

RESOLUTION NO. 2014-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A FINAL MAP FOR SUBDIVISION NO. 12-017, MOSIER SUBDIVISION

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Mosier Subdivision No. 12-017, Mosier Subdivision, (EG-12-017) on October 3, 2013; and

WHEREAS, consistent with the approved Tentative Map, Darrell Mosier, submitted to the City for approval a Final Map for Subdivision No. 12-017, Mosier Subdivision; and

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

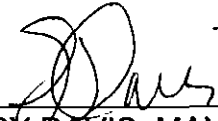
WHEREAS, a Deferred Improvement Agreement has been entered into by Darrell Mosier and the City for the future frontage improvements along Sheldon Road and all final monuments for this subdivision have been set and inspected; and

WHEREAS, the City has determined that this 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. 12-017, Mosier Subdivision substantially comply with the previously-approved Tentative Map; and*
- 2) *This Final Map is categorically 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*
- 3) *The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 12-017, Mosier Subdivision, a copy of which is hereby attached as Exhibit A and is made a part of this Resolution; and*
- 4) *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 12th day of November 2014.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



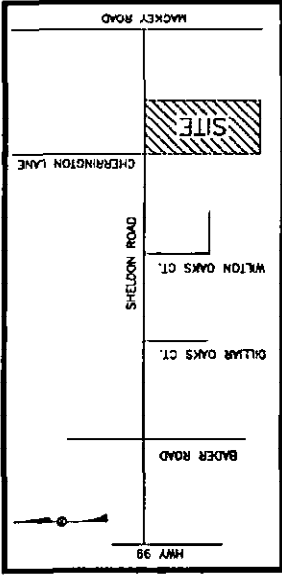
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A



VICINITY MAP
NO SCALE

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 12-017, MOSIER SUBDIVISION AND OFFERS FOR DEDICATION AND HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS:

THE EXCLUSIVE RIGHT OF VEHICULAR IMPRESS/AND OR EGRESS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINE SHOWN HEREON AND DESIGNATED AND EGRESS LINE:

EARL L. MOSIER AND VIRGINIA R. MOSIER TRUSTEES OF THE EARL L. AND VIRGINIA R. MOSIER TRUST
BY:
TRUSTEE

By: _____
PRINT: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____) S.S.
COUNTY OF _____)

I, A NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT/HEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/IT/HEY, OR THE PERSON(S), ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY;
SIGNATURE: _____ MY COMMISSION NO. _____
PRINT: _____ AND EXPIRES: _____

SIGNATURE OF OMISSION

PURSUANT TO SECTION 8626 (1) (2) (b)(4) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER, BY THE LISTED DEED, HAS BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT OPEN TO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LEGAL CITY OF ELK GROVE, SUCCESSOR BY INTEREST TO THE COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR A PUBLIC UTILITY EASEMENT BY A DEDICATION OF THE MAP OF PARCEL MAP FILE IN BOOK 95 PAGE 1, OF PARCE MAPS, RECORDS OF SACRAMENTO COUNTY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION MAP NO. 12-017, MOSIER SUBDIVISION, AND FIND IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE ENGINEERING COMMISSION OF THE CITY OF ELK GROVE ON _____, AND ANY APPROVED ALTERATIONS THEREON, THAT ALL PROVISIONS OF THE SUBDIVISION ACT AND LOCAL ORDINANCES THAT APPLY TO THE CITY COMPLY WITH:

DATE: _____
BY:
CITY ENGINEER
CITY ENGINEER, CITY OF ELK GROVE
EXPIRES 5-10-15



CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 12-017 AND EXERCISED THE DEDICATION OF THE VEHICULAR IMPRESS AND EGRESS RIGHTS AS OFFERED HEREON.

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



RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____ M. IN _____ COUNTY, CALIFORNIA, AT THE REQUEST OF _____ ON FILE IN THIS OFFICE BOOK _____ OF MAPS, AT PAGE _____, TITLE TO CERTIFICATE NO. _____

DOCUMENT NO. 1014- _____
FEE: _____
BY: DEPUTY
CRAG WOLFE
SACRAMENTO COUNTY RECORDER

**SUBDIVISION NO. 12-017
MOSIER SUBDIVISION**

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 95 OF PARCELS MAPS, RECORDS OF SACRAMENTO COUNTY, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SHEET 1 OF 2 AUGUST 2014

GEO LEGAL, INC.

SURVEYING • MAPPING • LEGAL DEEDS
8800 UTILITY HEIGHTS BLVD, STE C
DUNSMuir, CA 95825
916.871.4788

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 12-017, MOSIER SUBDIVISION, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
BY:
RAYMOND MICHAEL HANDEY
LICENSE EXPIRES 06-30-15



SURVEYORS STATEMENT

THIS FINAL 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 ORDINANCES AT THE REQUEST OF DARREL MOSIER IN SEPTEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBDIVISION IS TECHNICALY CORRECT AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ARE COMPLIED WITH. I HAVE REVIEWED ALL PROVISIONS INDICATED ON THAT THEY MAY BE SET IN THESE POSITIONS ON OR BEFORE APRIL 2014 THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT HE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 533 ACRES, CONSISTING OF 3 RESIDENCIAL PARCELS

DATE: _____
BY:
CHRISTOPHER D. JOHNSON, PLS 7575
EXPIRATION DATE: 12/31/15



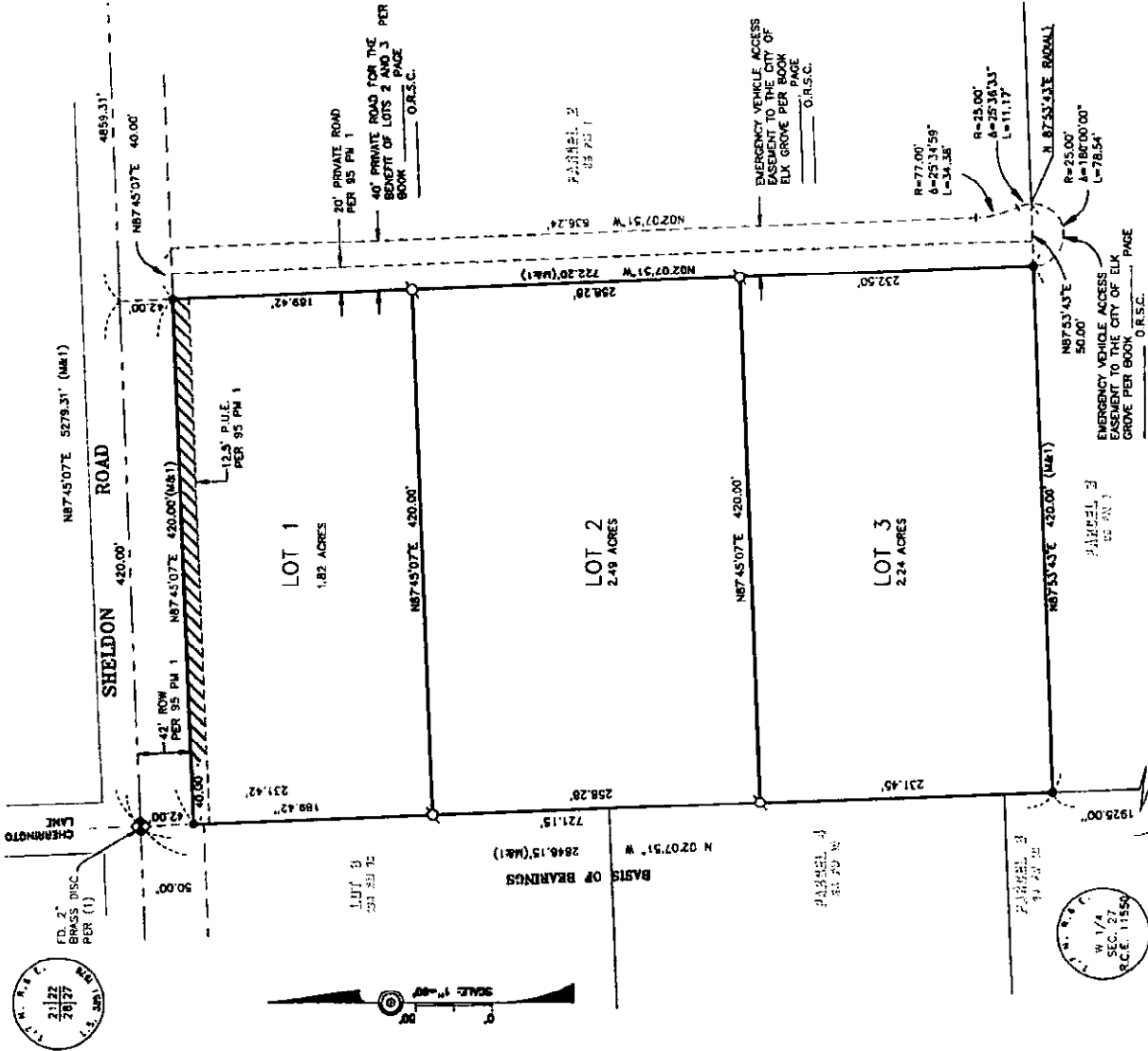
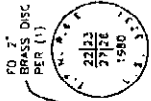
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 37, T12N, R11E, S12E, UNDEVELOPED LAND, AND ADJACENT PARCELS SHOWN ON A PARCEL MAP FILED IN BOOK 95, PARCELS MAPS, AT PAGE 1, RECORDS OF SACRAMENTO COUNTY.

**SUBDIVISION NO. 12-017
MOSIER SUBDIVISION**

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 95 OF PARCEL MAPS, MAP NO. 11, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SHEET 2 OF 2 AUGUST 2014



- LEGEND**
- ◆ SECTION CORNER
 - SECTION QUARTER CORNER
 - FOUND 3/4" INCH CAPPED PIPE W/ PLUG MARKED 'LS 3646'
 - ▣ SET 5/8" S REBAR AND CAP MARKED 'LS 7578'
 - ▭ MEASURED
 - N
 - (1)
 - 95 PM 1, SACRAMENTO COUNTY RECORDS
 - (P) RAILROAD BEARINGS
 - (E) EMERGENCY VEHICLE ACCESS EASEMENT
 - (U) PUBLIC UTILITY EASEMENT
 - (O) OFFICIAL RECORDS SACRAMENTO COUNTY
 - O.R.S.C.
 - ////// NO INGRESS AND EGRESS LINE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27 T.7N. - R.6 E., M.D.M., WHICH IS N 02° 07' 51" W, AS SAID LINE IS SHOWN ON A PARCEL MAP, FILED IN BOOK 95, PARCEL MAPS, AT PAGE 1, RECORDS OF SACRAMENTO COUNTY.

GEO LEGAL, INC.
SURVEYING • MAPPING • LEGAL DOCS
8880 CENTRAL EXPRESS BLVD, STE C
ORLANDO, CA 95062
916.671.1708

EXHIBIT B



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

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

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

County Recorder Filing

State Clearinghouse Received

(stamp here)

(stamp here)

Project Title: Subdivision No. 12-017, Mosier Final Map

Project Applicant: Darrell Mosier
10100 Sheldon Road
Elk Grove, Ca. 95624

Project Location - Specific: 10104 Sheldon Road

Assessor's Parcel Number(s): 127-0080-052

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for Mosier Final Map, subdivision number 12-017.

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 2013. 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: October 15, 2014

Location map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-257**

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

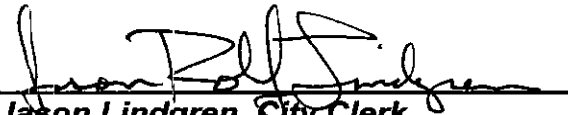
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 12, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Cooper, Detrick, Hume, Trigg

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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