Revised: 10/15/2011  
 10/15/2011  
 10/15/2011

**Exhibit E**  
**Tuscan Ridge South II (EG-15-038)**  
**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 codes, statutes, regulations, and procedures.	On-Going	Planning	
3.	This Project supersedes the previous conditions or approval of the original project, Tuscan Ridge South EG-15-038; however, the Mitigation Monitoring and Reporting Program (MMRP) of the Laguna Ridge Specific Plan (SCH#200082139) still applies.	On-Going/ Applicable MMRP timing	Planning	
4.	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 application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>As to any existing fees, 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.</p>	On-Going	Finance	
6.	<p>Except as otherwise specified or provided in the Project plans or in these conditions, the Project shall conform to the applicable 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 and Specific Plan 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 or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive)</li> <li>• EGMC Title 16 (Building and Construction)</li> </ul>	On-Going	Planning Engineering Public Works Building	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
7.	The Applicant shall design and construct all improvements in accordance with the City Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Planning Engineering Public Works SCWA SASD SMUD PG&E	
8.	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 appropriate: <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Design Review and any other subsequent planning entitlements</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 (if required)</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit and/or clearance per construction plan review</li> </ul>	On-Going	Planning Engineering Public Works Building CCSD SCWA SASD	
9.	The Tentative Subdivision Map approval is valid for three (3) 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.	Three years; from date of approval	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>The final design of all on-site and off-site improvements is subject to the Laguna Ridge Specific Plan Design Guidelines and must be reviewed and approved by the Development Services Director prior to construction and/or installation. This applies to amenities and structures not included with this subdivision review and includes the following subsequent reviews:</p> <ul style="list-style-type: none"> <li>• Single Family Home Design.</li> <li>• Onsite Lighting</li> <li>• Onsite Amenities/Structures</li> <li>• Final Landscaping.</li> <li>• Park and Open Space Design.</li> </ul>	On-Going and Prior to Construction	Planning	
11.	<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), or other agencies or services providers as established by law. Unless otherwise determined by the City, the Applicant shall purchase all sewer and water credits from the City in lieu of paying sewer and water connection fees to the Sacramento Area Sewer District (SASD) and the Sacramento County Water Agency (SCWA), respectively, in the time frame required by the Conditions of Approval. Such purchase of credits is predicated upon 1) the City having credits available for sale; 2) that purchasing credits from the City does not create an unreasonable or undue delay in the advancement of the Project; and 3) that the cost of the credits are not higher than those available directly from SASD.</p>	On-Going and Prior to Construction	Planning Finance	



	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval</b>			
12.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
13.	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) and any other applicable drainage master plans or studies. The facilities shall include, but are not limited to the offsite flood control channel and adjacent detention basin as identified in the SDMP and other drainage master plan studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
14.	The Applicant may include in its drainage study, a proposal for interim drainage facilities. The study and proposed facilities shall incorporate the following: 1. All interim facilities shall be designed to meet the design standards contained in all policy documents adopted by the City. 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 or Grading Permit(s), whichever occurs first	Engineering Public Works	
15.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	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	Engineering	
17.	If deemed necessary by the City, the Applicant shall provide a temporary turnaround to the satisfaction of CCSD Fire Department and the City on C Way at the northerly property boundary.	Improvement Plans	Engineering	
18.	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 Phases III and IV of the 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 the amendments. Should the deposit not cover the costs in full the City will request additional funds be provided and the Applicant shall have 30 calendar days to provide such additional funds. The City will require full cost recovery.	Improvement Plans	Planning	
19.	The Applicant shall comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Project. Until the MMRP has been recorded and the estimated MMRP deposit of \$10,000 has been paid, no final subdivision map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Improvement Plans, Grading Permit(s), or Final Map, whichever occurs first	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20.	<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>	On-Going	Planning	
21.	<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>	On-Going	Planning	
22.	<p>The Applicant shall design and construct all walls consistent with Environmental Noise Assessment and the Landscape Planning Prototype Manual. Walls shall be located as shown on the tentative map within the Landscape Lot (PUE/Ped/LDSP Easement). This includes a 7-foot masonry sound wall for homes along Bruceville Road and Elefa Avenue. Wall construction may be phased to the satisfaction of the Development Services Director. Phasing may require additional noise study analysis.</p>	Prior to Final Map or Improvement Plans, whichever comes first	Planning	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	<p>The Trees of Local Importance, as identified on the Arborist Report and Tree inventory dated August 2, 2017, are approved for removal as indicated by the plan. Such removal shall be mitigated pursuant to the procedures and requirements of EGMC Chapter 19.12.</p> <p>All other trees identified in the preliminary tree exhibit that are not subject to EGMC Chapter 19.12 because they are not identified with protected status and therefore may be removed without mitigation except for any trees located on parks sites and trail corridors which are subject to CCSD review.</p>	Improvement Plans or Grading Permit(s), whichever occurs first	Planning City Arborist CCSD	
24.	The Applicant shall submit landscape and civil improvement plans for trails, parkways, paseos and landscape corridors to the CCSD for review and approval with applicable phases of the Project.	Improvement Plans	CCSD-Parks	
25.	The Applicant shall submit civil improvement plans for the park sites to the CCSD for review and approval with applicable phases of the Project.	Improvement Plans	CCSD-Parks	
26.	The Applicant shall install a 6-foot tall masonry wall or partial open fence consisting of block wall and tubular steel adjacent to all park sites, paseos, trails, landscape corridors greenways and drainage corridors consistent with the standards of Laguna Ridge Supplemental Design Guidelines and to the satisfaction of the CCSD. The wall shall be located at the property or easement line within the City right-of-way, park property, and/or parcels with the City's consent. The final design shall be in accordance with the Specific Plan standards and approved by CCSD prior to installation.	Improvement Plans	CCSD-Parks Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
27.	<p>Any necessary future Sacramento Municipal Utility District (SMUD) facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. All plans shall be provided to SMUD for review. This includes:</p> <ul style="list-style-type: none"> <li>• All setbacks to utility lines.</li> <li>• The removal and/or relocation of existing utility lines.</li> <li>• SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.</li> <li>• The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.</li> <li>• The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-foot wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.</li> </ul>	Improvement Plans	SMUD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
28.	<p>Sacramento County Water Supply "Zone 40" will provide water for the project site. The plans must be reviewed and approved prior to issuance of improvements plans and Final Map. The plans shall include the following items:</p> <ul style="list-style-type: none"> <li>• 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, Applicant shall use water from agricultural wells for grading and construction.</li> <li>• Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency (SCWA) as applicable and identified on the SCWA/MWH 2004 Sacramento County Recycled Water Distribution Modeling Study.</li> </ul>	Improvement Plan	SCWA	
29.	The Sacramento Area Sewer District (SASD) will provide public sewer connection for the Project site. The plans must be reviewed and approved prior to issuance of improvements plans and/or Final Map, whichever comes first.	Improvement Plans or Final Map, whichever occurs first	SASD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<b><u>Prior to or In Conjunction with Final Map Submittal or Approval</u></b>			
30.	Pursuant to Chapter 16.97 and Section 16.120.030.D of the Elk Grove Municipal Code, this Project is subject to the voluntary I-5 Subregional Corridor Mitigation Fee. The Applicant shall either pay this fee or prepare its own analysis to determine its fair share mitigation provided that, if improvements are chosen as alternative mitigation, such improvements must be consistent with those improvements identified in the I-5 Subregional Corridor Improvement Plan. Any alternative mitigation proposed by the Applicant must be accepted by the City and Caltrans. The payment of such alternative mitigation fee, provision of infrastructure, or other mitigation, shall constitute mitigation for the Project in lieu of the I-5 Subregional Corridor Mitigation Fee.	Final Map or Building Permit, whichever occurs first	Engineering Building Public Works Caltrans	
31.	The Applicant shall design and construct a portion of the off-site detention basin on the Treasure Subdivision as required to serve this Project that is within that shed and other flood control improvements pursuant to the City's Storm Drainage Master Plan (SDMP), the Laguna Ridge South drainage study, the City's Laguna Ridge Specific Plan and the Improvement Standards to the satisfaction of the City.	Final Map	Engineering	
32.	Appropriate fencing and gates shall be installed for maintenance access adjacent to detention basins in accordance with the City's Laguna Ridge Supplemental Design Guidelines, Improvement Standards and to the satisfaction of the City. The final design shall comply with the approved fencing material and design	Final Map	Engineering Public Works CCSD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	The Applicant shall dedicate, design, and improve all internal streets, in full width, as shown on the Tentative Subdivision Map and as required for each phased final map in accordance with the City's Laguna Ridge Specific Plan and Improvement Standards to the satisfaction of the City and as further conditioned herein.	Final Map	Engineering	
34.	All street dedications, on-site and off-site shall have a minimum right-of-way width of 40 feet to the satisfaction of the City.	Final Map	Engineering	
35.	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 the City. 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 the City.	Final Map	Engineering	
36.	The Application shall install stop signs and crosswalks at intersections of internal streets. Location(s) of stop signs and crosswalks will be determined during Improvement Plan review.	Final Map	Engineering	
37.	The Applicant shall install at-grade multi-use trail crossings on Gardini Way and Ashlar Drive at Tila Avenue in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan to the satisfaction of the City.	Final Map	Engineering	
38.	The Applicant shall design and install all trails, parkways, and landscape lots in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan, Laguna Ridge Specific Plan, Improvement Standards, to the satisfaction of the City and CCSD.	Final Map	Engineering CCSD Parks	



	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
39.	If the Applicant proposes to phase the Project, the Applicant shall dedicate/acquire property rights for, design and construct all infrastructure improvements as specified in these conditions, as determined by the City to be necessary to serve the proposed phase(s). Unless otherwise approved by the City and the CCSD Fire Department, new single-family residential areas with more the 20, but fewer than 40 potential units shall be served by a primary residential or collector street at least 46 feet in width if there is only one public street access into the development. Areas with 40 units or more shall be served by two points of access.	Final Map	Engineering	
40.	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	
41.	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	
42.	Prior to any Final Map approval, the Applicant can if approved by the City satisfy its public improvement obligations by entering into a Subdivision Improvement Agreement with the City.	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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	Engineering	
44.	To satisfy their public improvement obligations, the Applicant may be allowed, at the discretion of the Public Works Director, to defer public improvements. 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 12.03.50B and D 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	
45.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Engineering	
46.	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	
47.	The Applicant shall process and obtain quitclaims for the following easements to the satisfaction of the City: <ul style="list-style-type: none"> <li>• Sacramento Municipal Utility District easement as recorded in Book 900831, Page 1145.</li> </ul>	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48.	<p>If warranted, as determined by the City Engineer, the Applicant shall design and install a traffic signal at the Tilia Avenue and Bilby Road intersection in accordance with City of Elk Grove Improvement Standards to the satisfaction of the City. Eligible costs associated with the installation of the traffic signal 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> </ol> <p>if the traffic signal is not warranted by Final Map approval, the Applicant shall design and install stop signs as applicable with provisions for a future signal (including, but not limited to loop detectors, pull boxes, and all other items necessary for the future signal to function.) at the intersection mentioned above to the satisfaction of the City.</p>	Final Map	Engineering Public Works	
49.	<p>The Applicant shall design and improve the easterly half-section of Bruceville Road, as shown on the Tentative Map, measured 48' from the approved centerline based on a 96' thoroughfare street, including a 36' landscape corridor and a 7' wide detached sidewalk in accordance with the City's Laguna Ridge Specific Plan and the Improvement Standards to the satisfaction of the City. The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated and locations determined by the City during Improvement Plan review.</p>	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
50.	<p>The Applicant shall acquire, dedicate, design and improve the westerly half-section of Tilia Avenue, plus 10' of additional paving east of the centerline from Ashlar Drive to Gardini Way in accordance with the City's Laguna Ridge Specific Plan and Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way.</p>	Final Map	Engineering	
51.	<p>The Applicant shall acquire, dedicate, design, and improve the northerly half-section of Gardini Way, plus 10' of additional paving south of the centerline of Gardini Way from Tilia Avenue to 'A' Drive, based on a 58' primary residential street in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way.</p>	Final Map	Engineering	
52.	<p>The Applicant shall acquire, dedicate, design and construct the northerly half-section of Elefa Avenue, plus 10' of additional pavement south of the centerline, based on a 58' primary residential street in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way.</p>	Final Map	Engineering	
53.	<p>The Applicant shall dedicate, design, and improve an expanded intersection at Bruceville Road and Elefa Avenue in half-width in accordance with the City's Improvement Standards to the satisfaction of the City. No on-street parking shall be allowed on Elefa Avenue within the expanded intersection. The intersection shall include a bus pad on Bruceville Road, within 100 feet of the northeast corner of the intersection.</p>	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
54.	The Applicant shall dedicate, design, and improve Ashlar Drive in full width, from Tilia Avenue to the Project's northerly property line, based on a primary residential street in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City.	Final Map	Engineering	
55.	The Applicant shall acquire, dedicate, design and improve a secondary vehicular access as approved by the City to serve the Project. The street shall be based on a 38' primary residential street measured from back of curb to back of curb. All improvements shall be in accordance with the City's Laguna Ridge Specific Plan, Improvement Standards to the satisfaction of the City. The street section shall include a minimum 40' right-of-way. Partial street improvements providing sufficient traffic handling capacity, and including at a minimum of vehicular travel lane in each direction, provision for roadside drainage, and acceptable connections to intersections, shall be constructed as approved by the City.	Final Map	Engineering	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
56.	<p>If warranted, as determined by the City Engineer, the Applicant shall design and install a traffic signal at Elefa Drive and Bruceville Road intersections in accordance with City of Elk Grove Improvement Standards to the satisfaction of the City. If the traffic signal is not warranted by Final Map approval, the Applicant shall design and install stop signs as applicable with provisions for a future signal (including, but not limited to loop detectors, pull boxes, and all other items necessary for the future signal to function.) at the intersections mentioned above to the satisfaction of the City.</p> <p>Unless otherwise included in a City adopted Fee Program at the time of the final map recordation, the Applicant shall pay a fair-share cost towards the design and construction of the future signal as determined by the City. The estimate shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to making the payment.</p>	Final Map	Engineering Public Works	
57.	<p>Lots A, B, C, D, and E shall be dedicated to the City in fee title. The park lands (Lots A and B) may be dedicated to the City with the intent of the City dedicating the parcels to the CCSD.</p>	Final Map	Engineering	
58.	<p>The Applicant shall install Class III bike route signs and striping on Elefa Avenue/Gardini Way in accordance with the City's Bicycle, Pedestrian, and Trails Master Plan, Laguna Ridge Specific Plan, Improvement Standards, to the satisfaction of the City.</p>	Final Map	Engineering	
59.	<p>If available, 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>	Final Map	Engineering	
60.	<p>The Applicant shall pay Park and Recreation Plan Check Fees as required by the CCSD.</p>	Final Map	CCSD-Parks	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
61.	The Applicant shall pay drainage fees for the park site. Provide documentation to the CCSD verifying drainage fees have been paid.	Final Map	CCSD-Parks	
62.	<p>Prior to [recording of a final subdivision map]/or [issuance of a building permit], whichever comes first the Project area shall annex into the <b>Laguna Ridge Mello-Roos Community Facilities District 2005-1 (CFD)</b>, Infrastructure and Maintenance, to fund the project's fair share of (a) construction or reconfiguration of the following public facilities: street improvements, wastewater system improvements, potable and non-potable water system improvements, drainage system improvements, landscaping improvements, parks and parkway facilities, a portion of the future Civic Center, and other public facility improvements; and (b) maintenance of public parkways, public parks, open space, landscape setbacks, bike and other paths, and landscaped medians in and adjacent to roadways within the CFD, maintenance and operation of a community center, recreation 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 the Applicant shall 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 or Building Permit, whichever comes first	Finance	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
63.	<p>Prior to [recording of a final subdivision map] or [issuance of a building permit], 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 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></p>	Final Map or Building Permit, whichever occurs first	Finance	
64.	<p>Prior to [recording of a final subdivision map]/[issuance of a building permit], 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 shall 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 or Building Permit, whichever occurs first	Finance	



	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
65.	<p>Prior to [recording of a final subdivision map] or [issuance of a building permit whichever occurs first], the Project area shall annex into the <b>Street Maintenance Assessment District No. 1, Zone 5</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 shall 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 or Building Permit, whichever occurs first	Finance	
66.	<p>Prior to [recording of a final subdivision map] or [issuance of a building permit] whichever occurs first, the developer shall agree to purchase reimbursement credits that are eligible under the <b>Reimbursement Agreement</b> with the Sacramento Area Sewer District.</p>	Final Map or Building Permit, whichever occurs first	Finance	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
67.	<p>Prior to the recordation of the final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.</p>	Final Map	CCSD-Fire	
68.	<p>Sacramento County Water Supply "Zone 40" will provide water for the project site. The plans must be reviewed and approved prior to issuance of improvements plans and Final Map. The plans should include the following item:</p> <ul style="list-style-type: none"> <li>• Provide separate public water service to each parcel and dedicate water pipeline easements to the satisfaction of Sacramento County Water Agency prior to Final Map approval.</li> </ul>	Final Map.	SCWA	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>Prior to or In Conjunction with Building Permit Submittal or Issuance.</b>			
69.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement along the Project's frontage caused by construction-related activity associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
70.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
71.	Identification signage issued by the City shall be mounted by the Applicant during streetlight installation in accordance with the approved plans	Acceptance of Public Improvements	Engineering	
72.	Building permits for model homes may be issued prior to the completion of the requisite infrastructure pursuant to the existing model home permit release checklist.	Building Permit	Planning	
73.	The Applicant shall provide utility stubs in to the park sites for water, drainage, electrical, phone and sewer. Locations of all utility service points shall be pursuant to plans approved by the CCSD.	Building Permit	CCSD-Parks	
74.	The Applicant shall rough grade the park sites pursuant to plans approved by the CCSD.	Building Permit	CCSD-Parks	
75.	The Cosumnes CSD Fire Department will review all structures for compliance with all fire and life safety standards prior to installation or construction.	Building Permit Improvements Plans	CCSD-Fire	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
76.	Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.	Building Permit	Regional San	

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-061**

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

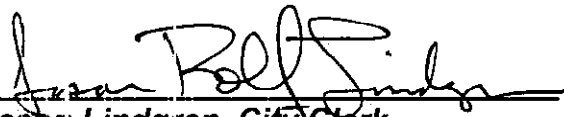
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 14, 2018 by the following vote:*

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

**NOES:           COUNCILMEMBERS:     None**

**ABSTAIN:       COUNCILMEMBERS:     None**

**ABSENT:         COUNCILMEMBERS:     None**

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