

RESOLUTION NO. 2014-105

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 04-764.04B, THE GROVE
VILLAGE 4B AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for the Grove at Laguna Ridge Project (EG-04-764) on May 19, 2005, and;

WHEREAS, consistent with the approved Tentative Map, Taylor Morrison of California, LLC, a California Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 04-764.04B, The Grove Village 4B, the final phase of the previously-approved Tentative Map; and

WHEREAS, staff has reviewed the proposed Final Map and found it to be technically correct and all applicable Final Map conditions of approval have been satisfied; and


WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements for the Final Map; and

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps, and a Notice of Exemption is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by Subdivision No. 04-764.04B, The Grove Village 4B, substantially complies with the previously-approved Tentative Map; and
- 2) The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps; and
- 3) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 04-764.04B, The Grove Village 4B, a copy of which is hereby attached as Exhibit A and is made part of this Resolution; and
- 4) Directs the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of May 2014



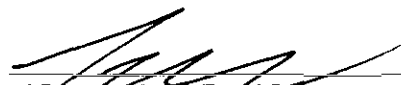
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP OF SUBDIVISION NO. 04-764.04B, THE GROVE VILLAGE 4B, AND OFFERS FOR DEDICATION THE FOLLOWING:

THE FOLLOWING ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE: PHILTA WAY AND GENEX WAY WITHIN THE BOUNDARIES OF THIS MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT;

EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLES, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.);

VISIBILITY EASEMENT TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'-6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.);

RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" AND TO BE KEPT OPEN AND FREE FROM BUILDINGS (P.E.)

TAYLOR MORRISON OF CALIFORNIA, I.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THE _____ DAY OF _____, 2014, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED:

_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND _____

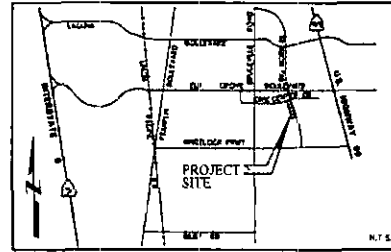
PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SEE SHEET 2 FOR ADDITIONAL NOTARY'S ACKNOWLEDGMENTS



VICINITY MAP

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 04-764.04B, THE GROVE VILLAGE 4B, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
RAYMOND MICHAEL MANGER
S. NO. 5154
REGISTRATION EXPIRES: 06-30-15



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF REYNOLDS AND BARDIS (LAGUNA RIDGE) L.P., A CALIFORNIA LIMITED PARTNERSHIP IN APRIL 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2014; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE. TOTAL AREA OF THIS SUBDIVISION IS 6.994 ACRES, CONSISTING OF 49 RESIDENTIAL LOTS AND 1 LOT FOR PEDESTRIAN PURPOSES.

WOOD RODGERS, INC.



MICHAEL LONG
P.L.S. 6815 EXP. 02-30-14

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-764.04B, THE GROVE VILLAGE 4B AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 19, 2005, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DATE: _____
RICHARD W. SHEPARD
CITY ENGINEER, CITY OF ELK GROVE
P.C.E. NO. 35419
EXPIRATION DATE: 08-30-15



CITY CLERK'S STATEMENT

I, JASON LINDGREN, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP OF SUBDIVISION NO. 04-764.04B, THE GROVE VILLAGE 4B AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, PHILTA WAY AND GENEX WAY FOR PUBLIC STREET PURPOSES AND THE EASEMENTS FOR PUBLIC UTILITY, VISIBILITY AND PEDESTRIAN WALKWAY PURPOSES ALL AS OFFERED HEREON.

DATE: _____
JASON LINDGREN
CITY CLERK
CITY OF ELK GROVE, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA
DOCUMENT NO. _____

BY: _____ DEPUTY
FEE: \$ _____

SUBDIVISION NO. 04-764.04B THE GROVE VILLAGE 4B

BEING ALL OF LOT 107 OF THAT CERTAIN MAP TITLED "SUBDIVISION NO. 04-784.04A, THE GROVE VILLAGE 4A" FILED FOR RECORD IN BOOK 359 OF MAPS, AT PAGE 1, S.C.R. CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



MARCH 2014

Sheet 1 of 5

101-164



City of Elk Grove NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing

State Clearinghouse Received

(stamp here)

(stamp here)

Project Title: Subdivision No. 04-764.4B, The Grove Village 4B Final Map

Project Applicant: Wood Rodgers
3301 C Street Bldg 100-B
Sacramento, CA 95816

Project Location - Specific: Southwest corner of the intersection of Civic Center Drive and Big Horn Boulevard in the Laguna Ridge Specific Plan Area

Assessor's Parcel Number(s): 132-1990-001

Project Location – City: **Elk Grove** Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for The Grove Village 4B subdivision, subdivision number 04-764-4B.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Sarah Kirchgessner, 916-478-3649

- Exemption Status:**
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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 Final Map is a project under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under Section 15268(b) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2005. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. Consequently, pursuant to CEQA Guidelines Section 15628(b), no further environmental review is required for this Project.

City of Elk Grove
Planning Department

By _____

Sarah Kirchgessner
Planning Department
Date: April 30, 2014

Location Map




**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-105**

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 May 14, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Detrick, Hume, Trigg
NOES: COUNCILMEMBERS: None
ABSTAIN : COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Cooper


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