

**RESOLUTION NO. 2016-166**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A FINAL MAP FOR SUBDIVISION NO. 14-008.02, CAPITAL RESERVE  
PHASE 2, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT**

**WHEREAS**, the City of Elk Grove (City) approved the Tentative Map for the Capital Reserve-Phase 2 Project (EG-14-008) on December 10, 2014; and

**WHEREAS**, the Final Map (Phase 2) is a subdivision of Parcel 3 of a previously-approved final parcel map for the same project (Phase 1, EG-14-008A); and

**WHEREAS**, consistent with the approved Tentative Map, Woodside 05N, LP, a California Limited Partnership, submitted to the City for approval a Final Map for Subdivision No. 14-008.02, Capital Reserve-Phase 2; 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 as to form 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 (Exhibit A) 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 (Exhibit B) 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. 14-008.02, Capital Reserve-Phase 2 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 14-008, Capital Reserve-Phase 2, a copy of which is hereby attached as Exhibit A and made part of this Resolution;
- 4) Directs the City Manager to execute the Subdivision Improvement Agreement and directs the Development Services Department 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 for filing.

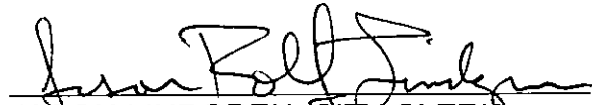
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of September 2016



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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE


ATTEST:



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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



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JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A**

**OWNER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 14-008.02, CAPITAL RESERVE PHASE 2, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON DECEMBER 10, 2013, AND ANY APPROVED CITY ORDINANCES, AND THAT ALL NECESSARY PERMITS AND RECORDS IN THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLETED WITHIN THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE.

LOT H

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: AN EASEMENT FOR PUBLIC UTILITY FOR PLUMBING AND MARKING TREES, REGULATION AND MAINTENANCE OF ELECTRICALS, TRAFFIC CONTROL, DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRING AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ALL APPURTENANCES PERTAINING HERETO, UNDER THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND THE CITY OF ELK GROVE AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE:

AN EASEMENT FOR ACCESS AND EGRESS TO THE CITY OF ELK GROVE OVER HERBERT (20) FOOT WIDE STRIP OF LAND OVER LOT G AS SHOWN HEREON.

AN EASEMENT FOR EMERGENCY ACCESS PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OWNER AND ADDRESS LOT "A", AND THE PORTION OF LOTS C AND E, SHOWN HEREON AND LABELED "EMERGENCY ACCESS EASEMENT" (E.A.).

WOODSIDE ORN, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: *[Signature]*  
 DEBRA CUTTING  
 AUTHORIZED AGENT

WOODSIDE ORN, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: *[Signature]*  
 DEBRA CUTTING  
 AUTHORIZED AGENT

**NOTARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
 COUNTY OF SACRAMENTO } SS

ON JUNE 14, 2016 BEFORE ME, E. BENNETT, NOTARY PUBLIC, PERSONALLY PREPARED BRAD CUTTING, WHO DECLINED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE SIGNATURE(S) APPEAR(S) ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS/HER(S) DECLARED THE SAME IN HIS/HER/WHICH AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/WHICH SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE INSTRUMENT.

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

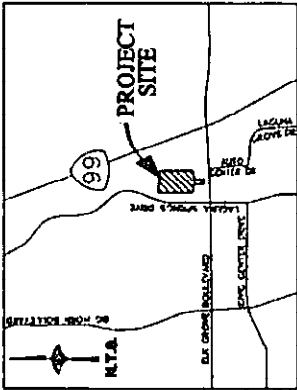
WITNESS MY HAND: *[Signature]*

PRINTED NAME: E. BENNETT

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF SACRAMENTO

MY COMMISSION EXPIRES: MARCH 20, 2020

BY COMMISSION NO.: 2147108



**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 WOODSIDE ORN, LP, A CALIFORNIA LIMITED PARTNERSHIP IN JUNE 2015. I AM A LICENSED PROFESSIONAL SURVEYOR AND AM QUALIFIED TO BE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS TO BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2017, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE RETRACED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 12.064 ACRES, CONSISTING OF 84 RESERVING LOTS TOTALING 7.415 ACRES, 7 MISCELLANEOUS LOTS TOTALING 2.833 ACRES, AND 1 PRIVATE STREET LOTS TOTALING 2.822 ACRES.

WOOD ROBBERS, INC.



BY: *[Signature]*  
 WOODS E. LINDSAY  
 P.L.S. 0615 EXP: 08-30-18  
 DATE

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 14-008.02, CAPITAL RESERVE PHASE 2, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON DECEMBER 10, 2013, AND ANY APPROVED CITY ORDINANCES, AND THAT ALL NECESSARY PERMITS AND RECORDS IN THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLETED WITHIN THE CITY OF ELK GROVE.



ROBERT E. LARSON  
 CITY ENGINEER, CITY OF ELK GROVE  
 R.C.E. NO. 47564  
 EXPIRATION DATE: 12-31-17  
 DATE

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 14-008.02, CAPITAL RESERVE PHASE 2, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL MEWER  
 L.S.E. NO. 9154  
 REGISTRATION EXPIRES: 08-30-17  
 DATE

**CITY CLERK'S STATEMENT**

JASON LINDSAY, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THIS SUBDIVISION MAP NO. 14-008.02, CAPITAL RESERVE PHASE 2, HAS BEEN ACCEPTED IN FEE SIMPLE LOT H, AND ACCEPTED THE EASEMENT FOR EMERGENCY VEHICULAR ACCESS AND EGRESS, THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AND THE EASEMENT FOR ACCESS AND EGRESS, ALL AS OFFERED HEREON.



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

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, AT THE REQUEST OF STEWART TITLE, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING NOTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDED BY \_\_\_\_\_ COUNTY OF SACRAMENTO COUNTY, STATE OF CALIFORNIA

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

**SUBDIVISION NO. 14-008.02  
 CAPITAL RESERVE - PHASE 2**

PANEL A, AS SHOWN ON THE CAPITAL RESERVE-PARCEL MAP, FILED IN REC.DM.PM.PG 3, O.A.L.C. COUNTY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



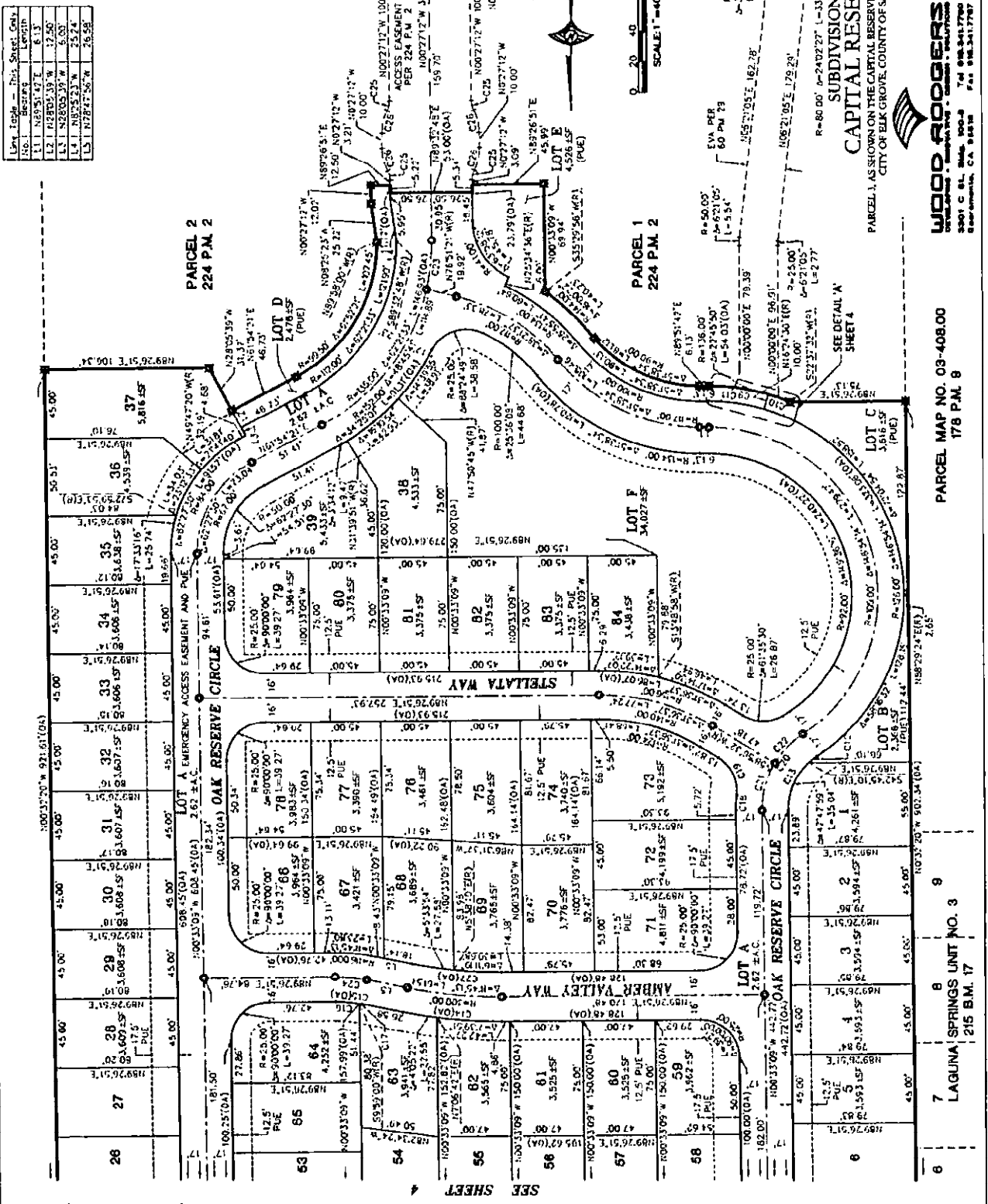
**WOOD ROBBERS**  
 PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING  
 SUITE 100, 2400 24th St, Elk Grove, CA 95757  
 Tel: 916.417.7799 Fax: 916.417.7797

JUNE 2016

Sheet 1 of 4  
 301000

Lot No.	Area	This Sheet Only	Length
11	1.280547E	6.13	6.47
12	1.12800139E	12.50	14.97
13	1.28200019E	6.00	6.47
14	1.18025231E	25.24	26.58
15	1.17274756E	7	7.42

Lot No.	Area	This Sheet Only	Length
16	1.18025231E	25.24	26.58
17	1.17274756E	7	7.42
18	1.18025231E	25.24	26.58
19	1.17274756E	7	7.42
20	1.18025231E	25.24	26.58
21	1.17274756E	7	7.42
22	1.18025231E	25.24	26.58
23	1.17274756E	7	7.42
24	1.18025231E	25.24	26.58
25	1.17274756E	7	7.42
26	1.18025231E	25.24	26.58
27	1.17274756E	7	7.42
28	1.18025231E	25.24	26.58
29	1.17274756E	7	7.42
30	1.18025231E	25.24	26.58
31	1.17274756E	7	7.42
32	1.18025231E	25.24	26.58
33	1.17274756E	7	7.42
34	1.18025231E	25.24	26.58
35	1.17274756E	7	7.42
36	1.18025231E	25.24	26.58
37	1.17274756E	7	7.42
38	1.18025231E	25.24	26.58
39	1.17274756E	7	7.42
40	1.18025231E	25.24	26.58
41	1.17274756E	7	7.42
42	1.18025231E	25.24	26.58
43	1.17274756E	7	7.42
44	1.18025231E	25.24	26.58
45	1.17274756E	7	7.42
46	1.18025231E	25.24	26.58
47	1.17274756E	7	7.42
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55	1.17274756E	7	7.42
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59	1.17274756E	7	7.42
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61	1.17274756E	7	7.42
62	1.18025231E	25.24	26.58
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66	1.18025231E	25.24	26.58
67	1.17274756E	7	7.42
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71	1.17274756E	7	7.42
72	1.18025231E	25.24	26.58
73	1.17274756E	7	7.42
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93	1.17274756E	7	7.42
94	1.18025231E	25.24	26.58
95	1.17274756E	7	7.42
96	1.18025231E	25.24	26.58
97	1.17274756E	7	7.42
98	1.18025231E	25.24	26.58
99	1.17274756E	7	7.42
100	1.18025231E	25.24	26.58



WOOD ROGGERS  
 2501 C ST., SUITE 100  
 SACRAMENTO, CA 95818  
 TEL: 916.341.1787  
 FAX: 916.341.1789

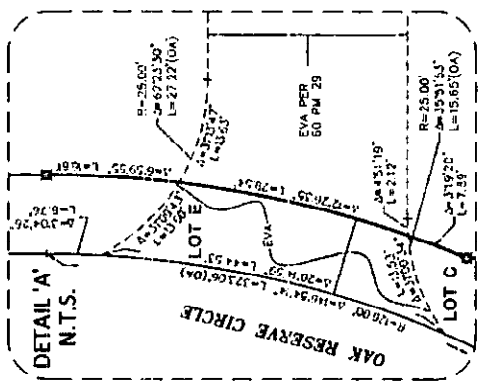
PARCEL MAP NO. 09-408.00  
 178 P.M. 8

LAGUNA SPRINGS UNIT NO. 3  
 215 B.M. 17

Sheet 3 of 4  
 3012003

No.	Radius	Delta	Length
C1	334.00'	172.17°	7.99'
C2	334.00'	228.70°	12.47'
C3	59.00'	194.91°	70.41'
C4	334.00'	117.65°	65.69'
C5	306.00'	117.65°	59.00'
C6	284.00'	0°43'10"	3.57'
C7	284.00'	6°46'50"	33.47'
C8	316.00'	11°45'13"	64.82'
C9	284.00'	11°45'13"	58.76'
C10	316.00'	7°57'01"	43.85'
C11	59.00'	90°00'00"	92.53'
C12	59.00'	78°43'54"	81.07'

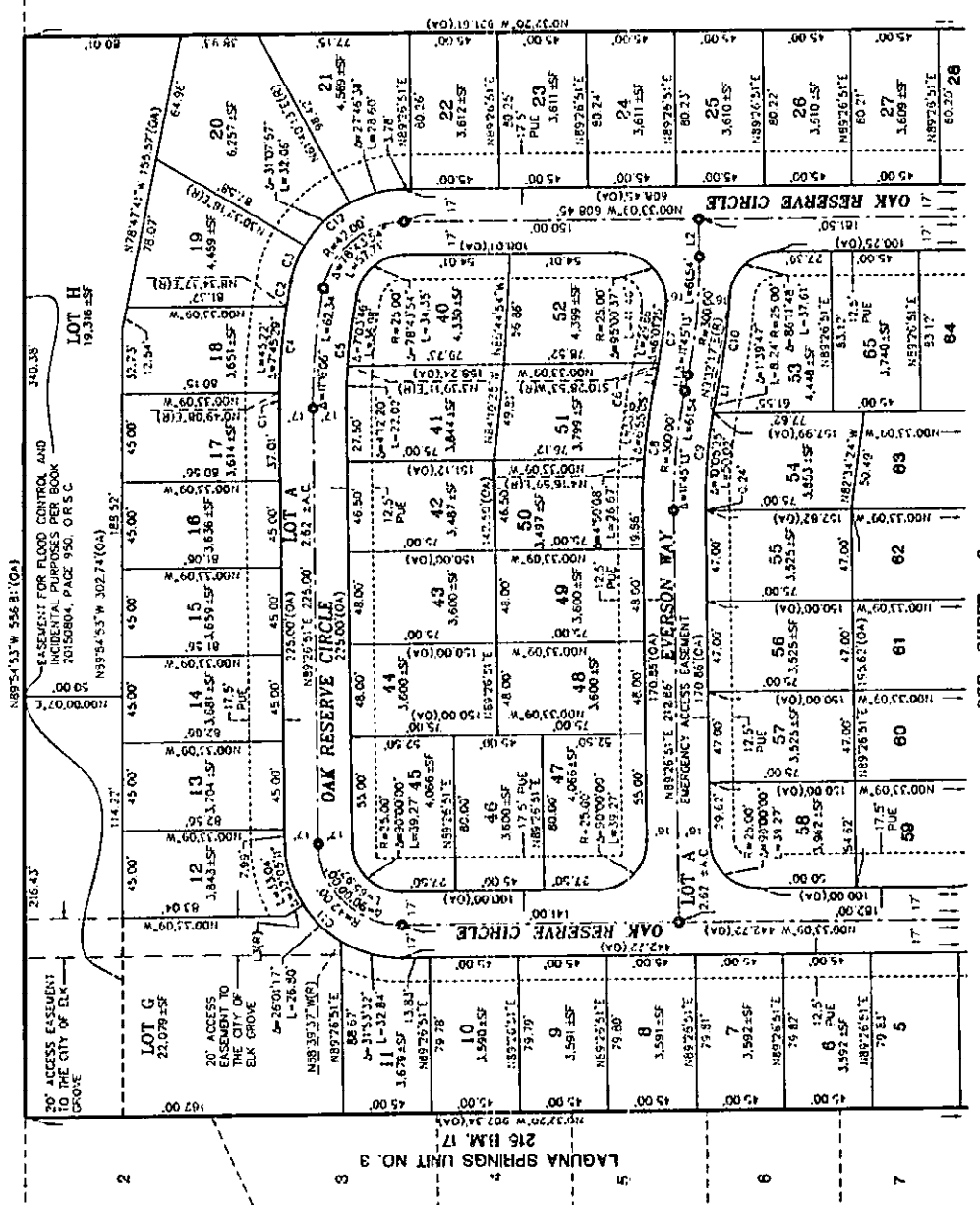
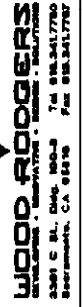
No.	Bearing	Length
L1	N89°24'53" W	2.45'
L2	N89°24'53" E	19.38'
L3	S27°38'29" W	10.67'



**SUBDIVISION NO. 14-008.02  
CAPITAL RESERVE - PHASE 2**

PARCEL 1, AS SHOWN ON THE CAPITAL RESERVE-PARCEL MAP, FILED IN BK 24 P.M. PG. 2, O.A.S.C. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

JUNE 2016



SEE SHEET 3



# 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:** Capital Reserve Phase 2 – Subdivision No. 14-008.02

**PROJECT LOCATION - SPECIFIC:** 8423 Elk Grove Boulevard

**ASSESSOR'S PARCEL NUMBER(S):** 116-0070-014

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

**PROJECT DESCRIPTION:** Approval of a Final Map for  
Capital Reserve Phase 2 – Subdivision No. 14-008.02

**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:** Woodside 05N, LP, a California limited partnership doing business a  
Woodside homes of northern California  
111 Woodmere Road, Suite 190  
Folsom, Ca. 95630

**EXEMPTION STATUS:**  Ministerial [Section 21080(b); 15268];  
 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. 2016-166**

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

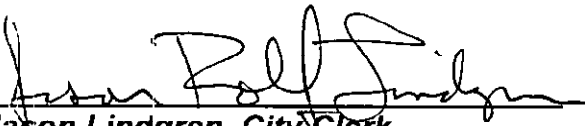
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 14, 2016 by the following vote:*

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

**NOES:**       **COUNCILMEMBERS:**     *None*

**ABSTAIN :**   **COUNCILMEMBERS:**     *None*

**ABSENT:**    **COUNCILMEMBERS:**     *None*

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