

Appendix I

Public Resources Code
Section 21183(e), (f) and (g)
Letter of Commitment



CALIFORNIA NORTHSTATE UNIVERSITY

September 10, 2019

Darren Wilson, Development Services Director
City of Elk Grove
Elk Grove City Hall
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: California Northstate University Hospital Project
AB 900 Application for Certification as a Leadership Project and
Acknowledgment of Obligations under Public Resources Code sections 21183(e),
(f) and (g)

Dear Mr. Wilson:

California Northstate University (CNU, or Applicant) will be submitting an application to the Governor's Office of Planning and Research, as well as the California Air Resources Board, for certification of the CNU Hospital Project (Project) as a Leadership Project subject to streamlined review by the judiciary under the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (the Act), as amended. The Project is located at 9700 and 9650 West Taron Drive, within the City of Elk Grove (City).

The City has not approved any entitlements for the proposed Project to date, and the City's Planning Division is currently reviewing the proposed Project for compliance with Elk Grove Municipal Code requirements and preparing an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA). The Applicant understands that the City has made no commitment to future approvals of entitlements for the proposed Project, and this letter in no way binds the City to making any future approvals. Please consider this letter as a formal notification that the Applicant is submitting an application to certify the project as a Leadership Project, and as a formal commitment by the Applicant to the following, should the City ultimately approve entitlement for the Project and certify the EIR that is currently being prepared:

The Applicant agrees that all mitigation measures required pursuant to CEQA to certify the project under the Act shall be made conditions of approval, that these conditions will be fully enforceable by the City of Elk Grove Planning Division, the Department of Building Safety, Inspection & Permits, or any other agency



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designated by the City, and that all environmental mitigation measures will be monitored and enforced by the City for the life of the obligation, pursuant to Public Resources Code, section 21183(e).

The Applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act. (Pub. Res. Code, § 21183(f).)

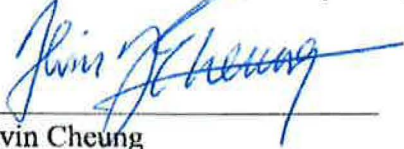
The Applicant agrees to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project pursuant to CEQA, in a form and manner specified by the Planning Division or other City agency, pursuant to Public Resources Code, section 21183(g).

Please return a counter-signed letter to CNU at 9700 W. Taron Dr., Elk Grove, CA 95757, or electronically to Dr. Mike Lee at mike.lee@cnsu.edu. Thank you in advance for your time and consideration.

Sincerely,

California Northstate University, LLC
a Delaware Limited Liability Company

By: California Northstate University, LLC
A Delaware Limited Liability Company

By: 
Alvin Cheung
President

Acknowledged and agreed


Darren Wilson
Development Services Director
City of Elk Grove