

RESOLUTION NO. 2014-200

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A FINAL MAP FOR SUBDIVISION NO. 11-005.02, ZGRAGGEN
RANCH 2, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Zraggen Ranch, Subdivision No. 11-005 (EG-11-005) on November 9, 2011; and

WHEREAS, consistent with the approved Tentative Map, Pulte Home Corporation, a Michigan Corporation, submitted to the City for approval a Final Map for Subdivision No. 11-005.02, Zraggen Ranch 2; 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

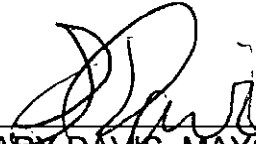
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements for this final map; and

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. 11-005.02, Zraggen Ranch 2 substantially complies 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. 11-005.02, Zraggen Ranch 2, a copy of which is hereby attached as Exhibit A and is made a 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 10th day of September 2014.



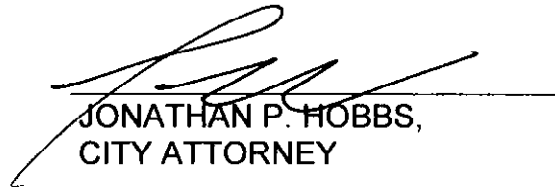
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

DEL WEBB - LAGUNA RIDGE VILLAGE 1
359 B.M. 2

PARCEL 1
VINEYARD AT MADEIRA
211 P.M. 1

PARCEL 2
50 P.M. 13

PARCEL 3
60 P.M. 29

PARCEL 4
50 P.M. 13

PARCEL 5
50 P.M. 13

PARCEL 6
50 P.M. 13

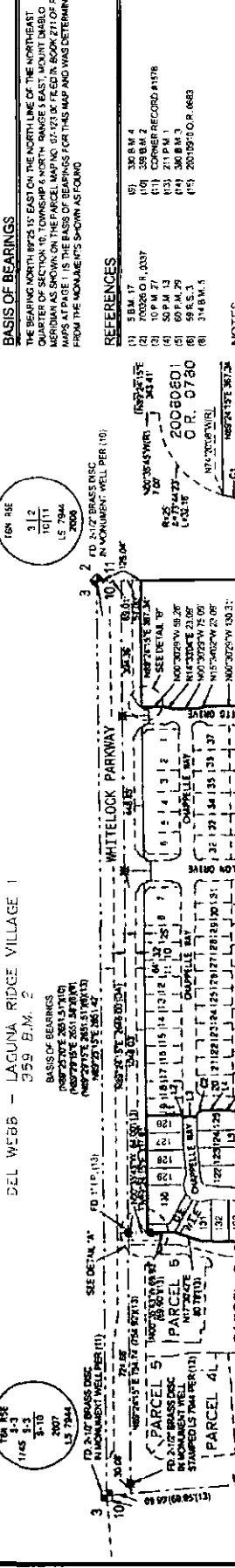
PARCEL 7
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PARCEL 8
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PARCEL 10
50 P.M. 13

PARCEL 11
50 P.M. 13



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N00°20'30"W	105.00
L2	N07°24'15"E	51.58
L3	N07°35'45"W	40.00(R)
L4	N00°15'15"W	11.00
L5	N00°35'45"W	65.00
L6	N00°35'45"W	18.37
L7	N03°28'25"E	18.37
L8	N03°28'25"E	40.00
L9	N87°24'15"E	105.00
L10	N87°24'15"E	40.00
L11	N71°24'00"E	17.17
L12	N07°24'15"E	17.17
L13	N07°24'15"E	69.17
L14	N07°24'15"E	69.17
L15	N07°24'15"E	29.37
L16	N71°24'00"E	29.37
L17	N07°24'15"E	29.37
L18	N07°24'15"E	29.37
L19	N07°24'15"E	29.37
L20	N07°24'15"E	48.42
L21	N11°24'25"E	23.48
L22	N07°24'15"E	105.00
L23	N07°24'15"E	105.00

CURVE TABLE

CURVE#	RADIUS	DELTA	LENGTH
C1	R=330	90°	31.42
C2	R=330	90°	31.42
C3	R=330	90°	31.42

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 56(a) (3) (A) (4) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT REPRESENT A FEEL TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

- CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY AND ACCESSION, PURPOSES OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY EASEMENT, ANY PUBLIC PURPOSES AND INCIDENTAL PURPOSES RECORDED ON NOVEMBER 27, 2006 IN BOOK 2006117, AT HEREON.
- SACRAMENTO COUNTY WATERLINE EASEMENT HOLDER FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 17, 2012 IN BOOK 2012097, AT PAGE 1037, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

BASES OF BEARINGS

THE BEARING NORTH 1/2 IS EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 EAST, T10N R5E MERIDIAN AS SHOWN ON THE PARCEL MAP NO. 07-123 IN FLECK BOOK 271 OF PARCEL MAPS AT PAGE 1 IS THE BASIS OF BEARINGS FOR THIS MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOLLOWS:

- REFERENCES**
- (1) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (2) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (3) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (4) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (5) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (6) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (7) 100' BRASS DISC IN MONUMENT WELL PER 101
 - (8) 100' BRASS DISC IN MONUMENT WELL PER 101

NOTES

- ALL CURVE DIMENSIONS ARE RADII, ARC LENGTHS AND DELTA. ALL DISTANCES SHOWN ARE VERT AND DEGRAYS PERIOD.
- ALL BEARINGS AND ANGLE POINTS WILL BE SET WITH 1/4" IRON RODS. ALL BEARINGS WILL BE SET ON A 100' EXIST PROJECTION WHERE SIDEWALK IS DETACHED FROM CORNERS WILL BE SET ON A 20' FOOT OFFSET ON TO THE 100' EXIST PROJECTION LINE WITH 1" DIAMETER BRASS DISC STAMPED 15 75M TO BE SET PER 141.
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN FUTURE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO RIGHT-HOLDERS PRIOR TO THE SALE OF THE LOTS.

LEGEND

- SECTION CORNER FOUND MONUMENT AS NOTED
- 1/4 SECTION CORNER FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- LOCATION 3/4" BRASS DISC IN MONUMENT WELL STAMPED 15 75M TO BE SET PER 141
- LOCATION OF 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 15 75M TO BE SET PER 141
- 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 15 75M
- BOUNDARY
- CENTRELINE
- DRAINAGE EASEMENT PER 141
- FOUND
- IRON PIPE
- CYEPALL
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- RIGHT-OF-WAY
- SACRAMENTO COUNTY RECORDS
- SQUARE FEET
- VE VISIBILITY EASEMENT
- WATER LINE EASEMENT
- NO INTEREST OR EGRESS RIGHTS
- RECORD DATA PER REFERENCE
- SHEET INDEX

DETAIL 'A'
SCALE: 1"=100'

DETAIL 'B'
SCALE: 1"=200'

PARCEL 1
60 P.M. 29

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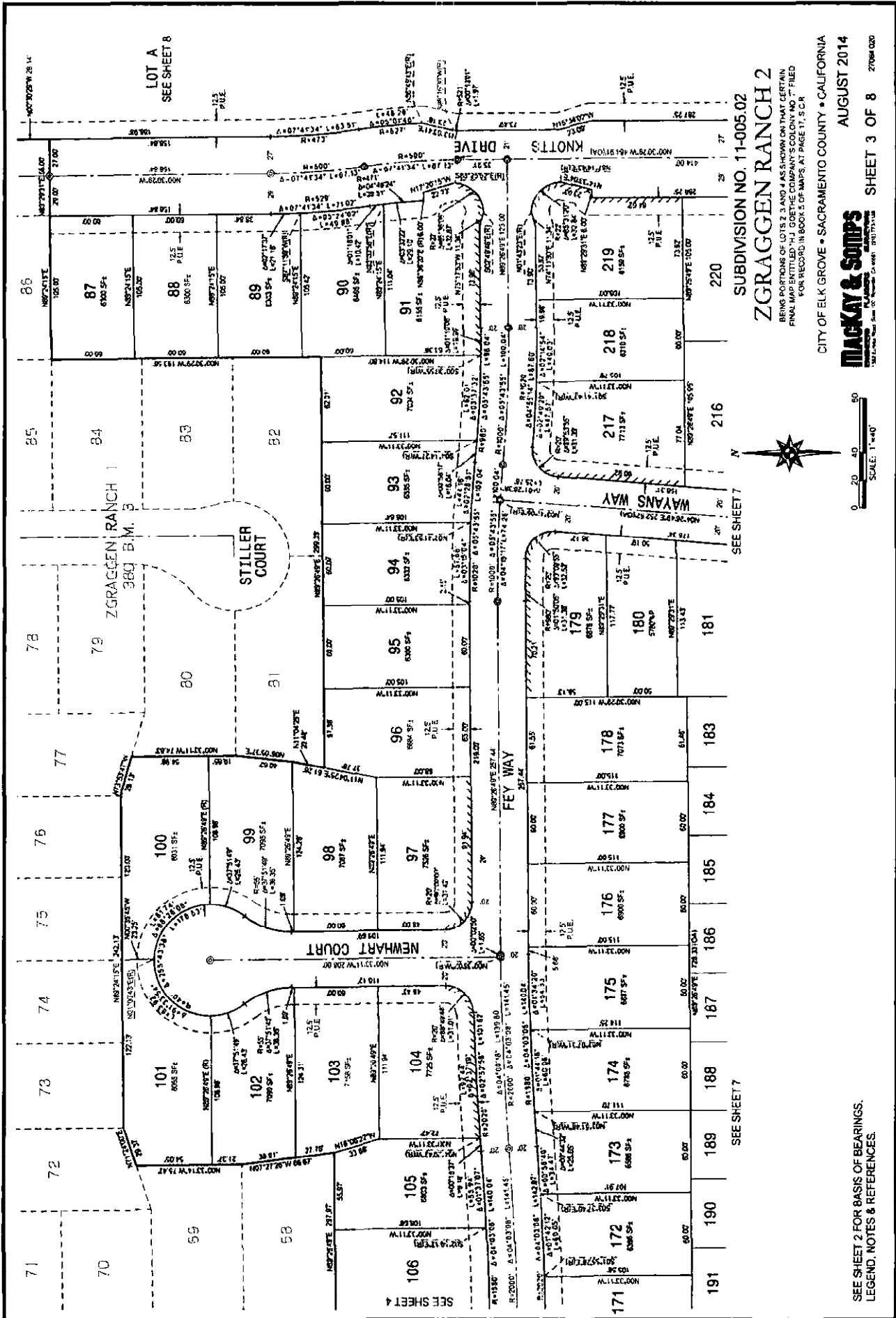
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PARCEL 1
50 P.M. 13



LOT A
SEE SHEET 8

ZRAGGEN RANCH 1
389 B.M. 3

SUBDIVISION NO. 11-005.02

ZRAGGEN RANCH 2

BEING PORTIONS OF LOTS 2, 3 AND 4 AS SHOWN ON THAT CERTAIN
FINAL MAP OF RECORD IN BOOK 5 OF MAPS AT PAGE 17, 18 & 19

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2014

Mackay & Souds
REGISTERED PROFESSIONAL LAND SURVEYORS
1815 ELK GROVE BLVD., SUITE 100, ELK GROVE, CA 95757
TEL: 916.487.1111 FAX: 916.487.1112

SHEET 3 OF 8

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES.

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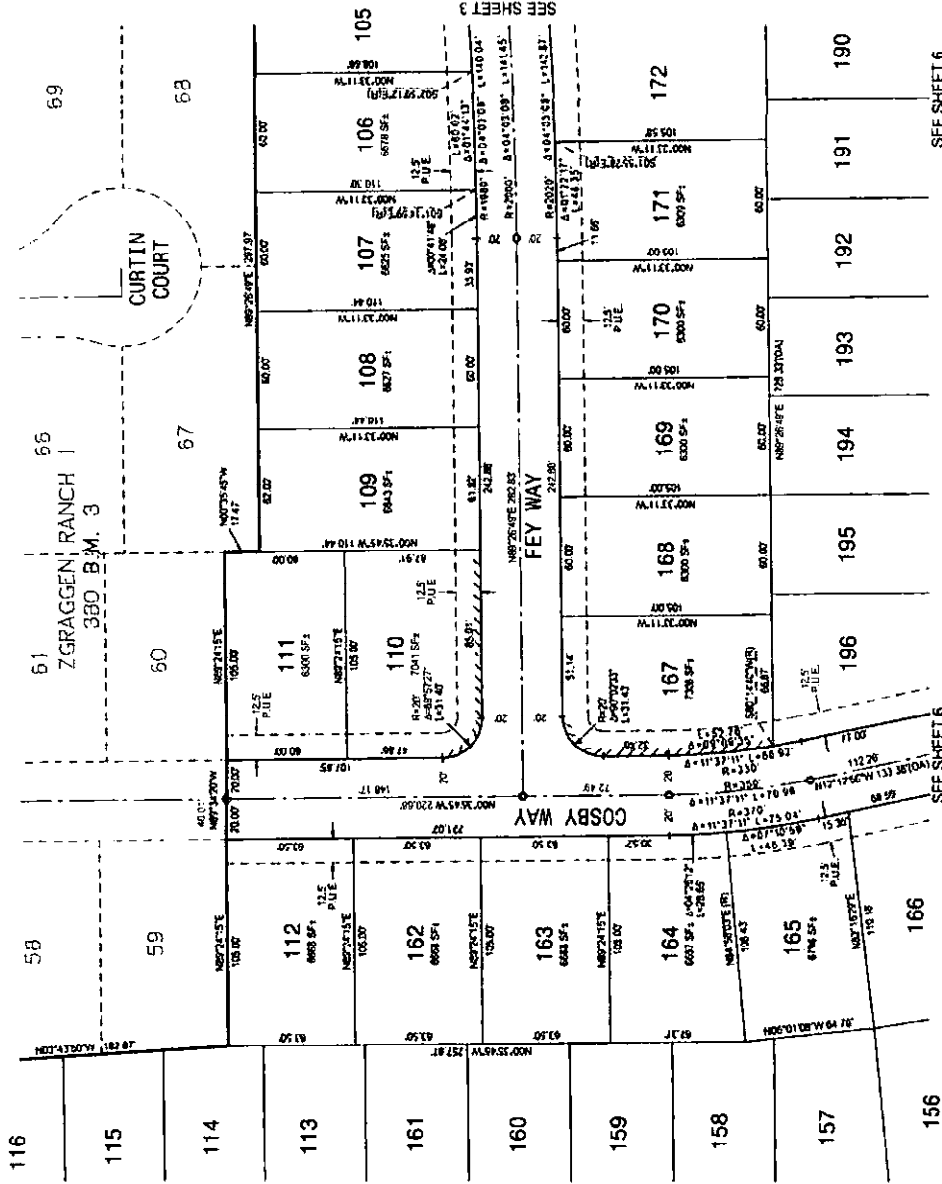
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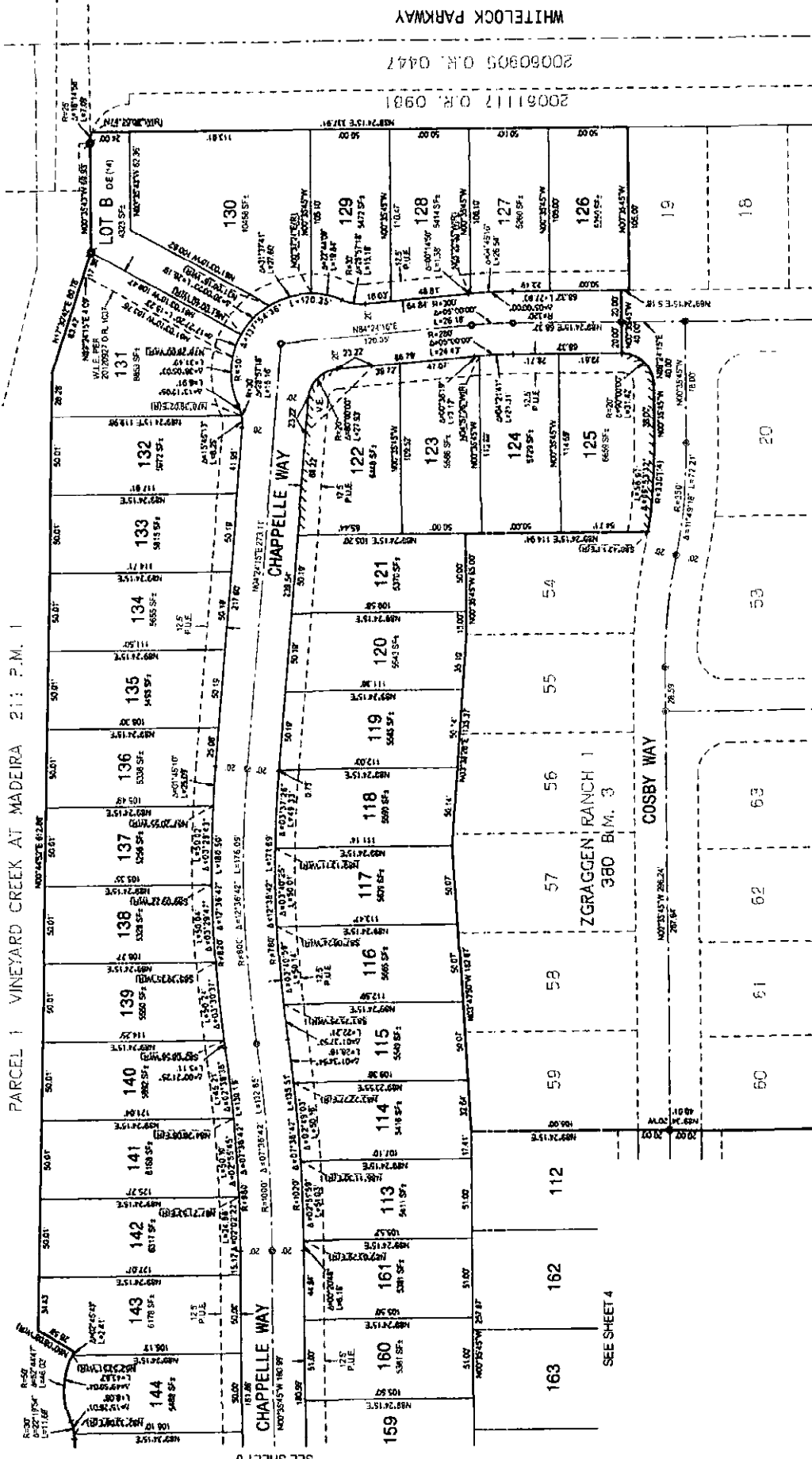
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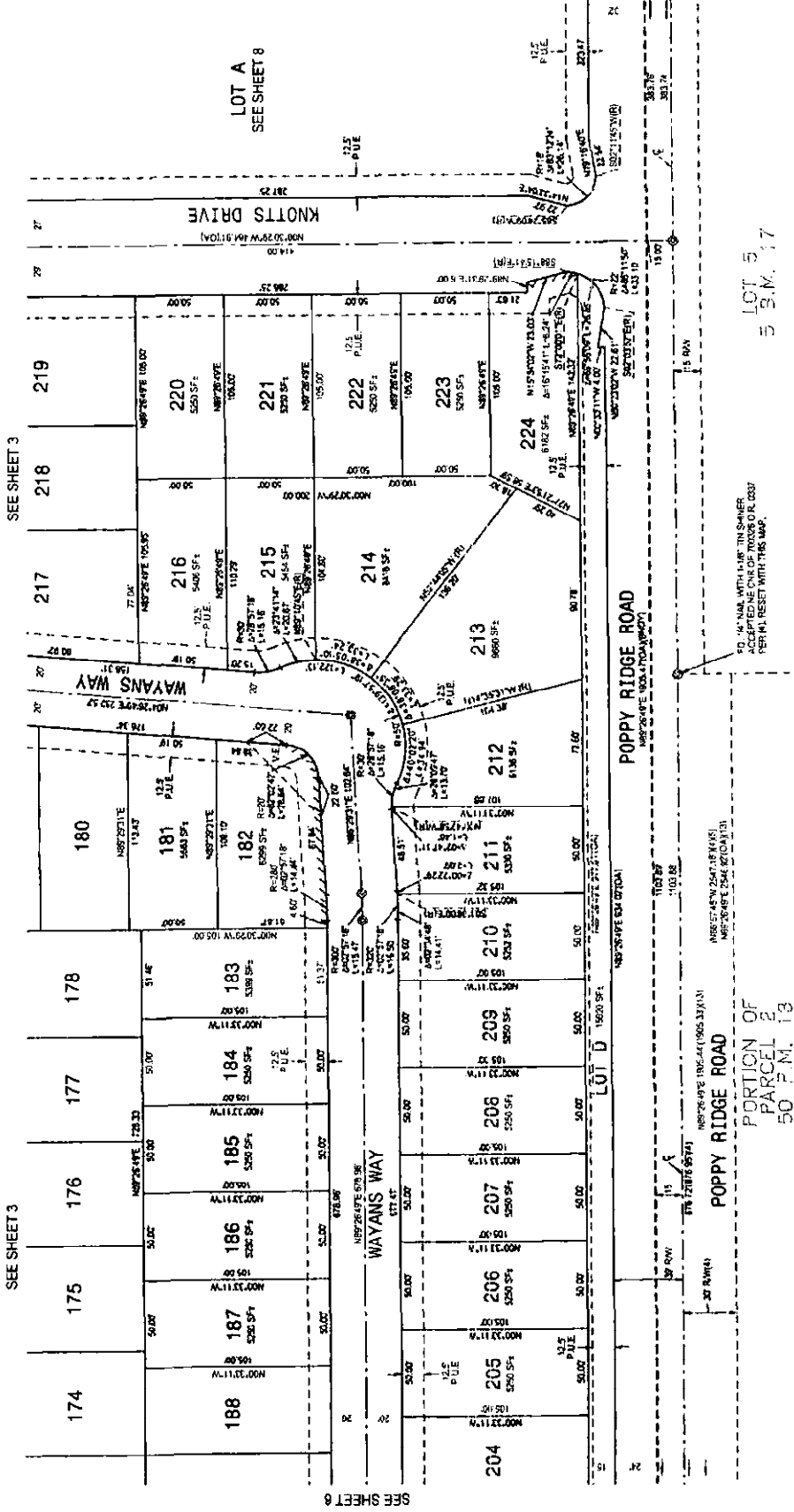


SUBDIVISION NO. 11-005.02
ZGRAGGEN RANCH 2
 BEING PORTIONS OF LOTS 2, 3 AND 4 AS SHOWN ON THAT CERTAIN
 FINAL MAP ENTITLED "H.J. GOETHE COMPANY'S COLONY NO. 7 FILED
 FOR RECORD IN BOOK 5 OF MAPS, AT PAGE 171, 5 C 4
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
Mackay & Sumps
 AUGUST 2014
 SHEET 4 OF 8 27064-020

SEE SHEET 2 FOR BASIS OF BEARINGS,
 LEGEND, NOTES & REFERENCES.

PARCEL 1 VINEYARD CREEK AT MADEIRA 2:1 P.M. 1





SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

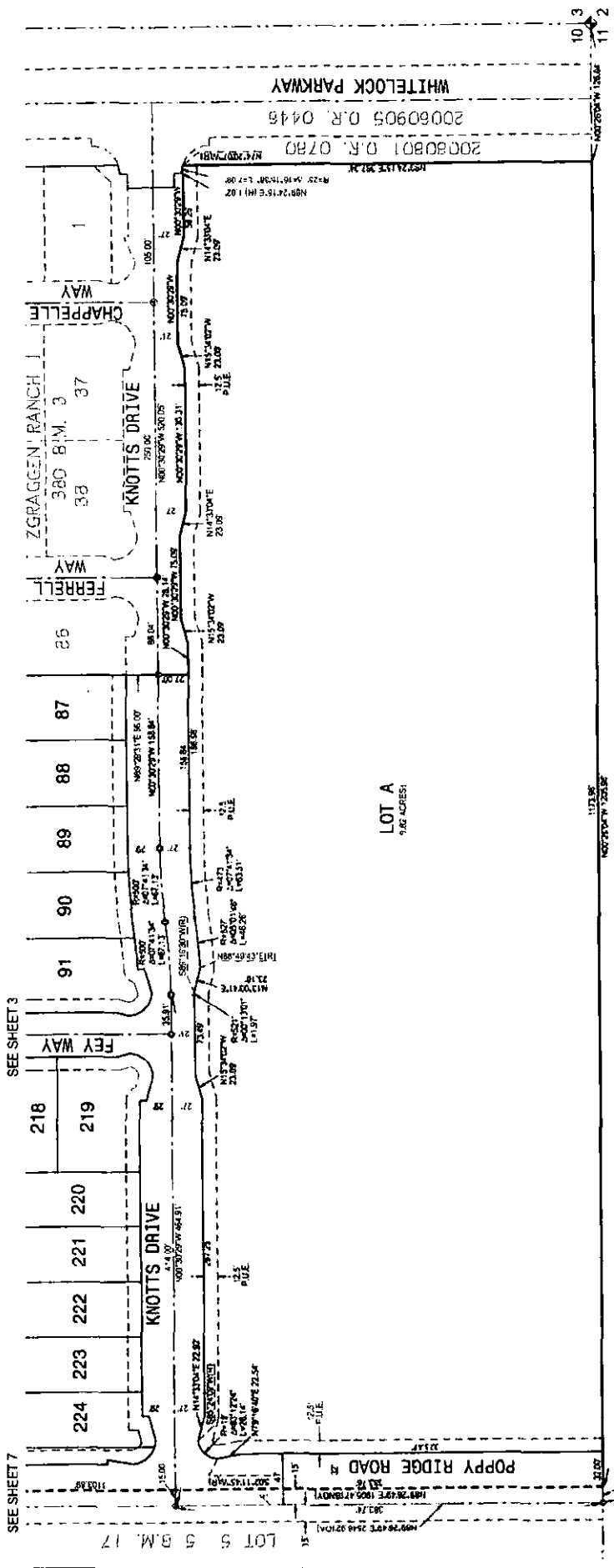
LOT 5
5 B.M. 17

PORTION OF
PARCEL 2
50 P.M. 13



SUBDIVISION NO. 11-005.02
ZGRAGGEN RANCH 2
BEING PORTIONS OF LOTS 2, 3 AND 4 AS SHOWN ON THAT CERTAIN
FINAL MAP ENTITLED "H.I. GOETHE COMPANY'S COLONY NO. 7," FILED
FOR RECORD IN BOOKS OF MAPS AT PAGE 17, S.C.R.
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
1625 Locust Road, Suite 100, Elk Grove, CA 95757
SHEET 7 OF 8
AUGUST 2014
Z76641020

SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES.



SEE SHEET 7

SEE SHEET 3

LOT A
R-2 ADDRESS

TO LINE IRON ROD, NO TAG PER (A)
HELD FOR E.A.V. CL. OF POPPY RIDGE ROAD
BEARS APPROPRIATE D.I.T.
RESET AT INTERSECTION OF POPPY RIDGE ROAD
AND SECTION LINE.

SUBMISSION NO. 11-005.02

ZRAGGEN RANCH 2

BEING PORTIONS OF LOTS 2, 3 AND 4 AS SHOWN ON THAT CERTAIN
FINAL MAP ENTITLED "H.J. GOETHE COMPANY'S COLONY NO. 7 FILED
FOR RECORD IN BOOK 3 OF MAPS, AT PAGE 17, 5 & R

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2014



0 30 60 120
SCALE: 1"=60'

SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES.

SHEET 8 OF 8

27064-020



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. 11-005.02, Zgraggen Ranch 2 Final Map

Project Applicant: Pulte Home Corporation
1544 Eureka Road, Suite 150
Roseville, CA. 95661

Project Location - Specific: Phase III of the Laguna Ridge Specific Plan at the southwest corner
of Bruceville Road and Whitelock Parkway.

Assessor's Parcel Number(s): 132-0280-064

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for Zgraggen Ranch 2
Final Map, subdivision number 11-005.02..

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 15268(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.

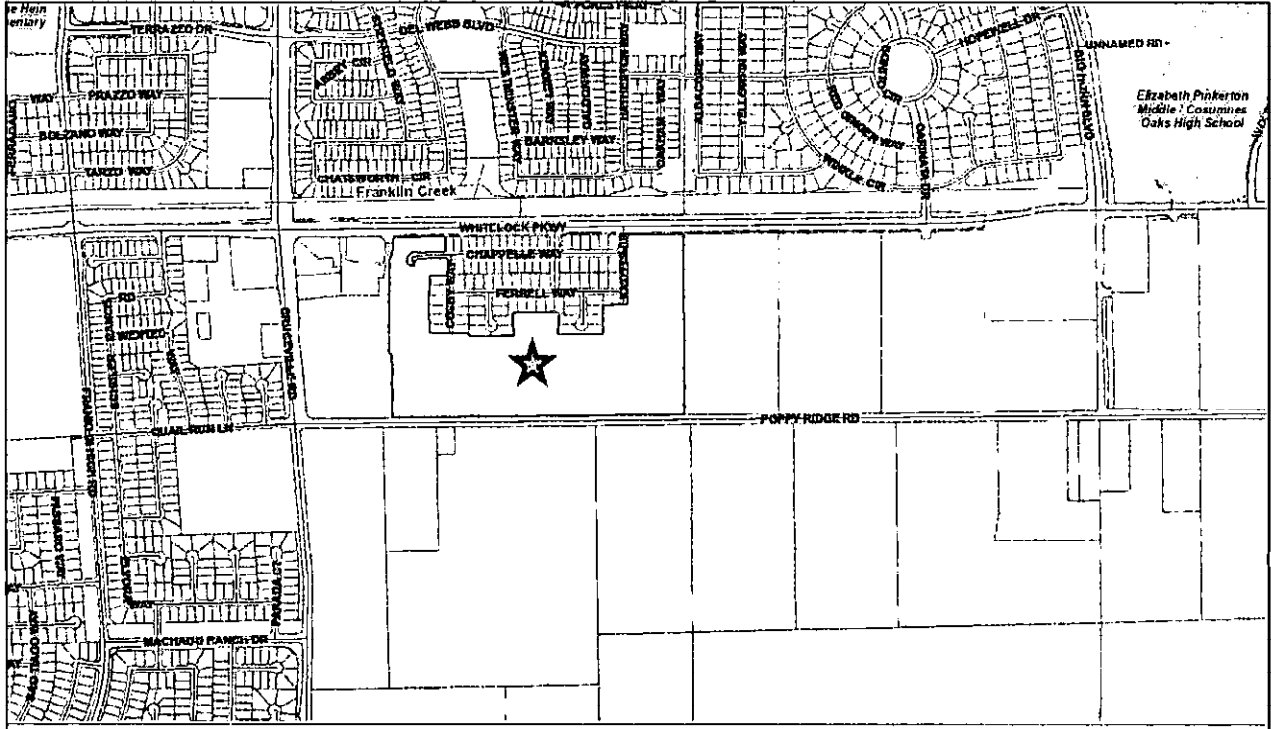
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2007 and 2011. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. Consequently, pursuant to CEQA Guidelines Section 15268(b), no further environmental review is required for this Project.

City of Elk Grove
Planning Department

By _____

Sarah Kirchgessner
Planning Department
Date: August 127, 2014

Location Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-200**

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

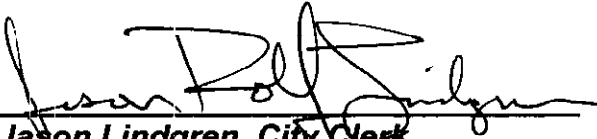
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 10, 2014 by the following vote:

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**