

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>REGULAR SESSION WEDNESDAY, MARCH 11, 2020 @ 7:00 PM</p>
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – None
3. PUBLIC HEARINGS
  - a. Request for Planning Commission approval of an Extension of Time for an existing Tentative Subdivision Map (TTM No. 3941) to subdivide 131.07 acres into 560 single family lots plus lots for a park and two drainage basins. (Applicant: FCB Homes; File: 2017-24 GM / S / PD; CEQA Status: Section 15183 – Previous Environmental Review)

**NOTE:** The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
  - a. Lodi Improvement Committee Presentation on Possible Parking Design Standard Updates
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ACTIONS OF THE LODI ARTS COMMISSION
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right to Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

**MEETING DATE:** March 11, 2019

**APPLICATION NO:** Subdivision Application: 2017-24 S

**REQUEST:** Request for Planning Commission approval of an Extension of Time for an existing Tentative Subdivision Map (TTM No. 3941) to subdivide 131.07 acres into 560 single family lots plus lots for a park and two drainage basins. (Applicant: FCB Homes; File: 2017-24 GM / S / PD; CEQA Status: Section 15183 – Previous Environmental Review)

**LOCATION:** 2125 South Lower Sacramento Road, 2375 South Lower Sacramento Road, 2463 South Lower Sacramento Road, 2557 South Lower Sacramento Road, 641 West Harney Lane and 2945 West Harney Lane.  
APN: 058-040-01, 02, 04, 05, 13 and 14  
Lodi, CA 95240

**APPLICANT:** FCB Homes  
Mr. Tom Doucette  
10100 Trinity Parkway, Suite 420  
Stockton, CA 95219

**PROPERTY OWNERS:** Gateway Farms, LLC  
10100 Trinity Parkway, Suite 420  
Stockton, CA 95219

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the extension of time for Tentative Subdivision Map 3941, subject to conditions in the attached resolution. If approved, the tentative map would expire on May 2, 2020.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** Low, Density Residential and Open Space

**Zoning Designation:** PD (41)

**Property Size:** 131.07 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
<b>North</b>	Low Density Residential, Medium Density Residential, Open Space	PD(41)	Villa Fiore Subdivision
<b>South</b>	County - Unincorporated	County - Unincorporated	Residences and Agricultural Lands
<b>East</b>	Low Density Residential, Open Space	Low Density Residential, Open Space	Residential / Park
<b>West</b>	County - Unincorporated	County - Unincorporated	Agricultural Lands

An aerial photograph of the project site and surrounding land is shown below:



## BACKGROUND

The project site was annexed into the City of Lodi as part of the Southwest Gateway area. The City of Lodi certified the project EIR, State Clearinghouse No. 2005092096, on March 21, 2006. The Project EIR was prepared as a program-level EIR, pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*).

Subsequently, the City of Lodi adopted the updated Lodi General Plan in April 2010. This land use document utilizes the same land use designations as the previous annexation documents. The updated Lodi Zoning/Development Code was adopted in March 2013.

The project as designed is consistent with the overall Gateway project and is an extension of the Villa Fiore project to the north.

## ANALYSIS

Extensions of time for tentative maps are provided for in state law and are frequently granted. Generally, because recordation of a final map requires the applicant to construct or bond for facilities, applicants delay this until a project is ready to develop.

Granting an extension of time is discretionary. The Planning Commission can decide whether or not to approve this request.

As discussed above, if the extension is not granted, the map will expire in March 2020. If the map expires, a new application would need to be made for either this or a different subdivision.

General Plan Compliance: The project site has a General Plan Land Use designation of Low Density Residential and Open Space (for parks and basins). The proposed layout is consistent with the Gateway annexation map and the General Plan land use map. The proposed subdivision meets the density requirements of the Low Density land use designation.

Therefore, the proposed extension of time for TTM 3941 is consistent with the General Plan.

Zoning Compliance: The project site is zoned Planned Development 41 (PD-41).

The approved TTM 3941 conforms to the lot size requirements of PD-41.

Access and Circulation: The main access to Gateway South is provided from Lower Sacramento Road, Century Boulevard and Harney Lane. The project also connects to roadways to the north.

*Please see also the discussion of new conditions related to roadways in the southwestern portion of the subdivision.*

## **EXTENSION OF TIME REQUEST**

In accordance with Lodi Municipal Code Section, 17.52.130, an approved Tentative Map is valid for 24 months after its effective date (Section 17.66.130). At the end of 24 months, the approval shall expire and become void unless, the applicant petitions the Planning Commission for an extension and the Commission grants an extension in accordance with Lodi Municipal Code Section 17.52.130 (B)(1).

TTM 3941 was approved by the City Council on May 2, 2018, and will expire on May 2, 2020.

Granting the requested extension would extend the lifetime of the map for one year to May 2, 2021. This is the first requested extension for the map. Per the Lodi Municipal Code, maps can be extended up to three years (three one-year extensions). Any map which is not recorded before it expires cannot be recorded and must be re-submitted and re-approved by the City.

## **REVISED CONDITIONS OF APPROVAL**

Staff recommends the following revisions and additions to the conditions of approval for TTM 3941:

Public Works requested the following change to condition of approval #42a (revised text shown in red):

Revised COA 42a: Ultimate Harney Lane dedications are required for the subject development as per the Harney Lane Specific Plan and shall include dedications for the 9.5 foot landscape area as shown on the tentative Map.

Internally, the approved TTM provides for a variety of street widths, including two cross-sections (designated "A" and "B") for local roadways which do not comply with City of Lodi standards for public roadways (the "A" cross-section lacks sidewalks, and the "B" section has a sidewalk on one side of the roadway only; both have an overall width which is too narrow to meet City standards for public roadways).

These roadways are shown in the southwest portion of the subdivision (lots 1-87), which according to the applicant was intended to be built with private roadways.

However, this portion of the subdivision may ultimately be developed with public roadways, which would require a roadway cross-section that meets City standards and includes sidewalks. To address this potential, and to ensure proper construction and maintenance of roadways in this portion of the subdivision, the following conditions are recommended to be added:

New COA: Prior to recordation, the map shall be revised to either 1) delete proposed roadway cross-sections "A" and "B" and use City standard cross-sections throughout the subdivision, OR, 2) designate the roadways in the area with roadways cross-sections "A" and "B" as private roadways via lettered lots or easements.

New COA: If private roadways are shown on the Final Map, a funding mechanism acceptable to the City shall be established prior to recordation to ensure funding for the long-term maintenance and repair of the private roadways.

New COA: If private roadways are used, the paved section shall be built to a structural cross-section meeting City public street requirements.

## **ENVIRONMENTAL ASSESSMENT**

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 Rezone, Tentative Subdivision Map, and Design Review for subdivision layout is a project under CEQA.

All potentially significant environmental impacts associated with the subject project were publicly disclosed and made available for comment via Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, dated April 2006, prior to any decisions to approve any part of the whole project. On March 21, 2007, the City Council adopted Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, and Mitigation and Monitoring Plan that analyzed environmental impact aspects of the proposed project.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential, Medium Density Residential, High Density Residential and Open Space.

The requested extension of time for TTM No. 3941 does not include changes to the project examined in the Lodi Annexation Environmental Impact Report and therefore would not require any revisions to the EIR.

## **REQUIRED FINDINGS FOR APPROVAL**

The Lodi Municipal Code (Section 17.52.130) requires that the Commission make the following findings in order to approve an extension of time:

The commission may grant extensions to the initial time limit for one year at a time, up to a maximum total of three years, only after finding that:

- a. There have been no changes to the provisions of the general plan, any applicable specific plan or this article applicable to the project since the approval of the tentative map;
- b. There have been no changes in the character of the site or its surroundings that affect how the policies of the general plan or other standards of this article apply to the project; and
- c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.

The following evidence supports these findings:

- a. There have been no changes to the Lodi General Plan, PD41, or the Zoning Code since the approval of TTM 3941 that would affect the map's conformance with City goals, policies, or regulations.
- b. The project site and vicinity have not changed since the approval of the map, with the exception of development in the city which has taken place in accordance with PD41.

- c. No changes to infrastructure or other public resources as defined in this finding have occurred, other than the addition of new infrastructure with the development of lands in the vicinity of the project.

Based on the above, staff recommends that the findings for approval of the requested extension of time **can** be made.

**PUBLIC HEARING NOTICE:**

Legal Notice for the public hearing was published in the Lodi News Sentinel on Tuesday, February 25, 2020. Eighty-four (84) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091(a)3. Public notice was also posted to the City of Lodi Web page (<http://www.lodi.gov/155/Public-Hearing-Notices>).

**RECOMMENDED MOTION**

Staff recommends that the Planning Commission approve a one-year time extension for TTM 3941, subject to the attached conditions of approval.

Should the Planning Commission agree with staff’s recommendation, the following motion is suggested:

“I move that the Planning Commission adopt a Resolution approving an extension of time for TTM 3941 to extend the lifetime of the map to March 28, 2021, subject to the conditions of approval attached to the resolution.”

**ALTERNATIVE PLANNING COMMISSION ACTIONS**

- Approve the request with attached or alternate conditions
- Deny the requested extension
- Continue the request to a future Planning Commission meeting

Respectfully Submitted,

Concur,

Eric Norris  
City Contract Planner

John R Della Monica, Jr.  
Community Development Director

**ATTACHMENTS:**

- A. Subdivision Map
- B. Draft Resolution
  - a. Exhibit A: Conditions of Approval



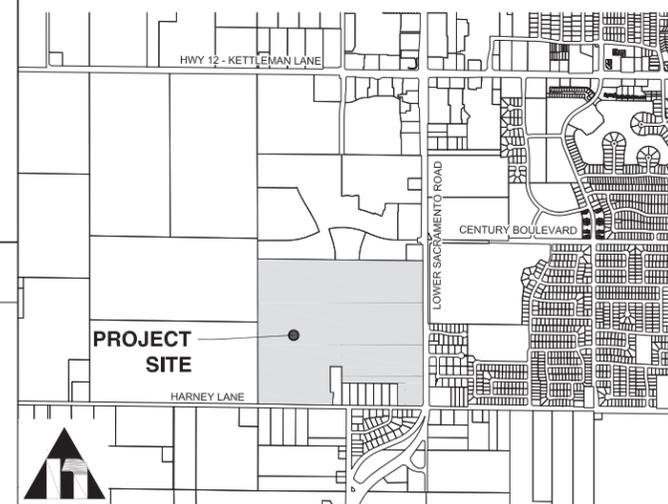
TRACT NO. 3941  
**TENTATIVE SUBDIVISION MAP**  
**GATEWAY SOUTH**

BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

**SITE PLAN**



**VICINITY MAP**



**SIGNATURES**

**ENGINEER'S STATEMENT:**  
 THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.  
 TONY B. MARSHALL, LICENSE NO. C51015, EXPIRATION DATE 09/30/2019

**NOTES**

- OWNER/SUBDIVIDER: FCB HOMES, 10100 TRINITY PARKWAY #420, STOCKTON, CA 95219, (209) 444-2800, TOM DOUCETTE
- APPLICANT: FCB HOMES, 10100 TRINITY PARKWAY #420, STOCKTON, CA 95219, (209) 444-2800
- ENGINEER: MCR ENGINEERING, INC., 1242 DUPONT COURT, MANTECA, CA 95336, 209-239-6229
- NO. OF LOTS: 560
- GROSS DENSITY: 4.3 DU/AC
- LAND USE: EXISTING: AGRICULTURAL, PROPOSED: SINGLE FAMILY RESIDENTIAL
- ZONING: PD-PLANNED DEVELOPMENT
- TOTAL AREA: 131.07 ACRES
- UTILITIES: WATER: CITY OF LODI, SEWER: CITY OF LODI, TELEPHONE: AT&T, GAS: PACIFIC GAS & ELECTRIC COMPANY, ELECTRIC: LODI ELECTRIC, CABLE TV: COMCAST, STORM DRAINAGE: CITY OF LODI, IRRIGATION: WOODBRIDGE IRRIGATION DISTRICT
- APN: 058-040-01, 02, 04, 05, 13, 14
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 25'-30'.
- STREET NAMES ARE SUBJECT TO APPROVAL BY CITY OF LODI.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
- FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED IN ACCORDANCE WITH CITY OF LODI STANDARDS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- THIS PROPERTY IS NOT SUBJECT TO INUNDATION.
- THIS PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPERS OPTION.
- THIS PROPERTY IS IN FLOOD ZONES X PER FEMA ISSUED FLOOD INSURANCE RATE MAPS (COMMUNITY ID: 0607700306F)

**INDEX**

- GENERAL NOTES, KEY MAP, LEGEND
- TYPICAL STREET SECTIONS
- TOPOGRAPHIC SURVEY AND CONSTRAINTS
- DIMENSION PLAN (NORTH)
- DIMENSION PLAN (SOUTH)
- GRADING AND DRAINAGE PLAN (NORTH)
- GRADING AND DRAINAGE PLAN (SOUTH)
- UTILITY PLAN (NORTH)
- UTILITY PLAN (SOUTH)

**mcr ENGINEERING**  
 www.mcr-eng.com  
 1242 DUPONT COURT  
 MANTECA, CA 95336  
 TEL: (209) 239-6229  
 FAX: (209) 239-8839

REGISTERED PROFESSIONAL ENGINEER  
 TONY B. MARSHALL  
 No. C51015  
 Exp. 9-30-19  
 CIVIL  
 STATE OF CALIFORNIA

**PLAN REVISIONS**

NO.	DESCRIPTIONS	DATE

GENERAL NOTES, KEY MAP, AND LEGEND  
**GATEWAY SOUTH**  
**TENTATIVE SUBDIVISION MAP**  
 LODI, CALIFORNIA  
 GATEWAY SOUTH

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JOB NO.: 17-038  
 DATE: FEB 2018  
 SCALE: AS SHOWN  
 DR. BY: SLS  
 CK. BY: TM

SHEET NO.  
**1**  
 OF 9 SHEET



## RESOLUTION NO. 20-

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME TO MARCH 28, 2021, FOR TENTATIVE TRACT MAP NO. 3941, LOCATED IN THE GATEWAY SOUTH PLANNED DEVELOPMENT (ASSESSOR'S PARCEL NUMBERS 058-040-01, 02, 04, 05, 13 AND 14)

**WHEREAS**, an application for a one-year Extension of Time for Tentative Tract Map No. 3941, has been timely filed by Gateway Farms LLC; and

**WHEREAS**, the Planning Department considered the application pursuant to the City's General Plan and Zoning Code as well as all other applicable State and local regulations; and

**WHEREAS**, on February 25, 2020, the City of Lodi Planning Department published a legal notice in the Lodi News Sentinel, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Extension of Time for Tentative Tract Map No. 3941 (Project No. 2019-22 S Ext), and mailed said public hearing notice to each property owner within a 300-foot radius of the project site in accordance with state law; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 11, 2020, as required by law, to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented both verbally and in writing at the meeting.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi as follows:

#### **SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Finding: The proposed application is considered a project, but which does not result in substantial changes from the previously approved project and therefore, this project does not require a subsequent EIR.

Evidence: Section 15162 of the California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. On March 21, 2007, the City Council adopted Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, and Mitigation and Monitoring Plan that analyzed environmental impact aspects of the proposed project. The requested extension of time for TTM No. 3941 does not include changes to the map and therefore would not require any revisions to the existing EIR.

#### **SECTION 2. FINDINGS FOR EXTENSION OF TIME**

Finding: There have been no changes to the provisions of the general plan, any applicable specific plan or this article applicable to the project since the approval of the tentative map.

Evidence: There have been no changes to the Lodi General Plan, PD41, or the Zoning Code since the approval of TTM 3941 that would affect the map's conformance with City goals, policies, or regulations.

Finding: There have been no changes in the character of the site or its surroundings that affect how the policies of the general plan or other standards of this article apply to the project.

Evidence: The project site and vicinity have not changed since the approval of the map, with the exception of development in the city which has taken place in accordance with PD41.

Finding: There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.

Evidence: No changes to infrastructure or other public resources as defined in this finding have occurred, other than the addition of new infrastructure with the development of lands in the vicinity of the project.

### **SECTION 3. RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the office of the City Clerk of the City of Lodi at 211 W. Pine Street, Lodi, CA 95240. The custodian of these documents is the City Clerk of the City of Lodi.

### **SECTION 4. PLANNING COMMISSION ACTION**

Based upon the findings outlined in Sections 1 and 2 above, the Planning Commission of the City of Lodi hereby approves a one-year Extension of Time for Tentative Tract Map 3941 to March 28, 2021, subject to the conditions of approval attached hereto as Exhibit A.

**Dated: March 11, 2020**

I certify that Resolution No. PC 20-?? was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 11, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

**ATTEST** \_\_\_\_\_  
**Secretary, Planning Commission**



Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>2. The applicant, to the fullest extent permitted by law, shall indemnify, defend, and hold harmless the City, and its elected and appointed officials, directors, officers, employees, agents, departments, agencies, volunteers and instrumentalities thereof, from any and all claims, damages, losses, expenses (including reasonable attorney's fees and costs), demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, directors, officers, employees, agents, departments, agencies, v o l u n t e e r s , and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, directors officers, employees, agents, volunteers, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City may, at its election, conduct the defense, or obtain independent legal counsel in defense of any claim related to this indemnification, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. The defense and indemnification obligations required herein are undertaken in addition to, and shall not in any way be limited by any additional insurance obligations.</p>	Ongoing	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
3. All conditions of approval for TTM 39411, included as Exhibit 1, remain in force and effect unless modified herein. All approved conditions shall be complied with unless the condition(s) has been satisfied, the condition(s) is the responsibility of another party, or the condition(s) is determined not applicable by the Public Works Director.	Ongoing	Public Works Department	
4. Condition #42a on TTM 3941 is modified to read as follows:  42a) Ultimate Harney Lane dedications are required for the subject development as per the Harney Lane Specific Plan and shall include dedications for the 9.5 feet landscape area as shown on the tentative Map.	Prior to Recordation	Planning Department	
5. The following are added to the conditions of approval for TTM 3941:  New COA: Prior to recordation, the map shall be revised to either 1) delete proposed roadway cross-sections "A" and "B" and use City standard cross-sections throughout the subdivision, OR, 2) revise the roadways in the area with roadways cross-sections "A" and "B" as private roadways via lettered lots or easements.  New COA: If private roadways are shown on the Final Map, a funding mechanism acceptable to the City shall be established prior to recordation to ensure funding for the long-term maintenance and repair of the private roadways.  New COA: If private roadways are used, the paved section shall be built to a structural cross-section meeting City public street requirements.	Prior to Recordation	Planning Department	
6. This approval extends the expiration date of TTM No. 3941 to March 28, 2021.	Ongoing	Public Works Department	