

RESOLUTION NO. 2013-191

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SUBDIVISION NO. 05-977, DIAMANTE SUBDIVISION FINAL MAP
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Diamante Subdivision Project (EG-05-977) on January 10, 2007; and

WHEREAS, consistent with the approved Tentative Map, Lennar Homes of California, Inc., a California Corporation, submitted to the City for approval Subdivision No. 05-977, Diamante Subdivision Final 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 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. 05-977, Diamante Subdivision 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 05-977, Diamante Subdivision Final Map, a copy of which is hereby attached as Exhibit A and made part of this Resolution and 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 9th day of October 2013.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



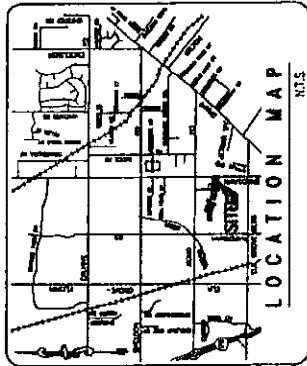
JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

SUBDIVISION NO. 05-977 OF DIAMANTE SUBDIVISION A PORTION OF THE S. 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 32, T. 7 N., R. 6 E., M.D.M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SEPTEMBER 2013 BAKER-WILLIAMS ENGINEERING GROUP

Sheet 1 of 6



OWNER'S STATEMENT.

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF SUBDIVISION NO. 05-977, DIAMANTE SUBDIVISION AND OFFERS FOR DEDICATION OF THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: BROADSHAW ROAD, STONE SPRINGS DRIVE, RONALDO FALLS WAY, SIERRA CREEK DRIVE, FEATHER FALLS WAY, SHEBA CIRCLE, VIOLET SPRINGS COURT, ARELLANO CREEK COURT AND CRAMER COVE COURT FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLINERS, TRAFFIC SIGNALS, UTILITIES, WATER AND GAS LINES, AND FOR THE INSTALLATION AND MAINTENANCE OF A WATER TREATMENT PLANT AND RELATED FACILITIES, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 AND 16.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC COURTS, DRIVE, WAYS AND CIRCLE SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT; (P.U.E.)

(B) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A WATER TREATMENT PLANT AND RELATED FACILITIES, TELEVISION AND TELEPHONE SERVICES, THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED TRUNK EASEMENT (P.E.);

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS:

(C) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE";

LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: [Signature] TITLE: V.P. [Signature] TITLE: V.P.

NOTARY'S ACKNOWLEDGEMENT.

STATE OF CALIFORNIA COUNTY OF PLACER

ON 9/12, 2013, BEFORE ME, MONIQUE REYNOLDS, COUNTY CLERK OF PLACER COUNTY, WHO PROVED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT, BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT, I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

MY COMMISSION EXPIRES 11/24/16 COMMISSION NO. 13138164 IN PLACER COUNTY.

[Signature] NOTARY PUBLIC [Signature] PRINT NAME

SURVEYOR'S STATEMENT.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN ACCORDANCE WITH THE SURVEYING ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA, INC. ON JANUARY 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 INDICATED AND WILL BE SET BY DECEMBER 31, 2014 AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE BY THE ABOVE DATE. I FURTHER STATE THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRIFIED.

[Signature] MICHAEL J. WILLIAMS L.S. 4732 EXPRESS 8/6/2013 DATE 8-23-13

CITY ENGINEER'S STATEMENT.

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 05-977, DIAMANTE SUBDIVISION, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 10, 2007 AND ANY PREVIOUS ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

RICHARD W. SHEPARD CITY ENGINEER, CITY OF ELK GROVE L.S. 4732 EXPIRATION DATE: 08/30/2013 DATE

CITY SURVEYOR'S STATEMENT.

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 05-977, DIAMANTE SUBDIVISION, AND FIND IT TO BE TECHNICALLY CORRECT.

RAYMOND MICHAEL MANGER L.S. 45154 EXPIRATION DATE: 08/20/2015 DATE

CITY CLERK'S STATEMENT.

I, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS MAP OF SUBDIVISION NO. 05-977, DIAMANTE SUBDIVISION, AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, BROADSHAW ROAD, STONE SPRINGS DRIVE, RONALDO FALLS WAY, SIERRA CREEK DRIVE, FEATHER FALLS WAY, SHEBA CIRCLE, VIOLET SPRINGS COURT, ARELLANO CREEK COURT AND CRAMER COVE COURT, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES. THE EASEMENTS FOR A PEDESTRIAN WALKWAY AND THE OFFER OF DEDICATION OF THE ACCESS RIGHTS ALL AS OFFERED HEREON.

JASON LINGREN, CITY CLERK CITY OF ELK GROVE, CALIFORNIA DATE

RECORDERS STATEMENT.

FILED THIS DAY OF 2013 AT M. IN BOOK OF MAPS, AT PAGE INCLUDED AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP, TITLE TO THE LAND IN THIS OFFICE THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE

FILED THIS DAY OF 2013 AT M. IN BOOK OF MAPS, AT PAGE INCLUDED AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP, TITLE TO THE LAND IN THIS OFFICE THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE

SOILS REPORT.

A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, INC. DATED JULY 31, 2008 (WPA NO. 6776-02). A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE PUBLIC WORKS DEPARTMENT.

CERTIFICATE OF DEDICATION FOR SAME PUBLIC PURPOSE.

PURSUANT TO SECTION 6776.02 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL RECONVEY LOTS 24 AND 25 TO THE SUBDIVISION NAME HEREIN. DEDICATION IS MADE THAT THE SAME PUBLIC PURPOSES FOR WHICH THE PUBLIC PURPOSE EASEMENT REQUIRED DOES NOT EXIST, EXCEPT FOR ALL AND ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THAT SAME PUBLIC PURPOSE OR PURPOSES.

LENNAR HOMES OF CALIFORNIA 1420 ROCKY RIDGE DRIVE, SUITE 320 ROSEVILLE, CA 95661

**SUBDIVISION NO. 05-977 OF
DIAMANTE SUBDIVISION**
A PORTION OF THE S. 1/2 OF THE S.E. 1/4
OF THE N.E. 1/4 OF SEC. 32, T. 7 N., R. 6 E., M.D.M.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SEPTEMBER 2013

BAKER-WILLIAMS ENGINEERING GROUP
Sheet 2 of 6

NOTES:

1. THIS SUBDIVISION CONTAINS A TOTAL ACREAGE OF 20.139 ACRES, CONSISTING OF 28 RESIDENTIAL LOTS TOTALING 14.983 AC. ±, 2 LANDSCAPE LOTS, 'A' AND 'B' TOTALING 0.866 AC. ± AND STREET RIGHT-OF-WAYS TOTALING 4.679 AC. ±.
2. ALL DIMENSIONS ALONG CURVED LINES ARE ARC LENGTH (DELTA ANGLE/RADIUS).
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. ALL ROAD IMPROVEMENTS SHALL BE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEERS PRIOR TO ISSUANCE OF ANY PERMITS FOR DEVELOPMENT OF ANY LOT.
5. THERE IS A PROPOSED 69KV OVERHEAD ELECTRICAL LINE ALONG BRADSHAW ROAD AND AN EXISTING 12KV TRANSMISSION LINE ALONG BRADSHAW ROAD EAST OF THE PROPERTY LINE.
6. THE LINES ACROSS LOTS 23, 24, 25, 26, 29, 30, 31 AND 32 REPRESENT THE MINIMUM DISTANCE THAT A GARAGE STRUCTURE MAY BE SETBACK FROM THE RIGHT-OF-WAY LINE AND ARE SHOWN HEREON AND DESIGNATED AS 'GARAGE SETBACK LINE' (SEE SHEET 5).
7. LOTS 'A' AND 'B' SHALL BE GRANTED TO THE CITY OF ELK GROVE IN FEE.

BASIS OF BEARINGS:

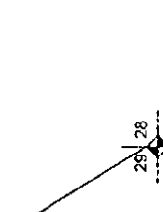
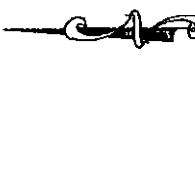
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF THE LINE BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF BRADSHAW ROAD AS SHOWN ON 158 P.M. 5 BEING N 00° 21' 20" W.

REFERENCES:

- (1) RECORD PER 155 P.M. 5
- (2) RECORD PER 285 B.M. 7, 'TRIBUTARY POINTE UNIT C-1'
- (3) RECORD PER 117 P.M. 4
- (4) RECORD PER 268 B.M. 7, 'TRIBUTARY POINTE UNIT A, VILLAGE 6C'
- (5) RECORD PER 228 B.M. 7, 'TRIBUTARY POINTE UNIT B-1'

LEGEND:

- SET MONUMENT AS NOTED
- ⊗ SET 1" I.P. WITH PLASTIC CAP STAMPED "L.S. 4732"
- ⊗ SET 7" I.P. WITH PLASTIC CAP STAMPED "L.S. 4732"
- ⊗ SET 3/4" I.P. WITH PLASTIC CAP STAMPED "L.S. 4732"
- ⊗ SET STANDARD CITY OF ELK GROVE MONUMENT WELL WITH BRASS DISC STAMPED L.S. 4732
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 3/4" I.P. W/ PLASTIC CAP STAMPED "L.S. 5537" PER 285 B.M. 7
- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 32378" PER 280 B.M. 7
- ⊗ FOUND SECTION CORNER AS NOTED
- ⊗ FOUND SECTION 1/4 CORNER AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PEDESTRIAN EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- /// NO INGRESS/EGRESS RIGHTS LINE
- SET 3/8" REBAR TAGGED "L.S. 4732" AT ALL REAR LOT CORNERS AND A CHISELED NOTCH AT THE BACK OF SIDEWALK AT FRONT LOT LINE PRODUCED

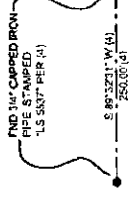
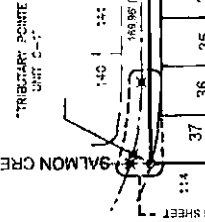
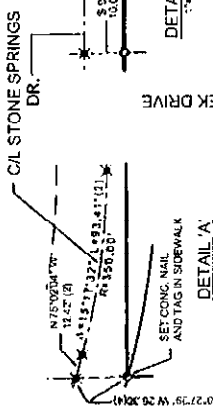
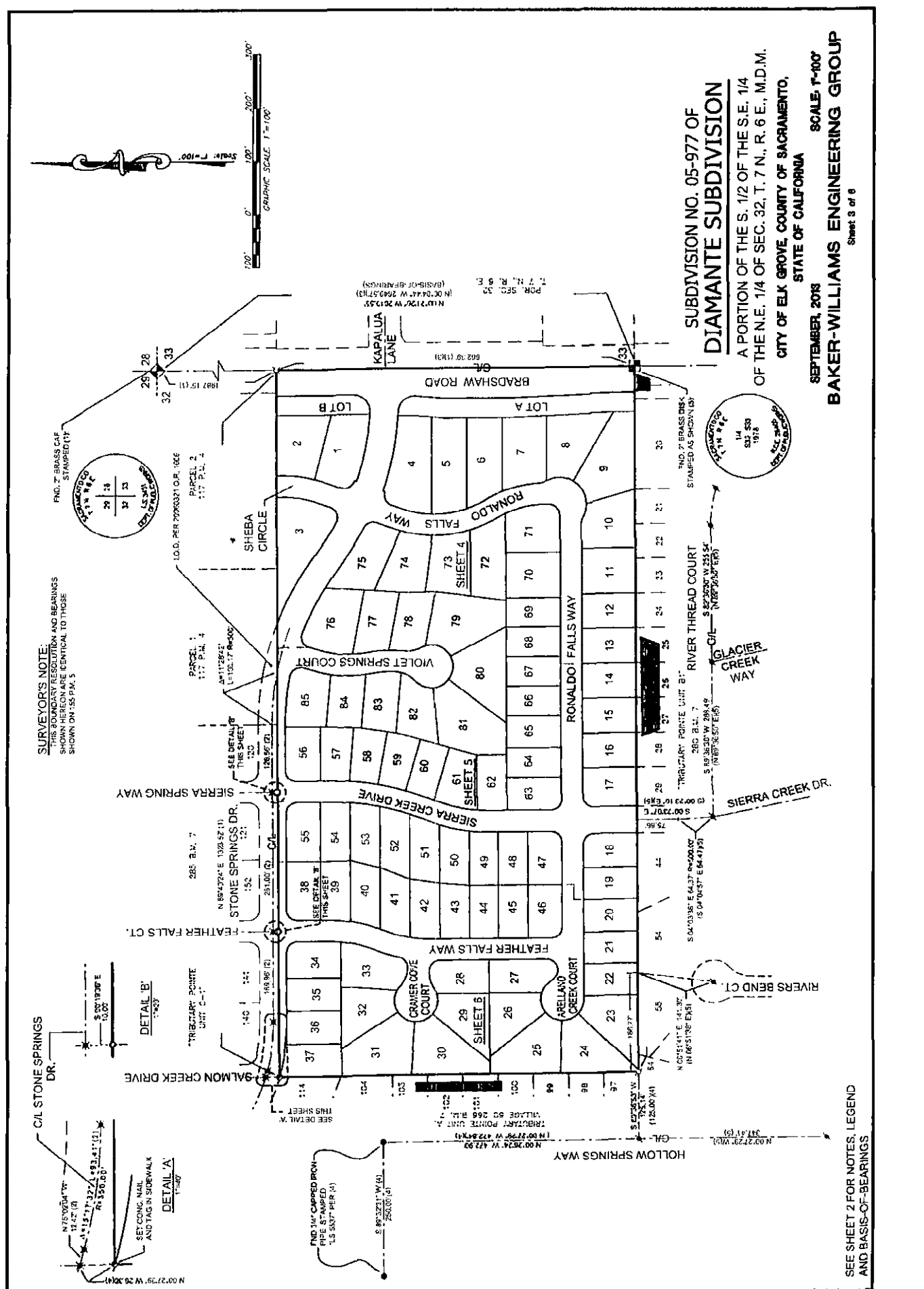


SURVEYOR'S NOTE:
 SHOW ALL RESOLUTION AND BEARINGS
 SHOW ALL BEARINGS RELEVANT TO THOSE
 SHOWN ON 1:50 P.M.S.

SUBDIVISION NO. 05-977 OF DIAMANTE SUBDIVISION

A PORTION OF THE S. 1/2 OF THE S.E. 1/4
 OF THE N.E. 1/4 OF SEC. 32, T. 7 N., R. 6 E., M.D.M.
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
 STATE OF CALIFORNIA

SEPTEMBER, 2018
BAKER-WILLIAMS ENGINEERING GROUP
 SCALE: 1"=100'
 Sheet 3 of 8



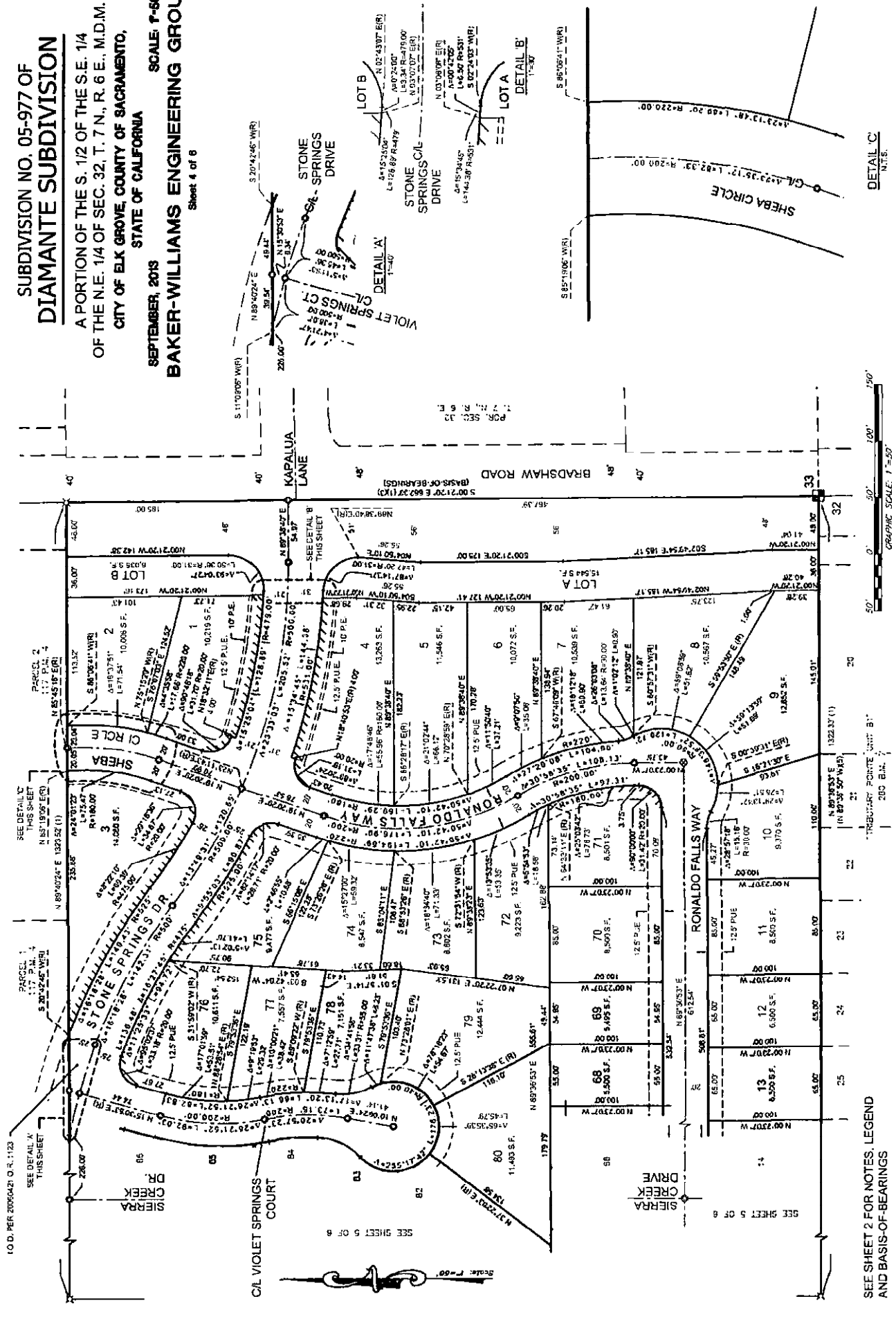
SEE SHEET 2 FOR NOTES, LEGEND
 AND BASIS-OF-BEARINGS

**SUBDIVISION NO. 05-977 OF
DIAMANTE SUBDIVISION**

A PORTION OF THE S. 1/2 OF THE S.E. 1/4
OF THE N.E. 1/4 OF SEC. 32, T. 7 N., R. 6 E., M.D.M.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

SEPTEMBER, 2018 SCALE: 1"=50'
BAKER-WILLIAMS ENGINEERING GROUP

Sheet 4 of 6



DETAIL 'C'
N.T.S.

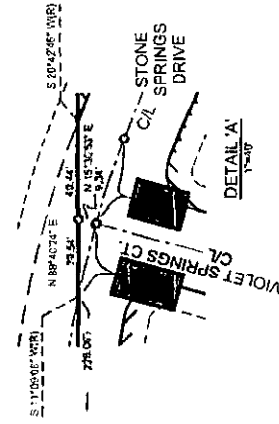
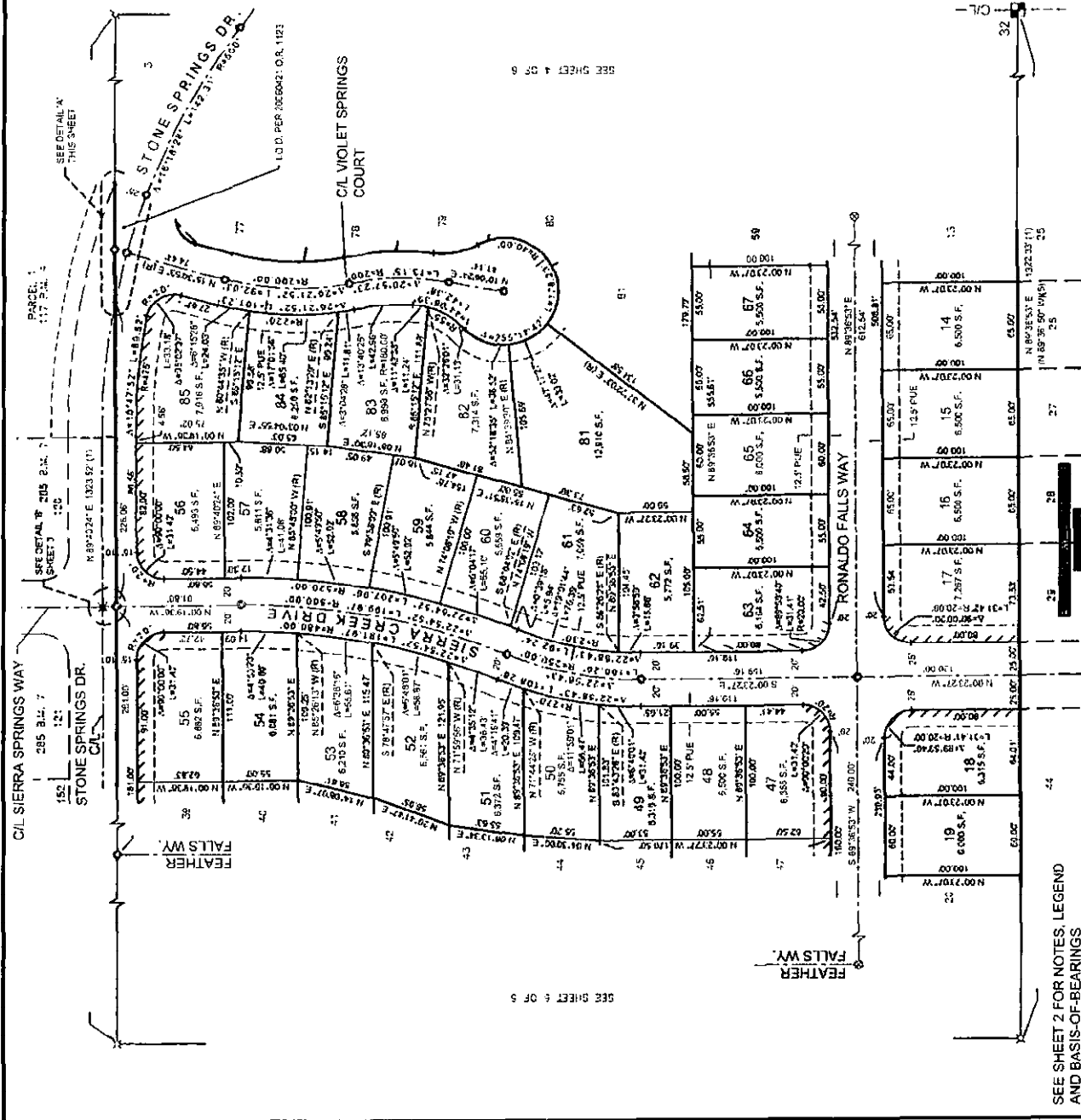
GRAPHIC SCALE: 1"=50'

SEE SHEET 2 FOR NOTES, LEGEND
AND BASIS-OF-BEARINGS

**SUBDIVISION NO. 05-977 OF
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CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

SEPTEMBER, 2015
BAKER-WILLIAMS ENGINEERING GROUP
Scale: 1"=50'
Sheet 5 of 6



SEE SHEET 2 FOR NOTES, LEGEND
AND BASIS-OF-BEARINGS

**SUBDIVISION NO. 05-977 OF
DIAMANTE SUBDIVISION**

A PORTION OF THE S. 1/2 OF THE S.E. 1/4
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CITY OF ELK GROVE, COUNTY OF SACRAMENTO,

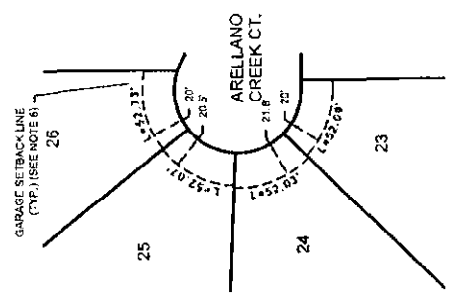
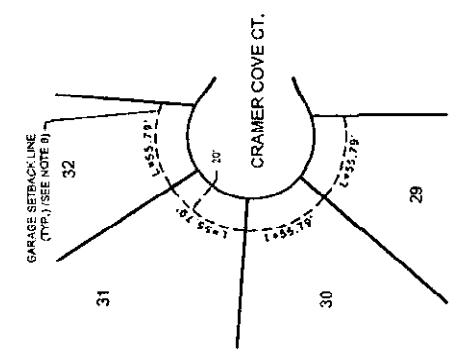
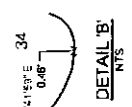
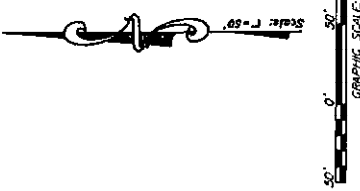
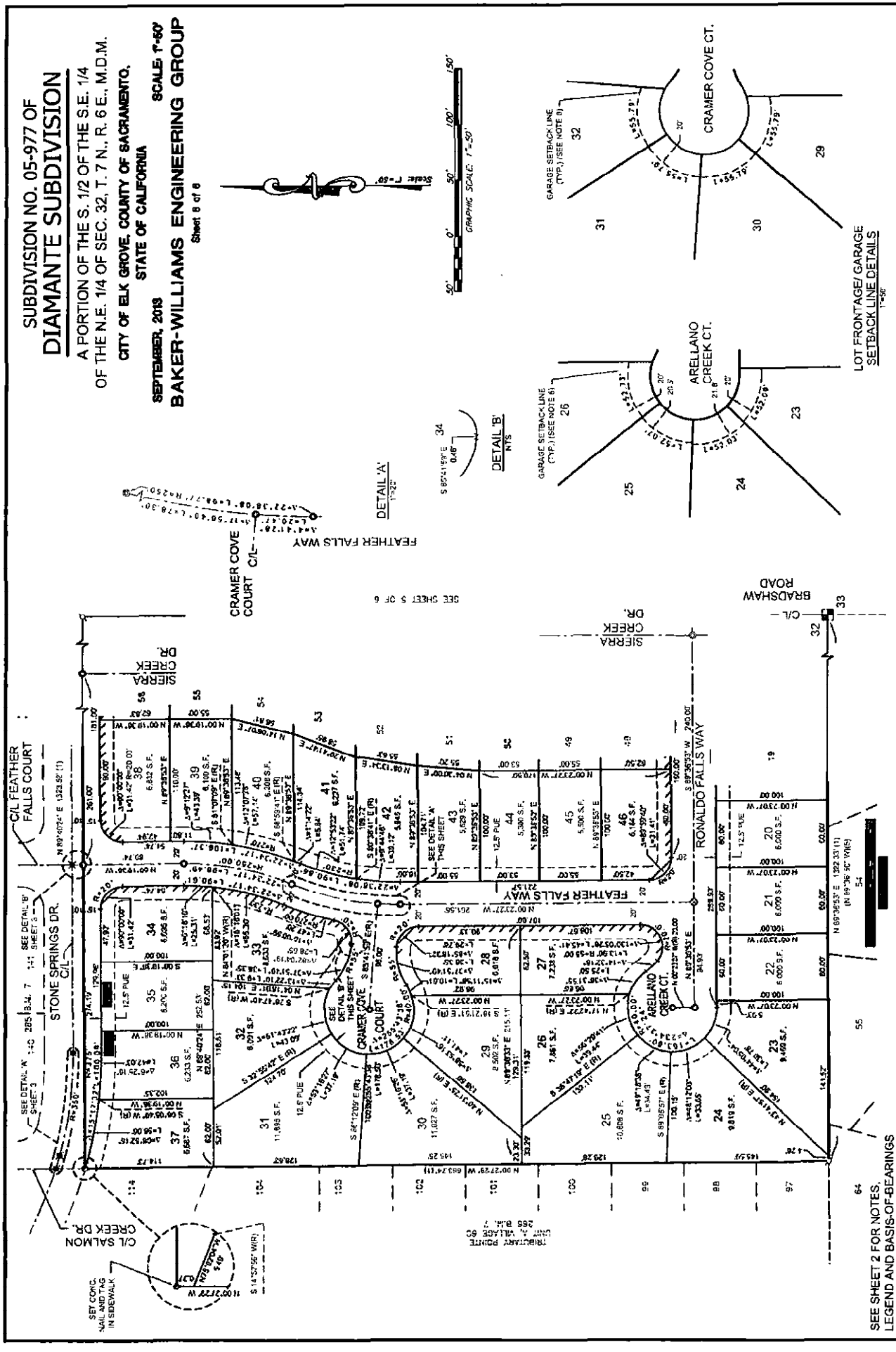
STATE OF CALIFORNIA

SEPTEMBER, 2018

BAKER-WILLIAMS ENGINEERING GROUP

Sheet 8 of 8

SCALE: 1"=50'



LOT FRONTAGE/GARAGE
SETBACK LINE DETAILS
1"=50'

SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS-OF-BEARINGS

SET CONC.
NAIL AND TAG
IN SIDEWALK

SEE DETAIL 'A' 1"=50'
SEE SHEET 7
SEE DETAIL 'B' 1"=50'

SEE DETAIL 'A' 1"=50'
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SEE SHEET 7
SEE DETAIL 'B' 1"=50'

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
Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

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

Project Title: Subdivision No 05-977, Diamante Subdivision, Final Map

Project Location - Specific: 9380 & 9390 Bradshaw Road, at the eastern terminus of Stone Springs Drive south of Bond Road

Assessor's Parcel Number(s): 127-0140-009 & 127-0140-010

Project Location – City: Elk Grove

Project Location – County: Sacramento

Project Description: Approval and recordation of a Final Map for the Diamante subdivisions, subdivision numbers 05-977.

Lead Agency: **City of Elk Grove**

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

Applicant: Lennar Homes
Larry Gualco
1420 Rocky Ridge Ste. 320
Roseville, CA 95661

- 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

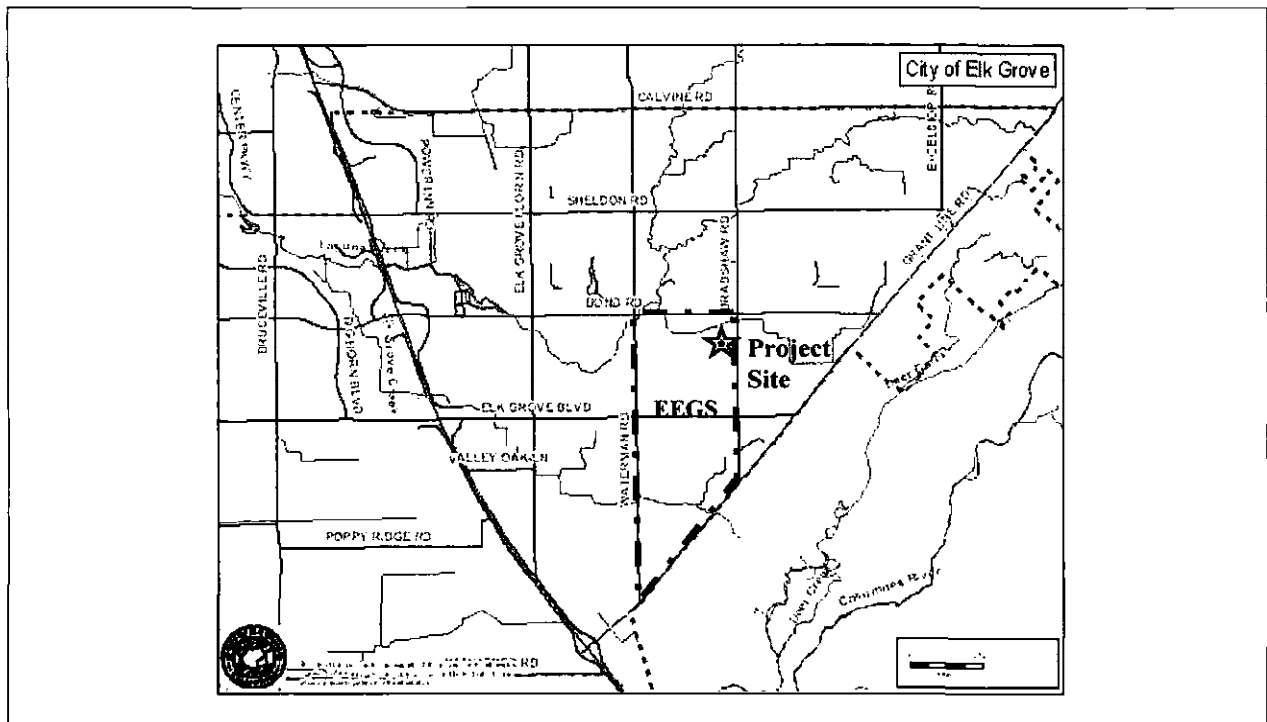
California Code of Regulations (State CEQA Guidelines), Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2007. An Initial Study/Mitigated Negative Declaration (MND) was prepared for the project and adopted by the City Council as part of the project's approvals. The MND adequately addressed environmental issues related to the development of the subject property. 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: September 25, 2013

Location Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-191**

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 October 9, 2013 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


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