

## RESOLUTION NO. 2011-42

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING SUBDIVISION NO. 03-479.04, DEL WEBB-LAGUNA RIDGE VILLAGE 4 FINAL MAP

**WHEREAS**, the City of Elk Grove (City) approved the Tentative Map for Del Webb-Laguna Ridge (EG-03-479) on May 19, 2005 and an amendment to the Tentative Map on February 1, 2007; and

**WHEREAS**, consistent with the approved Tentative Map and amendment, Pulte Home Corporation (Owner) submitted to the City for approval Subdivision No. 03-479.04, Del Webb-Laguna Ridge, Village 4 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

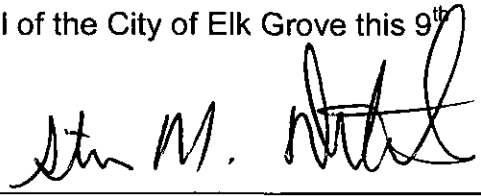
**WHEREAS**, the public improvements for this Final Map have been previously constructed and accepted; and

**WHEREAS**, the City has determined that 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 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. 03-478.04, Del Webb-Laguna Ridge, Village 4 substantially comply with the previously approved Tentative Map;
- 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 03-479.04, del Webb-Laguna Ridge, Village Final Map, a copy of which is hereby attached as Exhibit A and made part of this Resolution, 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, a copy of which is hereby attached as Exhibit B and made part of this Resolution, to the County Clerk of the County of Sacramento for filing.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of March 2011.



STEVEN M. DETRICK, MAYOR of the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 03-479.04, DEL WEBB-LAGUNA RIDGE VILLAGE 4 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE:

LOTS A, B, C, AND D TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE PEAK FOREST WAY, HATHERTON WAY, DEARNE WAY, SHILEY WAY AND BIRCHWOOD COURT WITH THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT, EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5) FEET WIDE, HEREON THE LOCATIONS TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH THE FUTURE PLACEMENT OF MAIL DELIVERY BOXES.

TO THE CITY OF ELK GROVE AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND UTILITY CONDUITS AND ALL APURTENANCES, HERE AND TELEVISION SERVICES, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING ADJACENT TO THE PUBLIC COURT AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO BE VIEWED FROM SURFACE WITHIN THE AREA ONE AND A HALF (1.5) FEET WIDE DESIGNATED HEREON AS VISIBILITY EASEMENT (V.E.).

PULTE HOME CORPORATION,  
A MICHIGAN CORPORATION.

BY: [Signature] DATE: 1/26/11  
 NAME: Gregory S. Van Dine  
 TITLE: Vice President, Finance  
 BY: [Signature] DATE: 1/26/11  
 NAME: Angela A. Anderson  
 TITLE: Vice President, Finance

**NOTARY'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
 COUNTY OF ZALAC )

ON January 26, 2011 BEFORE ME, Chris A. Downium, a Notary Public, personally appeared Gregory S. Van Dine and Angela A. Anderson, both of legal age, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they subscribed the same in their authorized capacity(ies), and that by 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.

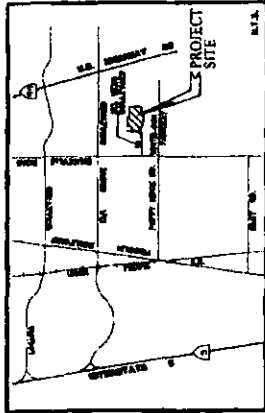
WITNESS MY HAND: [Signature]  
 PRINTED NAME: Chris A. Downium

COUNTY OF: Placer

MY COMMISSION EXPIRES: October 10, 2014

MY COMMISSION NO.: 1903936

**EXHIBIT A**



VICINITY MAP

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-479.04 DEL WEBB - LAGUNA RIDGE VILLAGE 4, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
 RAYMOND MICHAEL MANGER  
 U.S. NO. 5154  
 REGISTRATION EXPIRES: 06-30-11

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED BY KLEINFELDER, INC., FILE NO. 51263, DATED JUNE 2, 2006. 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 DEL WEBB CALIFORNIA MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEL WEBB CALIFORNIA CORP., AN ARIZONA CORPORATION IN JUNE 2008. I HEREBY APPROVED THIS MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 2011; 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 28.26+ ACRES, CONSISTING OF 178 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.  
 WOOD RODGERS, INC.



[Signature]  
 CRAIG E. SPIESS  
 P.L.S. 7944 EXP. 12-31-11  
 JANGREY J. COLL  
 DATE

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-479.04 OF DEL WEBB - LAGUNA RIDGE VILLAGE 4 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE CITY OF ELK GROVE FINAL MAP SUBDIVISION NO. 03-479.04, DEL WEBB-LAGUNA RIDGE VILLAGE 4, AND THAT THE MAP MAY BE RECORDED AND ANY APPROVED ALTERATIONS THERETO THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_  
 RICHARD W. SHEPARD  
 CITY ENGINEER, CITY OF ELK GROVE  
 A.C.E. NO. 30438  
 EXPIRATION DATE: 08-30-11

**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. 03-479.04, DEL WEBB-LAGUNA RIDGE VILLAGE 4, AND ACCEPTED IN FEE SIMPLE LOTS A, B, C, AND D AS OFFERED HEREON AND ACCEPTED, SUBJECT TO IMPROVEMENT FOR PUBLIC STREET PURPOSES AS OFFERED HEREON AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY AND VISIBILITY PURPOSES AS OFFERED HEREON.

DATE: \_\_\_\_\_  
 JASON LINDGREN, CITY CLERK  
 CITY OF ELK GROVE, CALIFORNIA

**RECORDERS STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, 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.

RECORDED BY: \_\_\_\_\_ DOCUMENT NO.: \_\_\_\_\_  
 STATE OF CALIFORNIA

BY: DEPUTY \_\_\_\_\_ FEE: \$ \_\_\_\_\_

**SUBDIVISION NO. 03-479.04  
 DEL WEBB - LAGUNA RIDGE  
 VILLAGE 4**

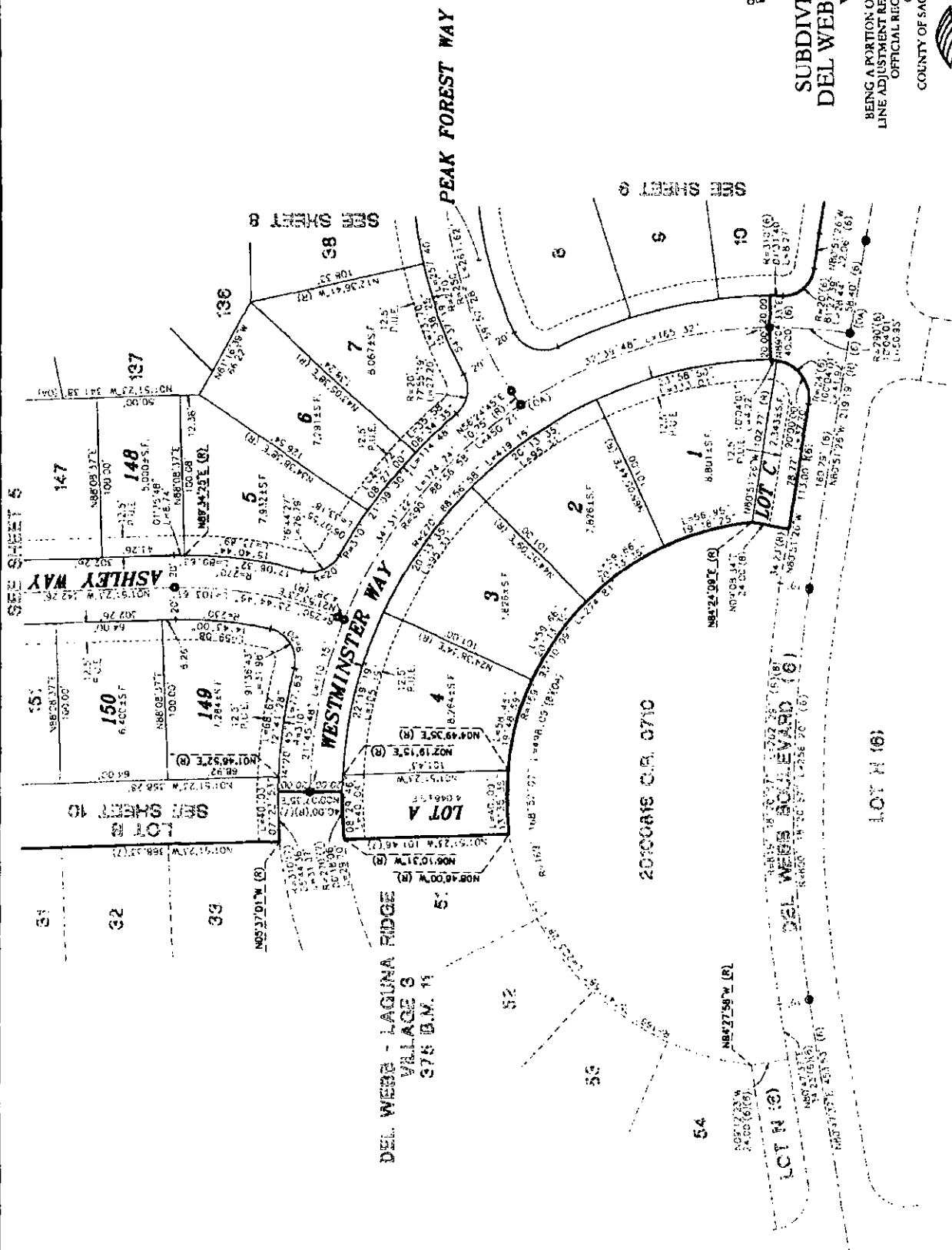
BEING A PORTION OF AREA 2 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 3006530, AT PAGE 209, OFFICIAL RECORDS OF SACRAMENTO COUNTY  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
 ENGINEERING - SURVEYING - PLANNING - CONSULTING  
 3303 G ST., SUITE 100-B SACRAMENTO, CA 95818  
 TEL 916-341-7760 FAX 916-341-7767







0 20 40 80  
SCALE 1" = 40'

**SUBDIVISION NO. 03-479.04  
DEL WEBB - LAGUNA RIDGE  
VILLAGE 4**

BEING A PORTION OF AREA 7 OF THAT CERTAIN BOUNDARY  
LINE ADJUSTMENT RECORDED IN BOOK 2060530, AT PAGE 229,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



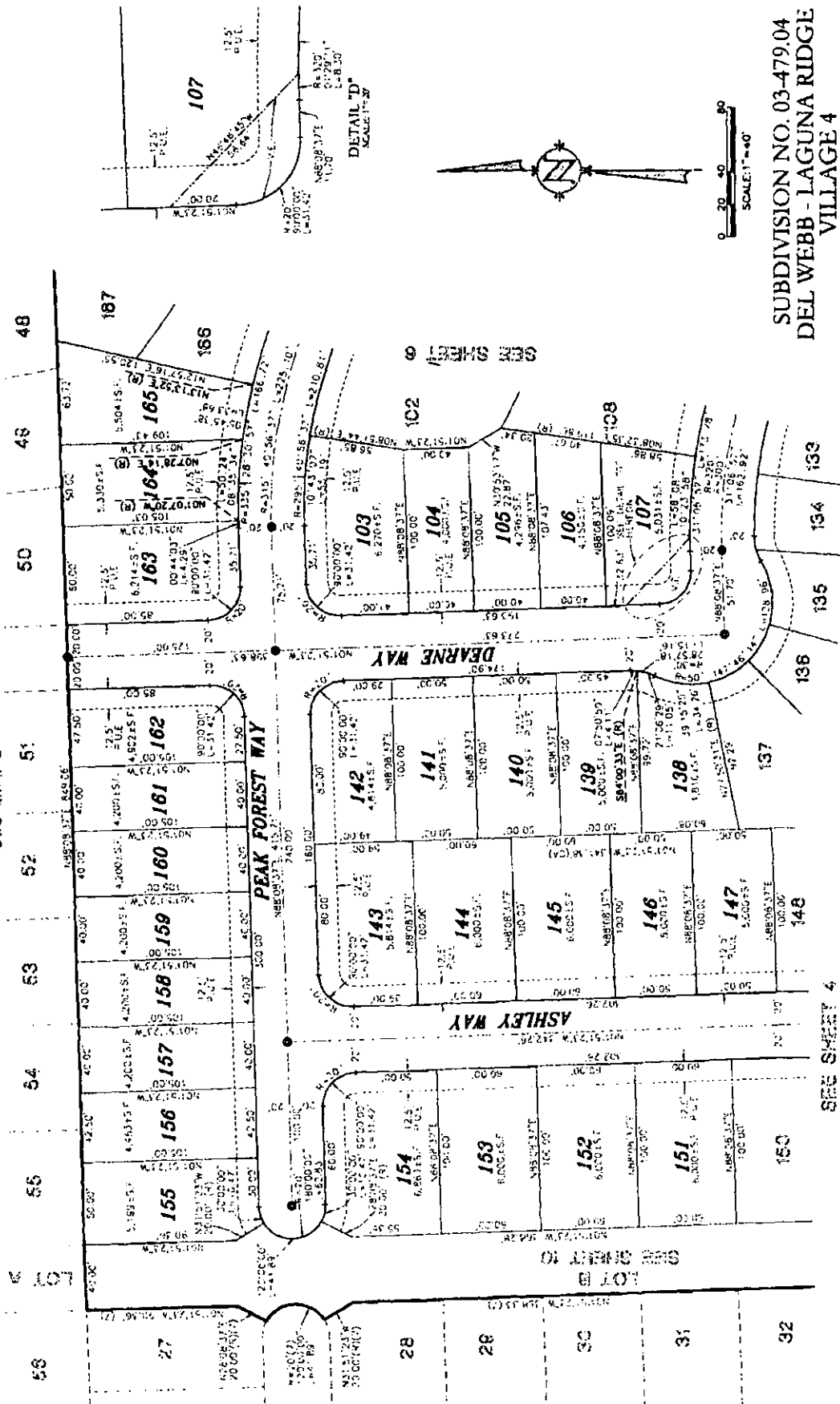
**WOOD RODGERS**  
ENGINEERING - SURVEYING - PLANNING - DEVELOPMENT  
3201 C St., Bldg. 1000B P.O. Box 541780  
Sacramento, CA 95859 P.S. No. SA-017780

FEBRUARY 2011

Sheet 4 of 10  
08/01

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

DEL WEBB - LAGUNA RIDGE VILLAGE 3  
366 (A.M.) 3



SUBDIVISION NO. 03-479.04  
DEL WEBB - LAGUNA RIDGE  
VILLAGE 4

BEING A PORTION OF AREA 2 OF THAT CERTAIN BOUNDARY  
LINE ADJUSTMENT RECORDED IN BOOK 200659, AT PAGE 2199,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY,  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**WOOD ROGERS**  
ENGINEERING - SURVEYING - PLANNING - DEVELOPMENT  
3301 C St., Ste. 100-B  
Sacramento, CA 95818  
TEL: 916-341-7790  
FAX: 916-341-7797  
WWW: WRG.COM

FEBRUARY 2011  
Sheet 5 of 10

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

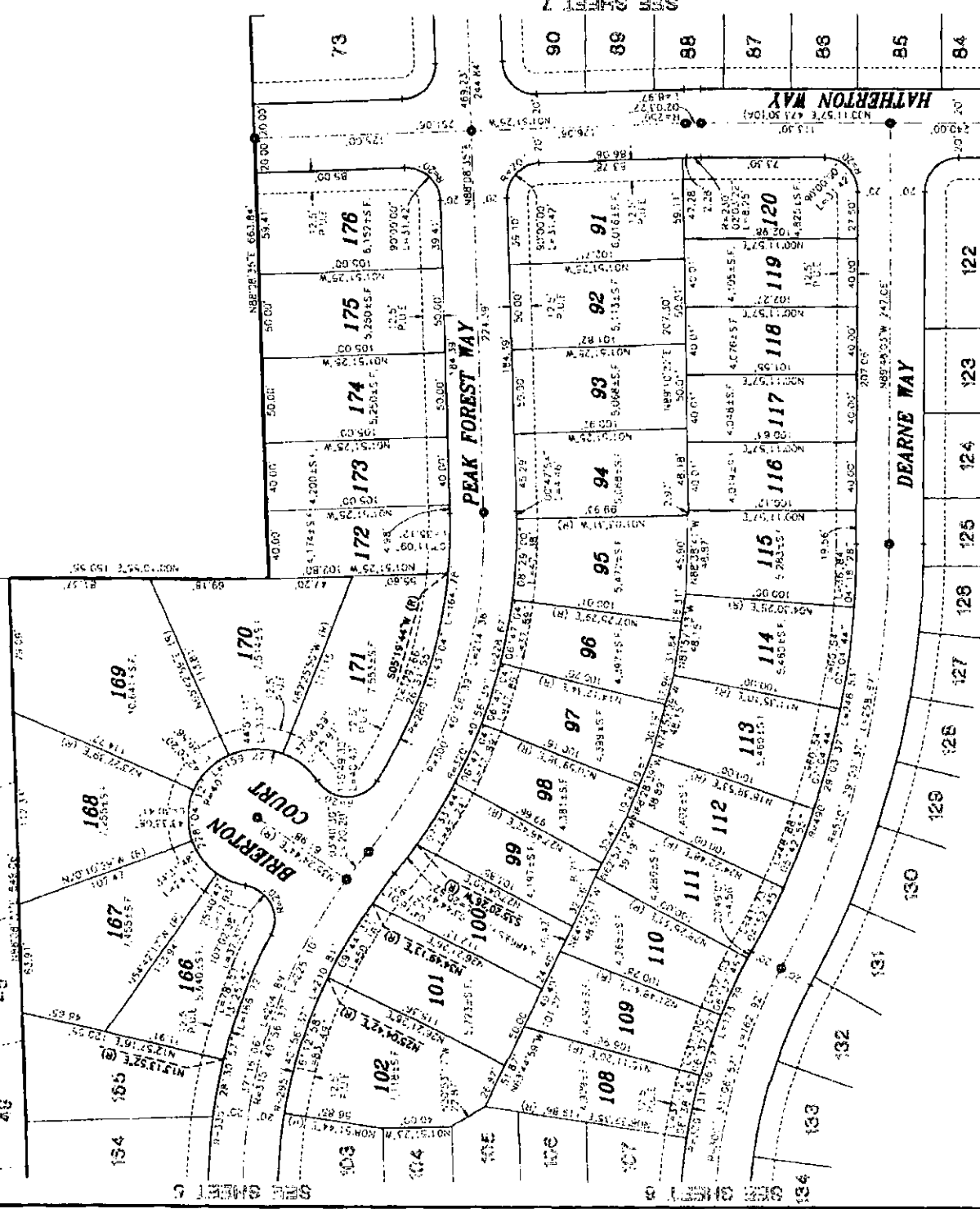
SEE SHEET 8

SEE SHEET 4

DEL WEBB - LAGUNA RIDGE  
VILLAGE 3  
376 (A.M.) 3

DETAIL "D"  
SCALE 1"=20'

DEL WEBB - LAGUNA RIDGE VILLAGE 9  
 556 E.M. 3 47 45



SUBDIVISION NO. 03-479-04  
 DEL WEBB - LAGUNA RIDGE  
 VILLAGE 4

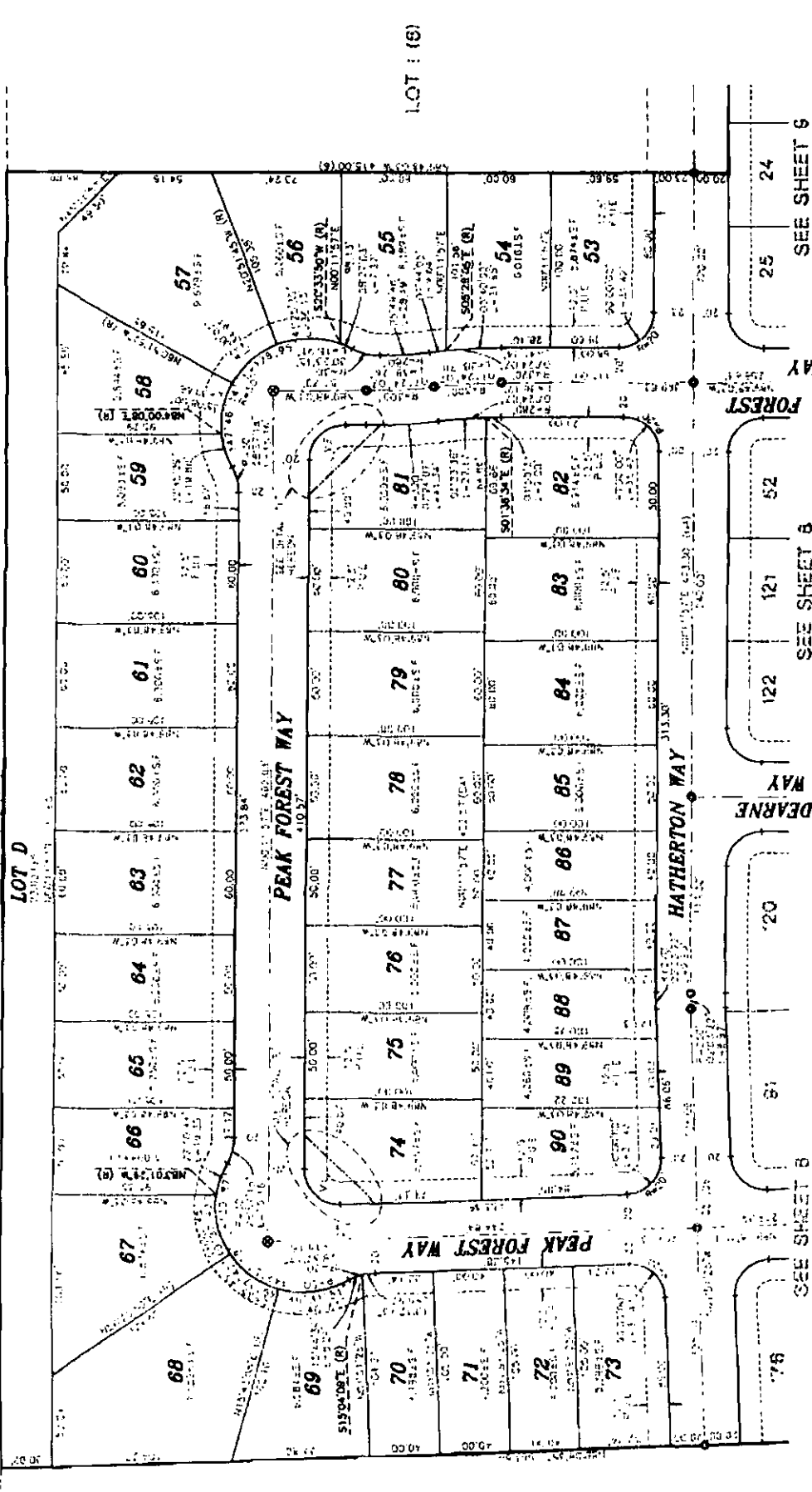
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 LINE ADJUSTMENT RECORDED IN BOOK 2006530, AT PAGE 229,  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**WOOD ROGERS**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS  
 2301 C St., Elk Grove, CA 95757  
 TEL: 916.341.7780  
 FAX: 916.341.7787

FEBRUARY 2011  
 Sheet 6 of 10  
 108-1105

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.  
 SEE SHEET 8





LOT D

LOT: (B)

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SUBDIVISION NO. 03-479.04  
 DEL WEBB - LAGUNA RIDGE  
 VILLAGE 4

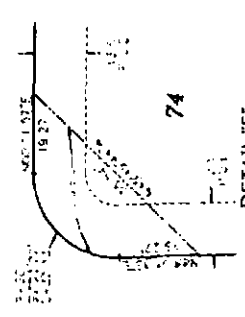
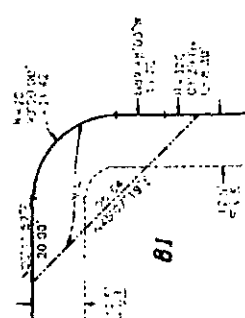
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 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



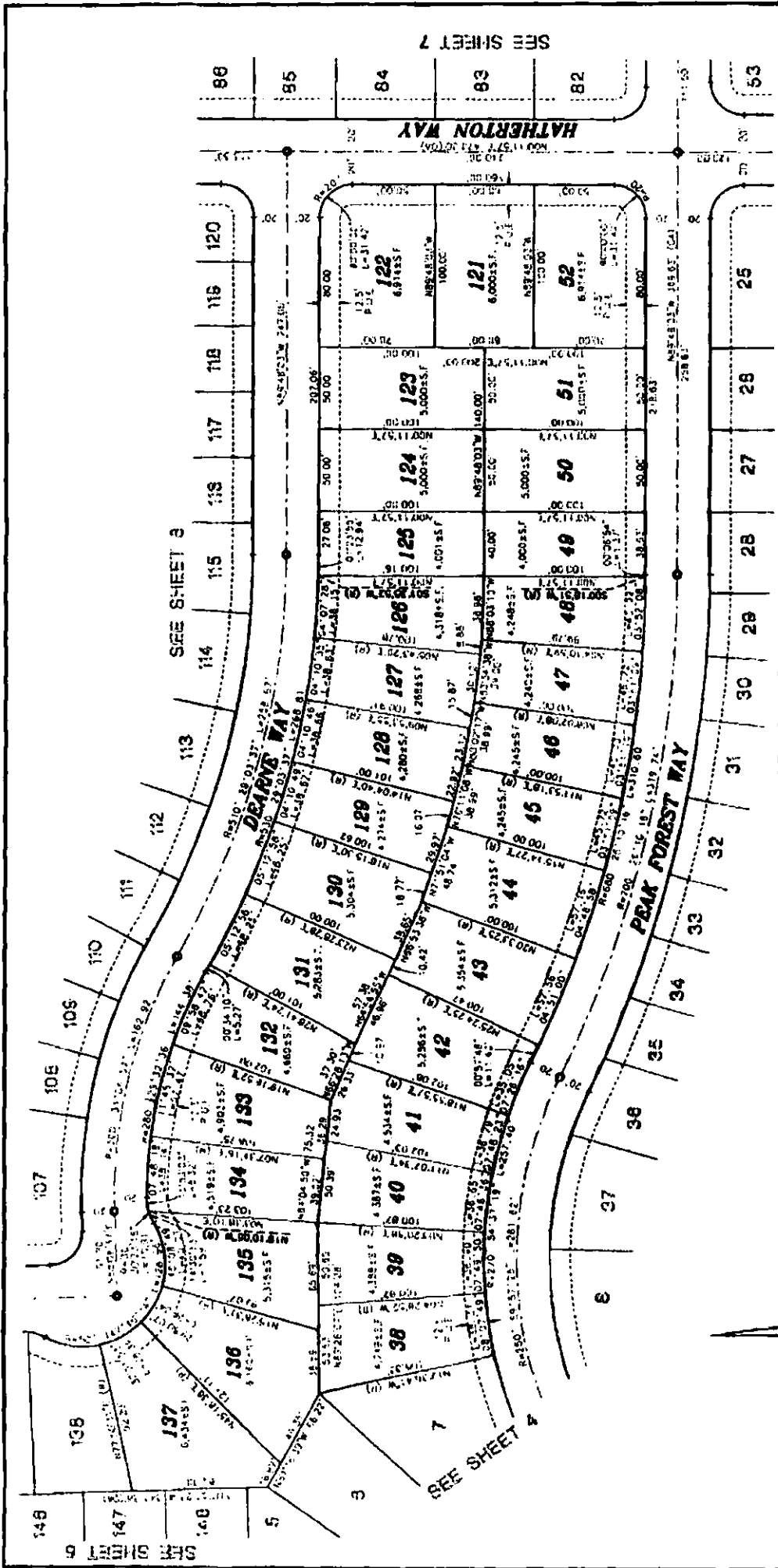
**WOOD RODGERS**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 2301 C St., Ste. 100-S Sacramento, CA 95811  
 Tel: 916.341.7780 Fax: 916.341.7787

FEBRUARY 2011

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 1/8"=1'-0"



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



**SUBDIVISION NO. 03-479.04  
DEL WEBB - LAGUNA RIDGE  
VILLAGE 4**

BEING A PORTION OF AREA 2 OF THAT CERTAIN BOUNDARY  
LINE ADJUSTMENT RECORDED IN BOOK 20603A, AT PAGE 259,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY,  
CITY OF PEAK FOREST,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
SURVEYORS  
2401 S. ST. MARK ROAD  
SACRAMENTO, CA 95818  
TEL 916.481.1700  
FAX 916.481.1799

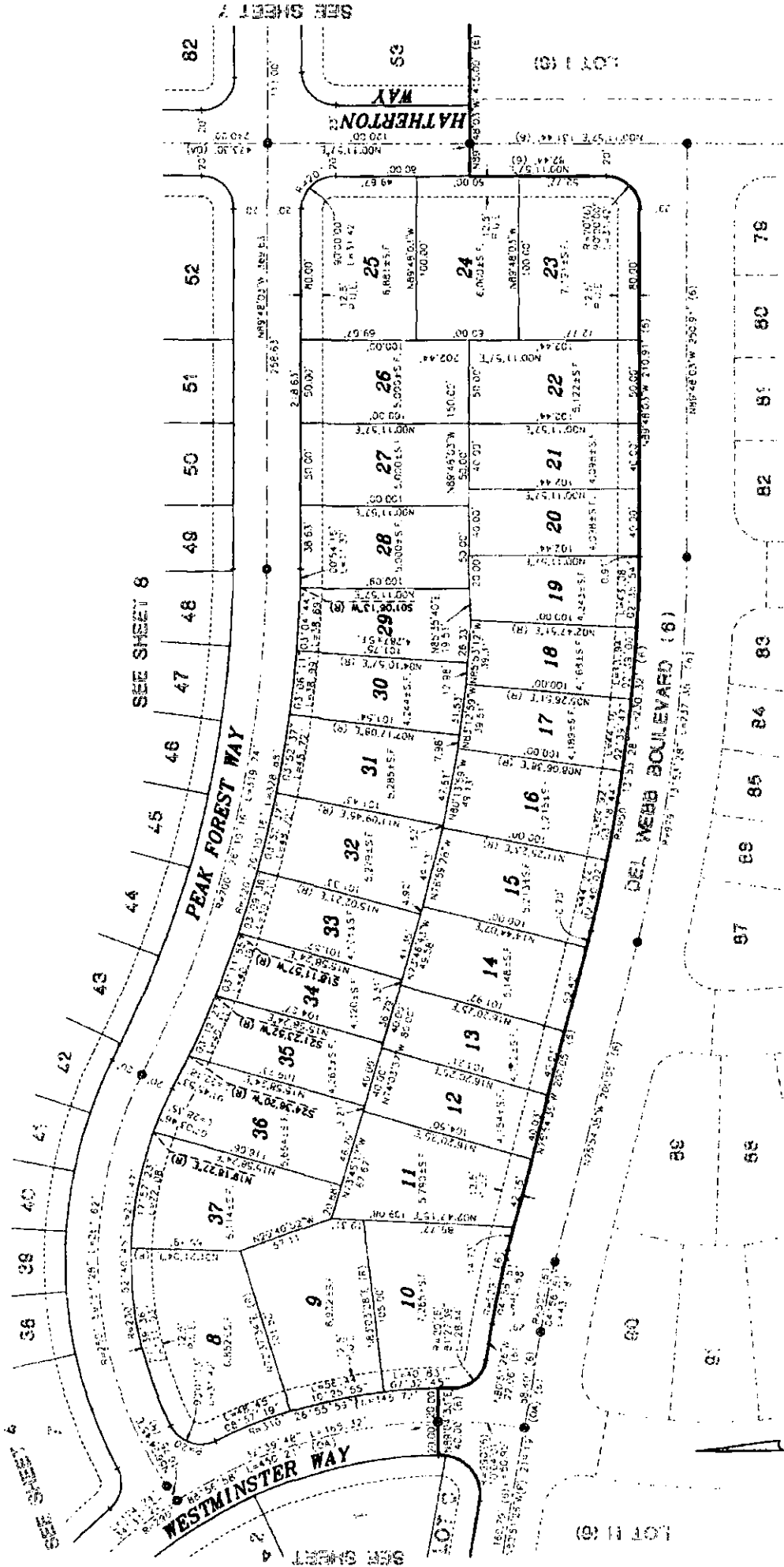
FEBRUARY 2011

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(of 10)



SCALE: 1"=40'

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



**SUBDIVISION NO. 03-479.04  
DEL WEBB - LAGUNA RIDGE  
VILLAGE 4**

BEING A PORTION OF AREA 2 OF THAT CERTAIN BOUNDARY  
LINE ADJUSTMENT RECORDED IN BOOK 2066530, AT PAGE 2299,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY,  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**WOOD RODGERS**  
ENGINEERING • SURVEYING • PLANNING • DESIGN  
2301 C ST., SUITE 100-B TEL 916-351-7760  
SACRAMENTO, CA 95818 FAX 916-351-7757

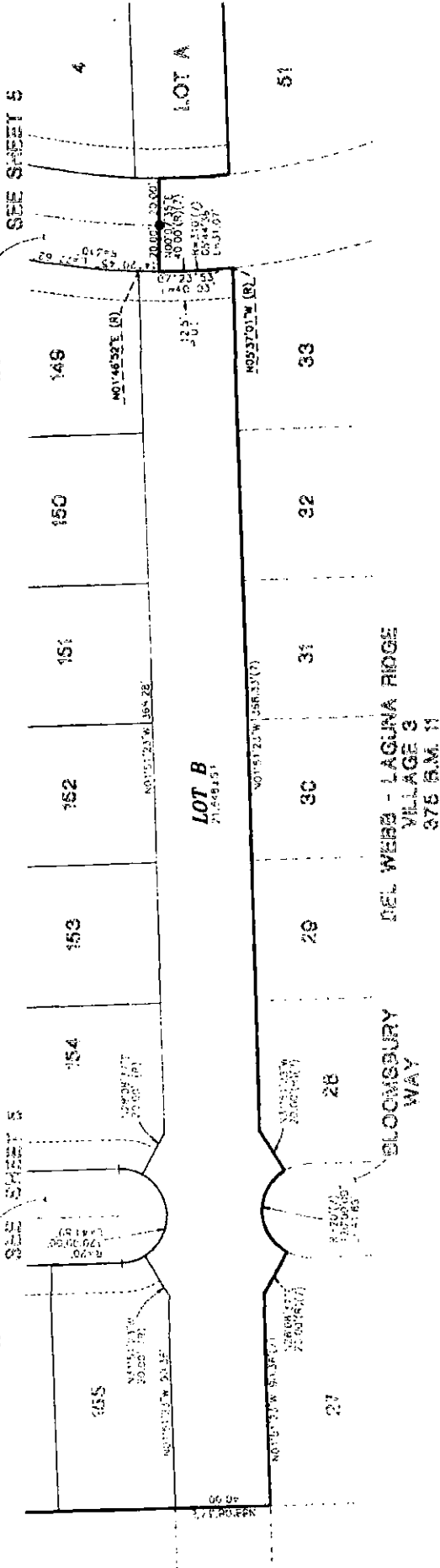
FEBRUARY 2011  
Sheet 9 of 10  
1081018

**DEL WEBB - LAGUNA RIDGE  
VILLAGE 5  
368 DM. 2**

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

PEAK FOREST WAY

WESTMINSTER WAY



SUBDIVISION NO. 03-479.04  
 DEL WEBB - LAGUNA RIDGE  
 VILLAGE 4

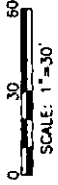
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 LINE ADJUSTMENT RECORDED IN BOOK 206055W, AT PAGE 2399,  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY,  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
 REALTORS  
 2201 C. ST., SUITE 100-B  
 SACRAMENTO, CA 95825  
 TEL: 916.241.7260  
 FAX: 916.241.7267

FEBRUARY 2011

Sheet 10 of 10  
 (inset)



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

# EXHIBIT B

## 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

Project Title: Subdivision No 03-479.04, Del Webb-Laguna Ridge, Village 4  
Final Map - EG-03-479

Project Location - Specific: Northeast corner of Bruceville Road and Whitelock Parkway

Assessor's Parcel Number(s):

Project Location - City: Elk Grove

Project Location - County: Sacramento

Project Description: Approval and recordation of a Final Map for Village 4 of the Del Webb-Laguna Ridge subdivision.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Christopher Jordan, AICP, Planning Manager  
(916) 478 2222

Applicant: Pulte Homes  
4196 Douglas Boulevard, Suite 100  
Roseville, CA 95746  
916.746.6195

- 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 []
  - Statutory Exemption [Guidelines Section 15268(b)]

### 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 February 2007. The project (EG-03-479) was reviewed under the Laguna Ridge Specific Plan Environmental Impact Report (SCH #2000082139) certified by the Council on June 16, 2004. This EIR adequately addressed environmental issues related to the development of the subject property. The Del Webb project is being undertaken pursuant to and in conformity with the approved Specific Plan. ~~No special circumstances exist and no changes in the Laguna Ridge Specific Plan project have occurred that would necessitate the preparation of subsequent environmental review.~~ No additional environmental impacts have been identified for the Del Webb project other than those previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR. The Del Webb project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project

City of Elk Grove  
Development Services - Planning

By \_\_\_\_\_  
Christopher Jordan, AICP, Planning Manager  
Date: February 23, 2011

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-42**

**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 9, 2011 by the following vote:***

**AYES :            COUNCILMEMBERS:        *Detrick, Cooper, Hume, Scherman***

**NOES:            COUNCILMEMBERS:        *None***

**ABSTAIN :        COUNCILMEMBERS:        *None***

**ABSENT:         COUNCILMEMBERS:        *Davis***

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