

RESOLUTION NO. 2017-057

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A FINAL MAP FOR SUBDIVISION NO. 15-005, EMERALD PARK
ESTATES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for the Emerald Park Estates (EG-15-005) on September 17, 2015; and

WHEREAS, consistent with the approved Tentative Map, Artisan Homes of California, Inc. A California Corporation, has submitted to the City for approval a Final Map for Subdivision No. 15-005, Emerald Park Estates, of the previously-approved Tentative Map; 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 substantially satisfied; and

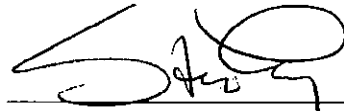
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

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 that:

1. The location and configuration of the lots to be created by Subdivision No. 15-005, Emerald Park Estates substantially comply with the previously-approved Tentative Map; and
2. The 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. Pursuant to Government Code Section 66458, the City Council of the City of Elk Grove hereby approves the Final Map for Subdivision No. 15-005, Emerald Park Estates, a copy of which is attached as Exhibit A and made part of this Resolution; and
4. The City Council of the City of Elk Grove hereby directs the City Manager to execute the Subdivision Improvement Agreement, directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for recording and to transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of March 2017.



STEVE LY, 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 THE PRELIMINARY SOILS REPORT...

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY M.D. PACIFIC ENGINEERING, INC. FOR THE CITY OF ELK GROVE...

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 PROFESSIONAL LAND SURVEYING ACT...

WOOD RODGERS, INC.



MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-18
11/17/16

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 15-005 EMERALD PARK ESTATES...



ROBERT K. MURODOCH
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-17

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 15-005 EMERALD PARK ESTATES...



RAYMOND MICHAEL MANGER
L.S. NO. 5154
REGISTRATION EXPIRES: 06-30-17

CITY CLERK'S STATEMENT

JASON UNDERK, 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...



JASON UNDERK, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC, COMPLETING THIS CERTIFICATE VERIFIES SOLEMNLY THAT THE SIGNATURES AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

ON 11th DAY OF NOVEMBER 2016 BEFORE ME, LEO A. D'ARABO, A NOTARILY QUALIFIED PERSON...

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME...

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

WITNESS MY HAND, Leo A. D'Arabo
PRINTED NAME: Leo A. D'Arabo
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: SACRAMENTO
MY COMMISSION EXPIRES: JULY 1, 2019
MY COMMISSION NO.: 2413900

RECORDER'S STATEMENT

FILED THIS DAY OF NOVEMBER 2017, AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA...

RECORDED IN SACRAMENTO COUNTY STATE OF CALIFORNIA

BY: DEPUTY FEE: \$

SUBDIVISION NO. 15-005 EMERALD PARK ESTATES
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 61, 6 N., 6 E., 15 D.M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
DEVELOPING. INNOVATING. DESIGNING.
3301 C ST., SUITE 400-2 SACRAMENTO, CA 95816
Tel 916.341.7700 Fax 916.341.7787

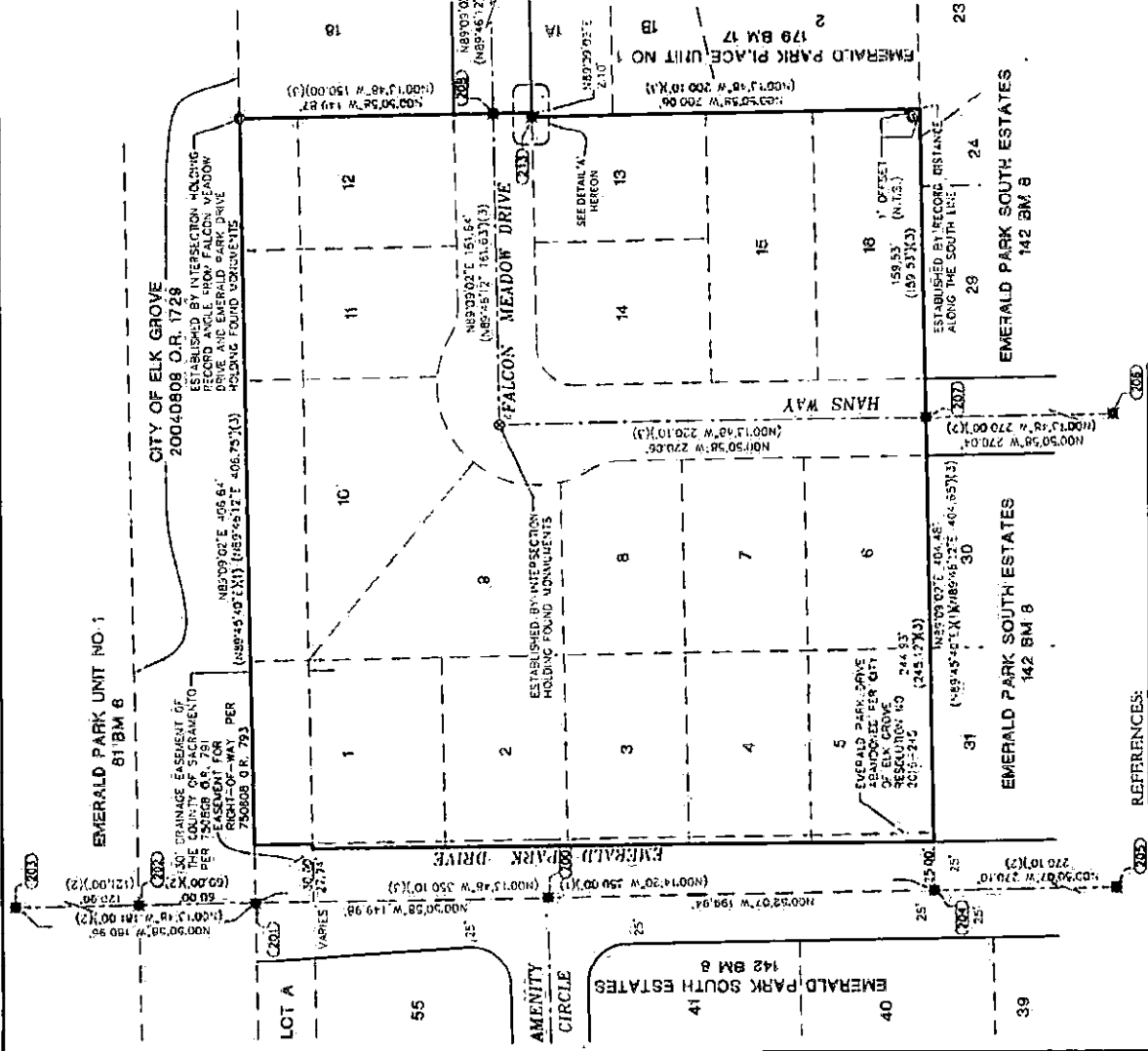
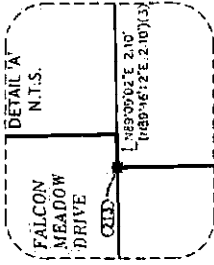
MARCH 2017

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1381.004

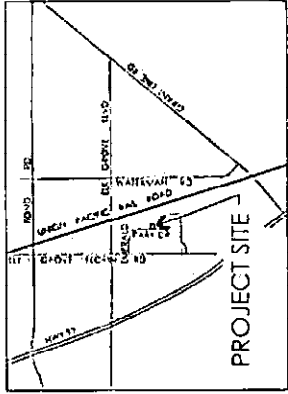
MONUMENT NOTES

- (200) FOUND 1/2" BRASS DISC STAMPED "DCB LS 8752" WITH PUNCH IN MONUMENT WELL PER CR 2910, DOWN 0.9'.
- (201) FOUND SPINDLE WITH WASHER STAMPED "DCB LS 8752", PER CR 2807, FLUSH.
- (202) FOUND SPINDLE WITH WASHER STAMPED "DCB LS 8752", PER CR 2806, FLUSH.
- (203) FOUND 3/4" BRASS DISC STAMPED "DCB LS 8752" WITH PUNCH IN MONUMENT WELL, PER CR 2805, DOWN 0.9'.
- (204) FOUND SPINDLE WITH WASHER STAMPED "DCB LS 8752" PER CR 2808, FLUSH.
- (205) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (206) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (207) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (208) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (209) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (210) FOUND 3/4" I.P. PER (3), NOT TAGGED, FLUSH.
- (211) FOUND 2" CAPPED I.P. PER (3), NO STAMPING, DOWN 0.2'.



LEGEND

- ⊙ 2 1/2" BRASS DISC STAMPED "LS 6815" IN MONUMENT WELL TO BE SET
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 6815"
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 6815", OFFSET 1' AS SHOWN
- ⊙ FOUND MONUMENT AS NOTED HEREON
- CR CORNER RECORD
- H.R.A. HELD RECORD ANGLE
- I.P. IRON PIPE
- (OA) OVERALL DIMENSION
- O.R.S.C. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PE/VE PEDESTRIAN AND LANDSCAPING-EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- SF SQUARE FEET
- N.T.S. NOT TO SCALE



SUBDIVISION NO. 15-005
EMERALD PARK ESTATES
 A PORTION OF THE NORTHEAST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 6 T. 6 N. R. 6 E., M.D.M.
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2000 ELK GROVE AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95833
 TEL: 916.441.1787 FAX: 916.441.1787

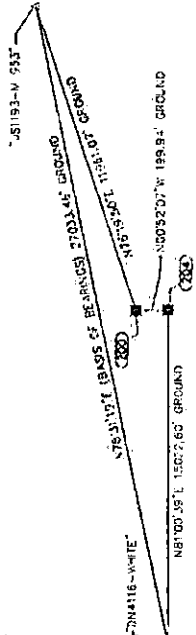
MARCH 2017
 Sheet 2 of 3
 N01.004

SEE SHEET 3 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS

- REFERENCES:**
- (1) 10 P.M. 1 PARCEL MAP
 - (2) 142 B.M. 6 EMERALD PARK SOUTH ESTATES
 - (3) 178 B.M. 17 EMERALD PARK PLACE SUBDIVISION UNIT NO. 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 2010.00, AS MEASURED BETWEEN NGS STATION "N4116-WHITE" AND NGS STATION "S1193-W 953". SAID BEARING IS TAKEN AS NORTH 78°31'19" EAST. ALL DISTANCES AND AREAS SHOWN HEREIN REFLECT GROUND DATA.



BASIS OF BEARINGS DETAIL

N.T.S.

NOTES

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- 5/8" REBAR CAPPED "LS 6815" WILL BE SET AT ALL REAR LOT CORNERS. FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK, STAMPED "LS 6815" AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY MD. PACIFIC ENGINEERING, INC. FILE NO. 0223-DT, DATED JANUARY 13, 2015. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 664260(2)(b)-(c) OF THE SUBDIVISION MAP ACT, THE INTEREST IS SUCH THAT IT CANNOT FIT INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF ELK GROVE, SUCCESSOR IN INTEREST BY INCORPORATION, EASEMENT HOLDER FOR RIGHT-OF-WAY PURPOSES PER DEED RECORDED IN BOOK 750868 PAGE 791, O.R.S.C.

THE CITY OF ELK GROVE, SUCCESSOR IN INTEREST BY INCORPORATION, INTEREST HOLDER FOR RIGHT-OF-WAY PURPOSES PER DEED RECORDED IN BOOK 750116 PAGE 281, O.R.S.C. AND EASEMENT HOLDER FOR PUBLIC STREET AND HIGHWAY PURPOSES PER CERTIFICATE OF ACCEPTANCE (IRREVOCABLE OFFER OF DEDICATION) PER DOCUMENT RECORDED IN BOOK 20120711 PAGE 848, O.R.S.C.

THE CITY OF ELK GROVE, SUCCESSOR IN INTEREST BY INCORPORATION, INTEREST HOLDER FOR RIGHT-OF-WAY PURPOSES PER DEED RECORDED IN BOOK 750868 PAGE 793, O.R.S.C.

**SUBDIVISION NO. 15-005
EMERALD PARK ESTATES**

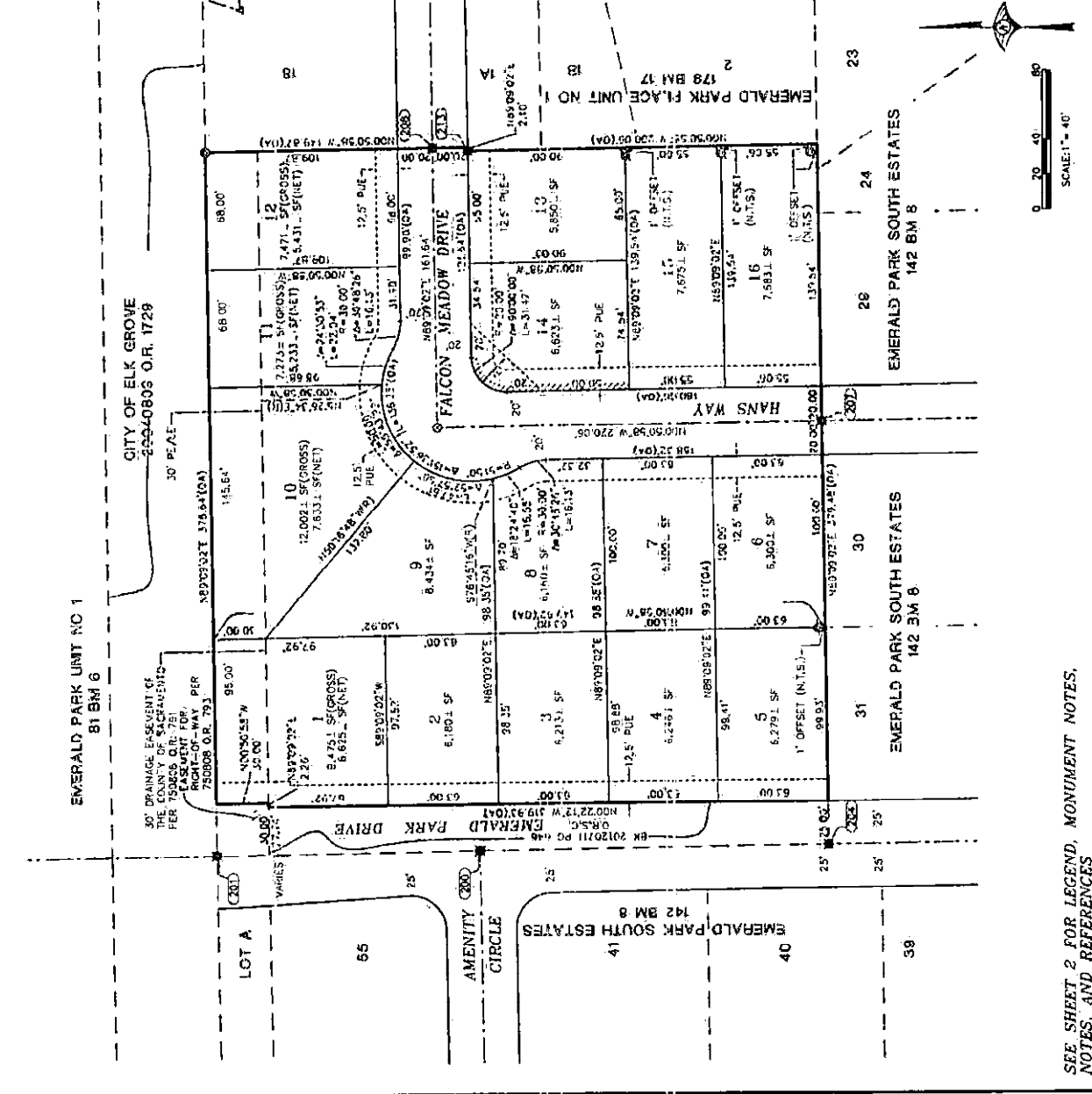
A PORTION OF THE NORTHEAST QUARTER OF THE
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CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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3501 C. ST., STE. 100-B TEL: 916.341.7760
Sacramento, CA 95818 FAX: 916.341.7767

MARCH 2017

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061.04



SEE SHEET 2 FOR LEGEND, MONUMENT NOTES,
NOTES, AND REFERENCES



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

Sacramento 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 Map No. 15-005, Emerald Park Estates

PROJECT LOCATION - SPECIFIC: 9815 Emerald Park Drive

ASSESSOR'S PARCEL NUMBER(S): 134-0570-060

PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento

PROJECT DESCRIPTION: Approval of Map No. 15-040, Vineyard at Madeira III Parcel Map

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

LEAD AGENCY CONTACT: Sandy Kyles (916) 478-3620

APPLICANT: Artisan Homes of California Inc.
10630 Mather Boulevard
Mather, Ca 95655

EXEMPTION STATUS: Ministerial [Section 21080(b): 15268];
 General Rule [Section 15060(c)(3)];
 Consistent With a Community Plan or Zoning [Section 15183(a)]
 Statutory Exemption
 Categorical Exemption

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

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), 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 Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

CITY OF ELK GROVE
Development Services -
Planning

By: _____
Sandy Kyles

Date: _____

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-057**

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 March 22, 2017 by the following vote:

AYES : **COUNCILMEMBERS:** *Ly, Detrick, Hume, Nguyen, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



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