

RESOLUTION NO. 2006-304

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE GROVE AT LAGUNA RIDGE VILLAGE 6 FINAL MAP
(SUBDIVISION NO. 04-764.06) AND EXECUTING THE SUBDIVISION
IMPROVEMENT AGREEMENT**


BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code Section 66458, hereby approves the Final Subdivision Map, a copy of which is hereby attached and made a part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **MORRISON HOMES, INC., A DELAWARE CORPORATION** and the subdivision designated as The Grove at Laguna Ridge Village 6 (Subdivision No. 04-764.06).

BE IT FURTHER RESOLVED AND ORDERED that the City Council of the City of Elk Grove hereby approves a Subdivision Improvement Agreement and that the Mayor is hereby authorized and directed to execute a Subdivision Improvement Agreement on behalf of the City of Elk Grove in connection with the above identified subdivision in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

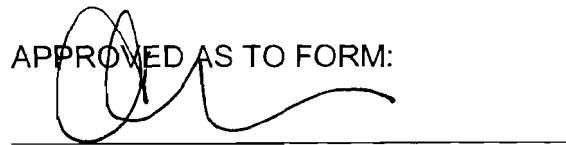
PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 13th day of December 2006.



SOPHIA SCHERMAN, MAYOR PRO TEM
of the CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, UPON COMPLETION OF IMPROVEMENTS, THE PUBLIC CIRCLES SHOWN HEREON WITHIN THESE BOUNDARIES AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES:

- A. EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH LYING CONTIGUOUS TO THE RIGHTS-OF-WAY DELINEATED ABOVE AND SHOWN HEREON THE LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH THE FUTURE PLACEMENT OF MAIL DELIVERY BOXES.
- B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROUTERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR 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 CIRCLES SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)
- C. 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.)

MORRISON HOMES, INC.
A DELAWARE CORPORATION

BY *Scott A. Jones* DATE 9/27/06
NAME
TITLE

BY _____ DATE _____
NAME
TITLE

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Sacramento } SS

ON THE 27th DAY OF September, 2006, BEFORE ME, Sara A. Chacon, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED, Kenneth Dav Ahrens

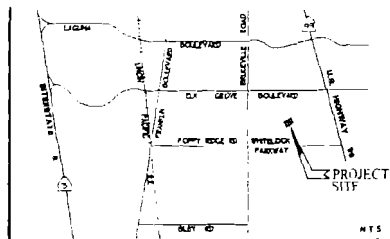
I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE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

WITNESS MY HAND *Sara A. Chacon*
PRINTED NAME Sara A. Chacon

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

MY COMMISSION EXPIRES 10/30/08

MY COMMISSION NO. 1523294



VICINITY MAP

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2006, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED, _____

I 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 ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____

PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, INC. FILE NO. WKA 4021 12, DATED SEPTEMBER 30, 2002. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF 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 SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF REYNEN AND BARDIS (LAGUNA RIDGE) LP, A CALIFORNIA LIMITED PARTNERSHIP IN APRIL 2005. 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 2007, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE 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 1.492 ACRES, CONSISTING OF 71 RESIDENTIAL LOTS.

WOOD RODGERS, INC.



Craig E. Spiess
CRAIG E. SPIESS
P.L.S. 7944 EXP. 12-31-07

SEPTEMBER 26, 2006
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-764.06 OF THE GROVE AT LAGUNA RIDGE VILLAGE 6 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON MAY 19, 2005, AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____
ROBERT L. LEE
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. # 23076
EXPIRATION DATE 12-31-07

CITY CLERK'S STATEMENT

I, 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. 04-764.06 OF THE GROVE AT LAGUNA RIDGE VILLAGE 6 AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

DATE _____
PEGGY E. JACKSON
CLERK OF THE CITY COUNCIL
CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2006, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. 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

BY DEPUTY _____ FEE \$ _____

**SUBDIVISION NO. 04-764.06
THE GROVE AT LAGUNA RIDGE
VILLAGE 6**

BEING A PORTION OF THE AREA FOR THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 98, 2066530, PAGE 2251, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



OCTOBER 2006

Sheet 1 of 6

TRUSTEE'S STATEMENT

STEWART TITLE OF SACRAMENTO, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED ON FEBRUARY 18, 2005, IN BOOK 20050218, AT PAGE 1709, AND ON FEBRUARY 25, 2005, IN BOOK 20050225, AT PAGE 2035, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP

BY: *[Signature]* BY
PRINT *JAMES P. MAREANO* PRINT
TITLE *A. U. P.* TITLE

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF *Sacramento* } SS

ON THE *28th* DAY OF *September*, 2006, BEFORE ME, *Angela Binley*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, *Daniel P. Mareano*

PERSONALLY KNOWN TO ME OR
 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 ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND *Angela Binley*
PRINTED NAME: *Angela Binley*

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF *Sacramento*

MY COMMISSION EXPIRES *3-28-2010*

MY COMMISSION NO: *11a55159*

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2006, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME OR
 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 ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND

PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF

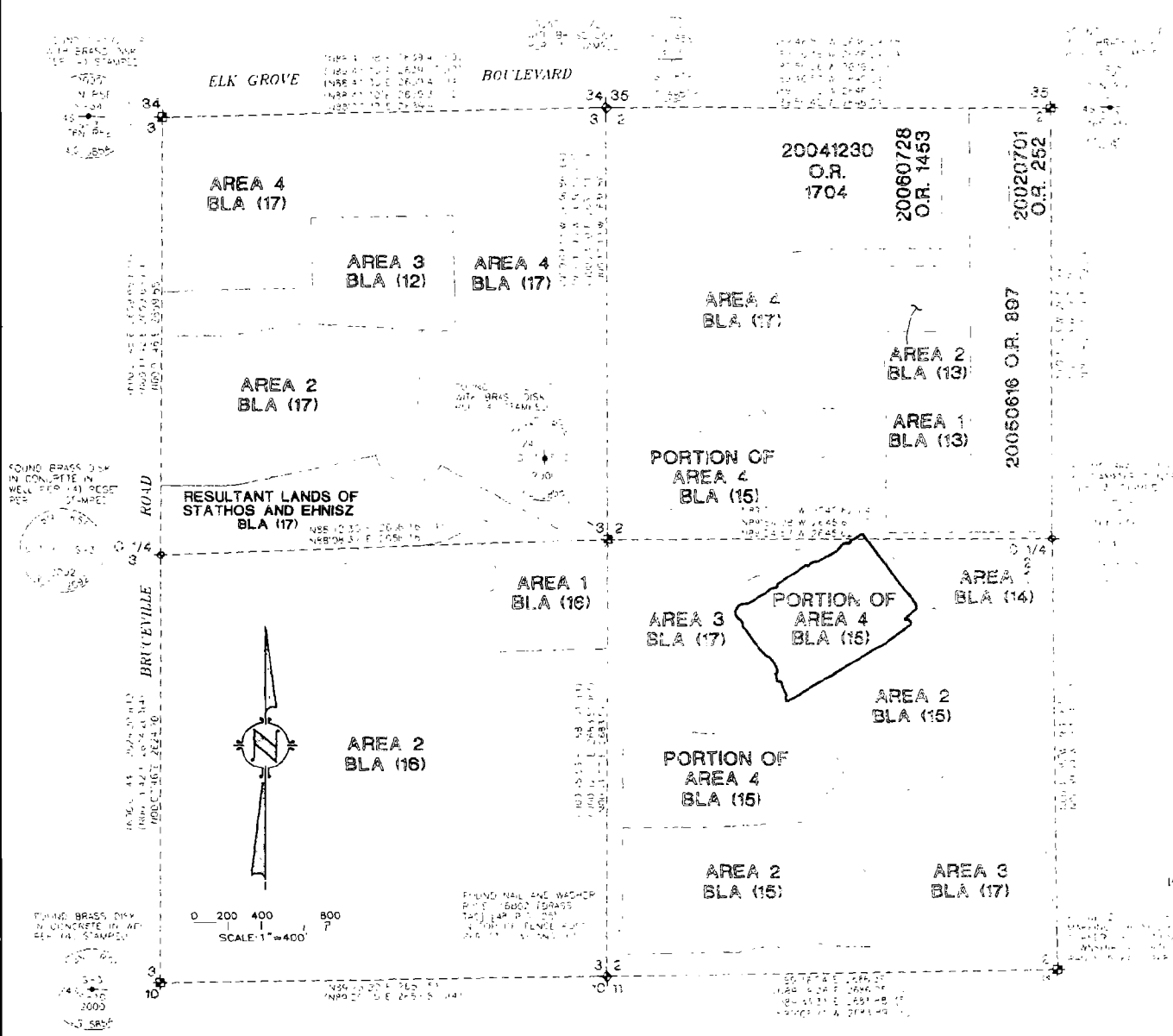
MY COMMISSION EXPIRES

MY COMMISSION NO

SUBDIVISION NO. 04-764.06
THE GROVE AT LAGUNA RIDGE
VILLAGE 6
BEING A PORTION OF THE AREA 4 OF THAT CERTAIN BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 20060530 AT PAGE 2231
OFFICIAL RECORDS OF SACRAMENTO COUNTY
CITY OF LER GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA


WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St Bldg 100-B Tel 916 341 7760
Sacramento, CA 95816 Fax 916 341 7767

OCTOBER 2006
Sheet 2 of 6
(11/11)



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, MAD 83 EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER" 1ST ORDER AND NGS STATION "KELLER" 1ST ORDER SAID BEARING IS N 20°56'33" W. DISTANCES SHOWN ARE GROUND BASED.

- LEGEND**
- +— SECTION CORNER AS NOTED
 - +— ONE-QUARTER CORNER AS NOTED
 - +— CENTER OF SECTION AS NOTED
 - △ NGS STATION
 - BLA BOUNDARY LINE ADJUSTMENT
 - IP IRON PIPE
 - OA OVERALL
 - O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - V.E. VISIBILITY EASEMENT
 - REF REFERENCE
 - (R) RADIAL LINE
 - (X) SHEET INDEX

- NOTES**
- 1 ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF
 - 2 AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM ORDINANCE". A "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

SUBDIVISION NO. 04-764.06
THE GROVE AT LAGUNA RIDGE
VILLAGE 6
 BEING A PORTION OF THE AREA 4 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2066590, AT PAGE 224 OF THE PUBLIC RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA.

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OCTOBER 2006
 Sheet 3 of 6

FOUND 2" BRASS DISK
FLY SIDE BRUCEVILLE RD
140 ± OF INTX ELK GROVE
BLVD ON CONC PAD
BACK OF WALK STAMPED

FOUND 1 1/2" W/2
WITH BRASS DISK
PER 141 STAMPED

FOUND BRASS DISK IN
W/2 STAMPED
PER 141 STAMPED



PORTION OF
AREA 4
BLA (15)

AREA 3
BLA (14)

AREA 3
BLA (17)

AREA 2
BLA (15)

PORTION OF
AREA 4
BLA (15)

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | ... | ... |
| 2 | ... | ... |
| 3 | ... | ... |
| 4 | ... | ... |
| 5 | ... | ... |
| 6 | ... | ... |
| 7 | ... | ... |
| 8 | ... | ... |
| 9 | ... | ... |
| 10 | ... | ... |
| 11 | ... | ... |
| 12 | ... | ... |
| 13 | ... | ... |
| 14 | ... | ... |
| 15 | ... | ... |
| 16 | ... | ... |
| 17 | ... | ... |

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | ... | ... |
| 2 | ... | ... |
| 3 | ... | ... |
| 4 | ... | ... |
| 5 | ... | ... |
| 6 | ... | ... |
| 7 | ... | ... |
| 8 | ... | ... |
| 9 | ... | ... |
| 10 | ... | ... |
| 11 | ... | ... |
| 12 | ... | ... |
| 13 | ... | ... |
| 14 | ... | ... |
| 15 | ... | ... |
| 16 | ... | ... |
| 17 | ... | ... |

- REFERENCES
- (1) = 14 RS 44
 - (2) = 36 RS 22
 - (3) = 48 RS 25
 - (4) = 59 RS 3
 - (5) = 10 PM 27
 - (6) = 60 PM 29
 - (7) = 86 PM 24
 - (8) = 98 PM 31
 - (9) = 253 BM 12
 - (10) = 291 BM 2
 - (11) = 310 BM 1
 - (12) = BLA 20050111 OR 1052
 - (13) = BLA 20050208 OR 2529
 - (14) = BLA 20050218 OR 1706
 - (15) = BLA 20060530 OR 2231
 - (16) = BLA 20060530 OR 2299
 - (17) = BLA 20060530 OR 2412



0 40 80 160
SCALE: 1"=80'

SEE SHEET 3 FOR BASIS OF
BEARINGS, LEGEND AND NOTES.

FOUND 2" BRASS DISK
IN WELL, N SIDE ESCHINGER
RD. 1.5 MI. E OF BRUCEVILLE
RD. MON IS 2.5' S OF
1.2" FENCE POST, 12" H OF
N 1/2 EP STAMPED



SUBDIVISION NO. 04-764.06
THE GROVE AT LAGUNA RIDGE
VILLAGE 6
BEING A PORTION OF THE AREA 4 OF THAT CERTAIN BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 20060530, AT PAGE 2231,
OFFICIAL RECORDS OF SACRAMENTO COUNTY,
CITY OF ELK GROVE,
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

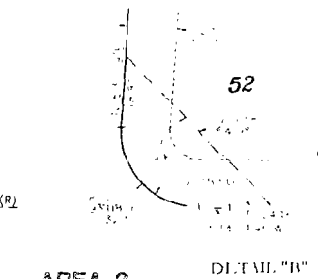
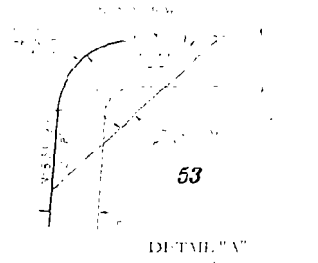
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Tel 916.341.7760 Fax 916.341.7767

OCTOBER 2006
Sheet 4 of 6

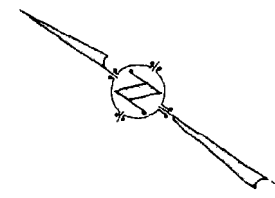
PORTION OF
AREA 4
BLA (15)



AREA 3
BLA (17)



AREA 2
BLA (15)



0 20 40 80
SCALE 1"=40'

SUBDIVISION NO. 04-764.06
THE GROVE AT LAGUNA RIDGE
VILLAGE 6
BEING A PORTION OF THE AREA 4 OF THE CERTAIN BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 2060540, AT PAGE 2231,
OFFICIAL RECORDS OF SACRAMENTO COUNTY,
CITY OF LAGUNA RIDGE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

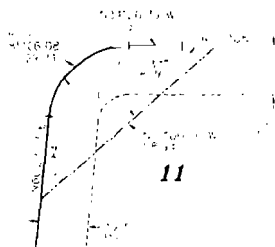
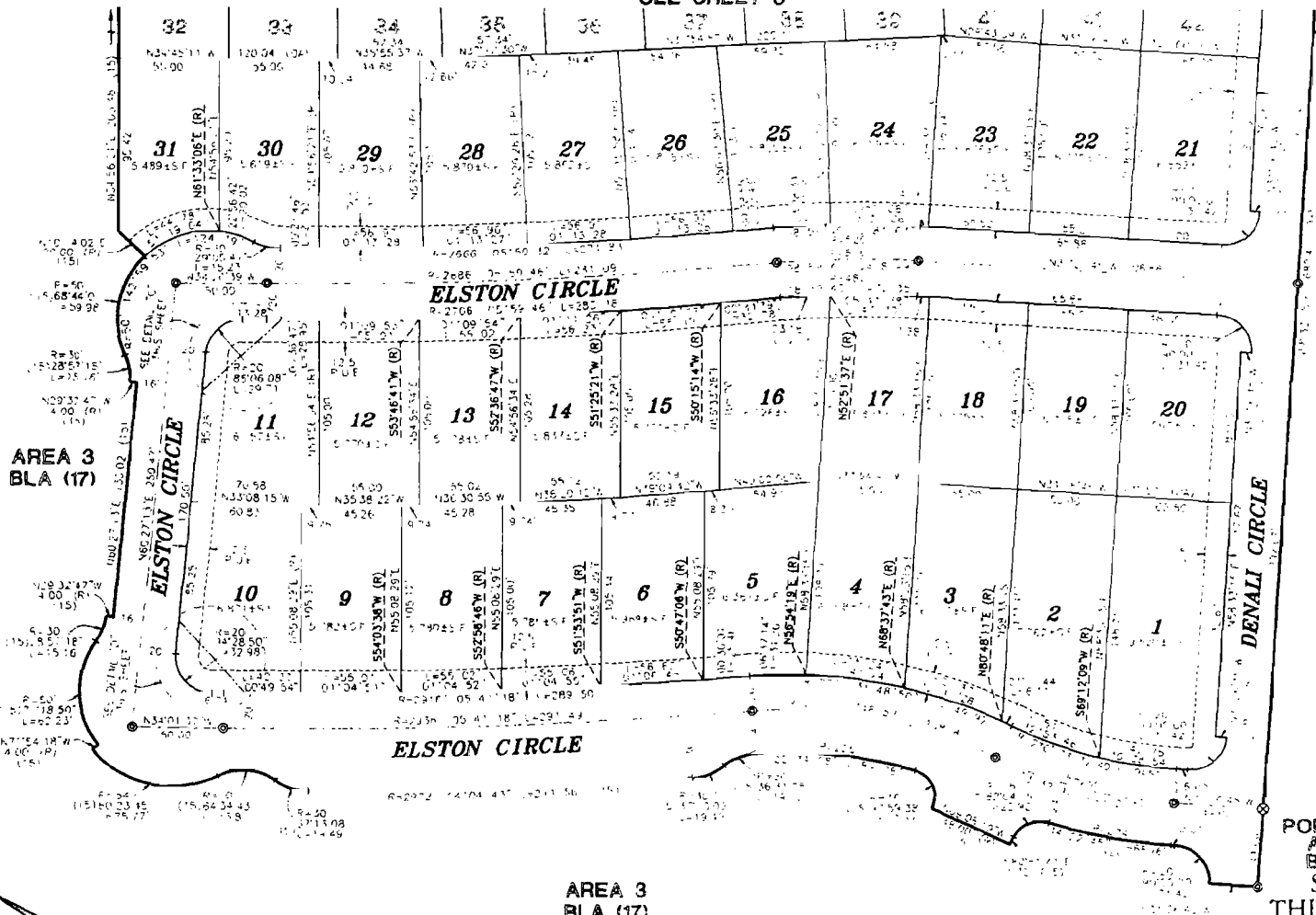
SEE SHEET 3 FOR BASIS OF
BEARINGS, LEGEND AND NOTES.

SEE SHEET 6

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Sacramento, CA 95816 Fax 616 341 7707

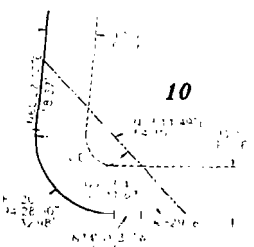
OCTOBER 2006
Sheet 5 of 6
DWG#14

SEE SHEET 5



DETAIL "C"

AREA 2
BLA (15)



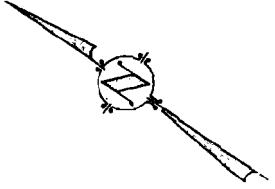
DETAIL "D"

AREA 3
BLA (17)

AREA 3
BLA (17)

PORTION OF
 AREA 4
 BLA (15)
 SUBDIVISION NO. 04-764.06
 THE GROVE AT LAGUNA RIDGE
 VILLAGE 6

BEING A PORTION OF THE AREA 4 OF THAT CERTAIN BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 2006050, AT PAGE 2231
 OFFICIAL RECORDS OF SACRAMENTO COUNTY
 CITY OF LILY GROVE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



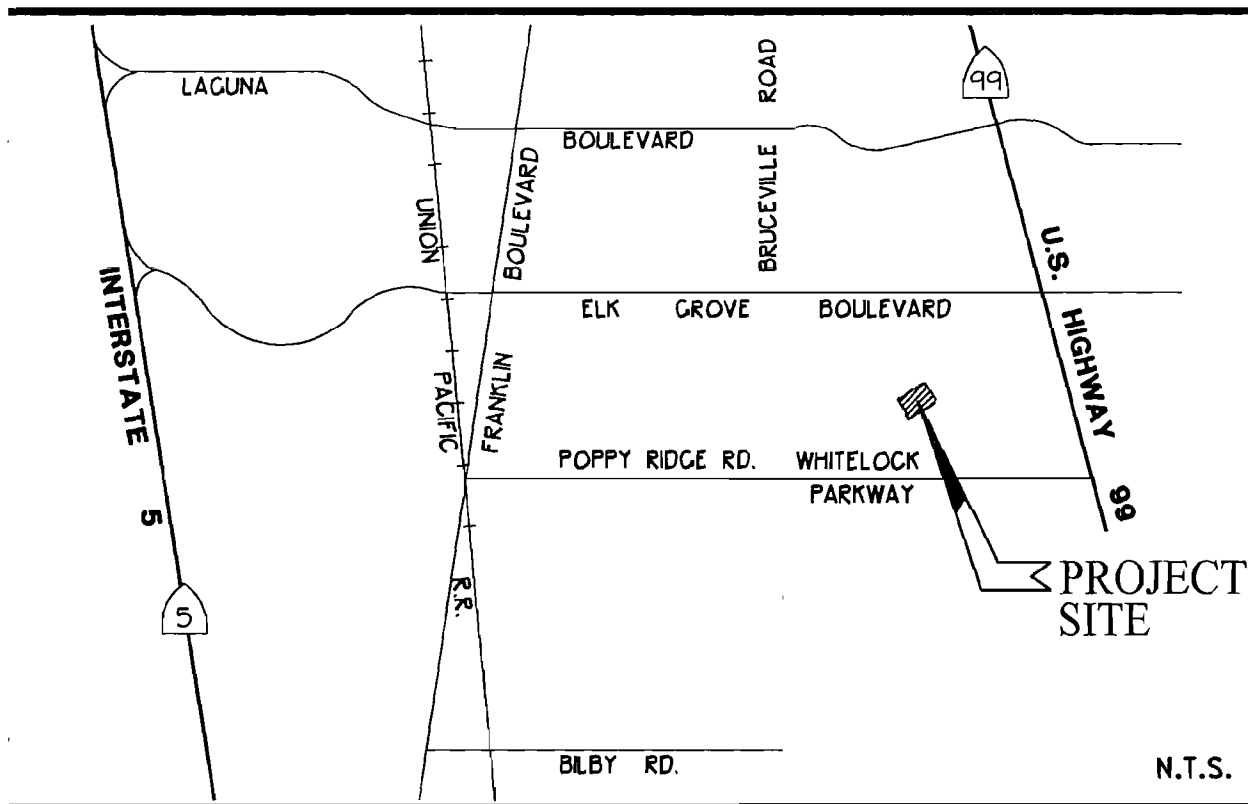
0 20 40 80
 SCALE: 1"=40'

SEE SHEET 3 FOR BASIS OF
 BEARINGS, LEGEND AND NOTES.

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 Sacramento CA 95816 Fax 916.361.7707

OCTOBER 2006
 Sheet 6 of 6
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THE GROVE AT LAGUNA RIDGE
VILLAGE 6
VICINITY MAP
PROJECT NO. 04764.06
CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



VICINITY MAP



WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7767

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-304**

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

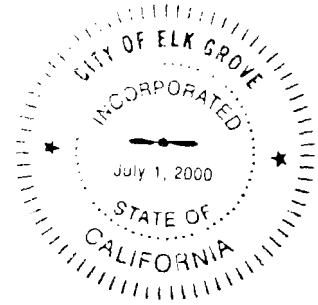
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 13, 2006 by the following vote:

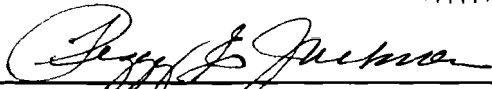
AYES : COUNCILMEMBERS: Scherman, Cooper, Leary, Davis, Hume

NOES : COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None





**Peggy E. Jackson, City Clerk
City of Elk Grove, California**