

RESOLUTION NO. 2013-82

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SUBDIVISION NO. 04-702, CELINE ESTATES FINAL MAP AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AND MAINTENANCE AND ACCESS AGREEMENTS**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Celine Estates, Project (EG-04-702) on May 25, 2005; and

WHEREAS, consistent with the approved Tentative Map, KB Home Sacramento, Inc., a California Corporation, submitted to the City for approval Subdivision No. 04-702, Celine Estates 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, a Maintenance and Access Agreement has been approved by the City Attorney and a check in the amount of \$54,500 has been deposited with the City for the maintenance of the drainage system over Lot 4 until such time as a subdivision is recorded to the north of this map and extends the storm drain to Calvine Road; 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; and

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. 04-702, Celine 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 04-702, Celine Estates 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 and the Maintenance and Access Agreements 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 8th day of May 2013.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

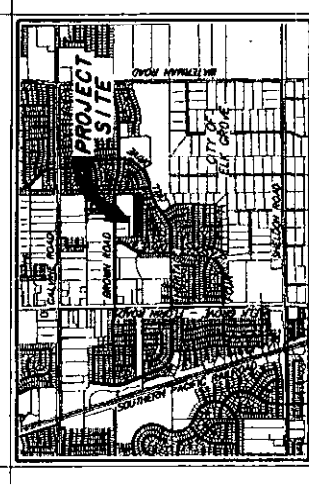


JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

**SUBDIVISION NO. 04-702
CELINE ESTATES
BEING A SUBDIVISION OF A PORTION OF LOT 129
AND THE EAST HALF OF LOT 130 PER "WRIGHT
AND KIMBROUGH COLONY NO. 7", BOOK 5 OF
MAPS, PAGE 12, SACRAMENTO COUNTY RECORDS,
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
CALIFORNIA**

MAY 11, 2013
MID-VALLEY ENGINEERING
1117 L STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214



VICINITY MAP
NTS

OWNERS STATEMENT
The undersigned hereby consent to the preparation and filing of this final map, Subdivision No. 04-702, CELINE ESTATES and offers for dedication the following:
The real property described below are dedicated as easements:
To the City of Elk Grove REILANA COURT, KEILANA WAY, KAIKOA WAY and PURCELL WAY within the boundaries of this map shown hereon for public street purposes, subject to improvement.
To the City of Elk Grove an easement(s) for public utility for placing and maintaining overhead power lines, including electric, gas, telephone, cable television, fiber optic, 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) in width, lying adjacent to the public ways and courts shown hereon and designated as "Public Utility Easement" (P.U.E.).
A right of way and drainage easement for the purpose of aligning, constructing, installing, maintaining and repairing, together with appurtenant structures, for drainage purposes, together with the utility easements, on, over, under and across that certain real property shown hereon and designated "Drainage Easement" together with all rights of ingress and egress.
The following is a Dedication of Access Rights:
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 and Egress Line".

OWNER: AB HOME SACRAMENTO, INC., a California Corporation
PRINT NAME & TITLE: DIVISION MANAGER
PRINT NAME & TITLE

ACKNOWLEDGMENT
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO, SS
On April 19, 2013 before me, Meghan C. Deal, a Notary Public, personally appeared B. Cady, 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 in his/her/their authorized capacity(ies) and that he/she/they are the person(s) whose name(s) is/are subscribed to the instrument, and that the instrument is his/her/their act and deed, and that he/she/they executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and complete.
Witness My Hand: Meghan C. Deal
Print Name: Meghan C. Deal
County of Sacramento
My Commission Expires: March 15, 2014
My Commission Number: 1882920

SOILS REPORT
A soils report has been prepared by the firm of WALLACE-KUHL & ASSOCIATES INC., dated September 19, 2005 File No. WKA NO. 0714.01 signed by TIMOTHY J. CRESS Exp. 06/30/2006. A copy of said report is on file in the office of the city engineer of the City of Elk Grove.
BASIS OF BEARINGS
A course of South 89°52'27" East along the southeast line of Tulemar Way as shown in Book 301 of Maps, at Page 3, S.C.R. (SACRAMENTO UNIT NO. 3), was used as the basis for all bearings shown hereon.

SURVEYORS 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 of the City of Elk Grove, Sacramento, Inc., in accordance with the requirements of the Subdivision Map Act, and the character and will occupy the positions as indicated and will be set by NOVEMBER, 2014; that said monuments will be sufficient to enable the survey to be retraced and that the notes to all certain monuments will be provided to the City of Elk Grove prior to the above date.
The subdivision within the heavy border contains 3.00 acres, consisting of 25 residential lots.

Dated this 11 day of April, 2013
JAMES N. LANDRUM, L.S. No. 5837
Registration Expires: 09/30/2014

CITY ENGINEER'S STATEMENT
I hereby state that I have examined this final map of Subdivision No. 04-702, CELINE ESTATES and find that it substantially complies with the provisions of the Subdivision Map Act and local ordinance of the City of Elk Grove, and any approved alterations thereof; that all provisions of the Subdivision Map Act and local ordinance have been complied with.

Dated this 20 day of _____, 20____
RICHARD W. SHEPARD
R.C.E. No. 35439
City Engineer, City of Elk Grove
Registration Expires: 09/30/2013

CITY CLERK'S STATEMENT
I, JASON LINDGREN, 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. 04-702, CELINE ESTATES, and did accept on behalf of the public street purposes, subject to improvement, occupied the Public Utility Easement and accepted the ingress and egress rights, all as shown hereon.

Dated this 20 day of _____, 20____
JASON LINDGREN
City Clerk
City of Elk Grove, California

RECORDER'S STATEMENT
Filed this 20 day of _____, 20____ at _____ M.
in Book _____ of Maps, at Page _____ of the request of AB HOME SACRAMENTO, INC. Certificate No. _____ on file in this office.
Recorder of Sacramento County
State of California
By: _____ Deputy
Document No. _____
Fee: _____

SURVEYORS STATEMENT
I hereby state that I have examined this Subdivision No. 04-702, CELINE ESTATES and find it to be technically correct.

Dated this 20 day of _____, 20____
RAYMOND MICHAEL MANGER
L.S. No. 5154
Registration Expires: 06/30/2013

SUBDIVISION NO. 04-702

CELINE ESTATES

BEING A SUBDIVISION OF A PORTION OF LOT 229 AND THE EAST HALF OF LOT 150 PER WRIGHT AND KIMBROUGH COLONY NO. 7, RECORDED IN BOOK 5 OF COUNTY MAPS, PAGE 12, S.C.R., CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

MAY 2013
MID-VALLEY ENGINEERING
1177 L STREET
MODESTO, CALIFORNIA 95354
(209) 526-4284

BASIS OF BEARINGS

A course of South 89°32'27" East along the centerline of Thruway Way as shown in Book 301 of Maps of Page 3, S.C.R. (SHADOWBROOK UNIT NO. 3), was used as the basis for all bearings shown hereon.

REFERENCES

- (A) Book 158 of Parcel Maps of Page 1, S.C.R.
- (B) Book 24 of Parcel Maps of Page 12, S.C.R.
- (C) Book 301 of Maps of Page 3, S.C.R.
- (D) (SHADOWBROOK UNIT NO. 3), S.C.R.
- (E) (PERRY RANCH UNIT NO. 3), S.C.R.
- (F) Grant Deed, Book 20081027 Page 2024, S.C.R.
- (G) Book 24 of Maps of Page 12, S.C.R.
- (H) (SHADOWBROOK UNIT NO. 2), S.C.R.
- (I) (SHADOWBROOK UNIT NO. 4), S.C.R.

GENERAL NOTES

1. All bearings and distances are measured.
2. The total area subdivided by this map = 5.00 Acres, containing 25 Residential Lots.

LEGEND

- Found Monument as Noted
- 3/4" x 3/4" x 3/4" Iron Pipe, No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 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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.

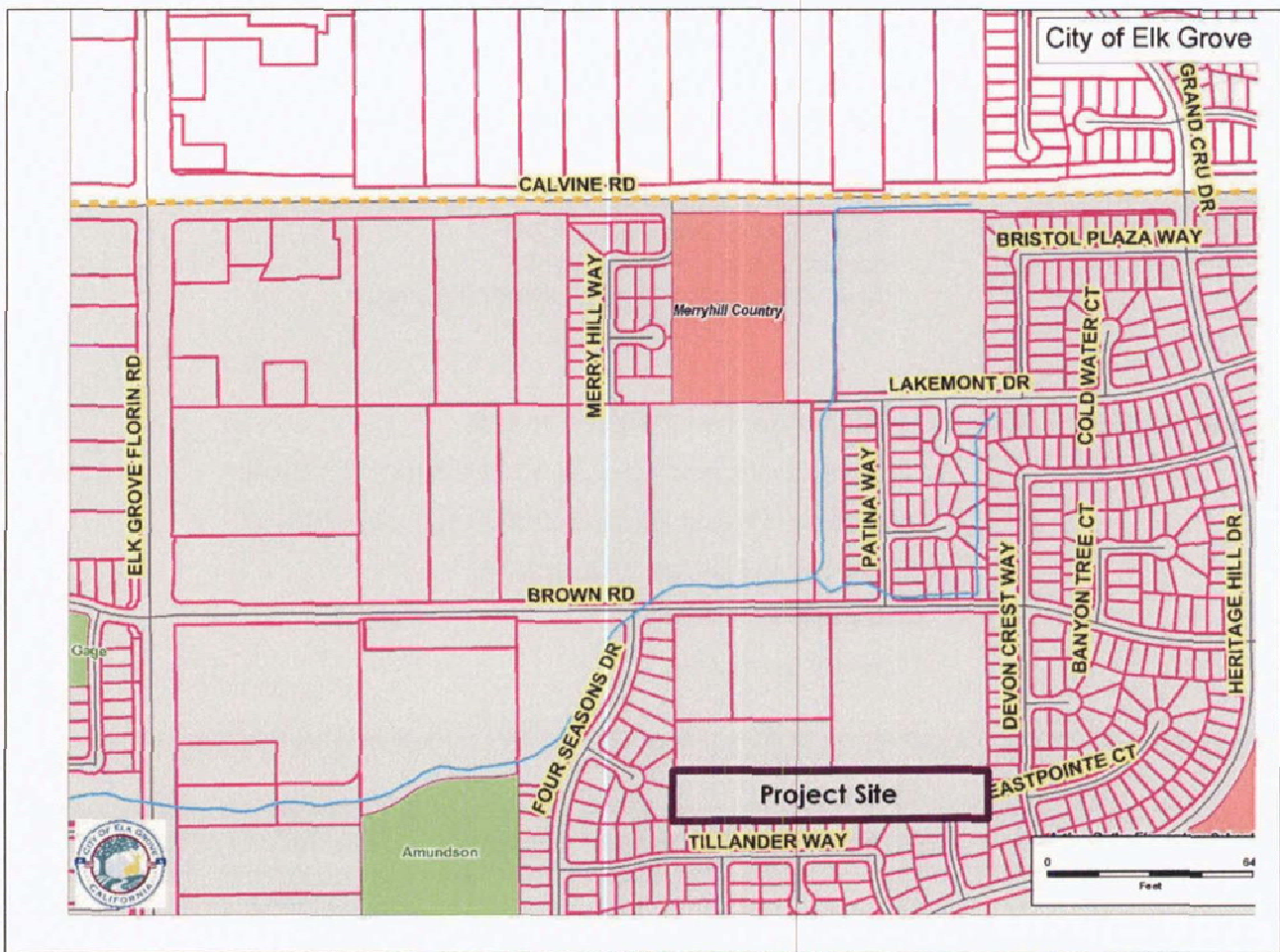
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in May 2005. An Initial Study/Mitigated Negative Declaration (MND) was prepared for the project and adopted by the City Council as part of the project approval. This MND adequately addressed environmental 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 _____

Taro Echiburú,
Planning Director
Date: April 29, 2013

Location Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-82**

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

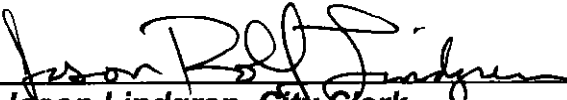
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 8, 2013 by the following vote:

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**