

**RESOLUTION NO. 2022-308**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SHELDON GROVE (SUBDIVISION NO. 20-025)  
AND RATIFYING THE CITY MANAGER'S EXECUTION OF THE SUBDIVISION  
IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City Council approved the Tentative Subdivision Map (TSM) for the Sheldon Grove Project on June 23, 2021; and

**WHEREAS**, staff has reviewed the Final Map for Sheldon Grove (Subdivision No. 20-025) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement for the Final Map has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

**WHEREAS**, the 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 will be filed with the Sacramento County Recorder after the filing of this map.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby:

- 1) Finds the location and configuration of the lots to be created by the Final Map for Sheldon Grove (Subdivision No. 20-025) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the 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
- 3) Approves the Final Map for Sheldon Grove (Subdivision No. 20-025), a copy of which is hereby attached as Exhibit A and made part of this Resolution, pursuant to Government Code Section 66458; and
- 4) Approves and ratifies the City Manager's previous execution and previous recording of the Subdivision Improvement Agreement for the Final Map and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of December 2022

  
BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A**

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 20-025, SHELDON GROVE, AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

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

LOTS A, B, C AND D

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, BRUSHWOOD WAY, BRUSHWOOD COURT, COTTONSEED WAY, COTTONSEED COURT, H.G. MADRIGAL WAY, MARYGOLD WAY AND SPRING FERN WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

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

AG, ELC II (NWHM) CA 2, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON,  
ITS MANAGER

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_ BEFORE ME,  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_ (PRINTED NAME) \_\_\_\_\_ COUNTY \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY \_\_\_\_\_  
MY COMMISSION NO. \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 20-025, SHELDON GROVE, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE \_\_\_\_\_ JOCELYN L. CORREA, P.L.S. 9596



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 20-025, SHELDON GROVE, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JUNE 23, 2021, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE \_\_\_\_\_ JEFFREY R. WERNER  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 70466  
REGISTRATION EXPIRES: 3/31/24



**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 OF SUBDIVISION NO. 20-025, SHELDON GROVE, AND ACCEPTED BRUSHWOOD WAY, BRUSHWOOD COURT, COTTONSEED WAY, COTTONSEED COURT, H.G. MADRIGAL WAY, MARYGOLD WAY AND SPRING FERN WAY FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT, ACCEPTED IN FEE SIMPLE LOTS A, B, C AND D, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS OFFERED HEREON.

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



**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF TSD ENGINEERING, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

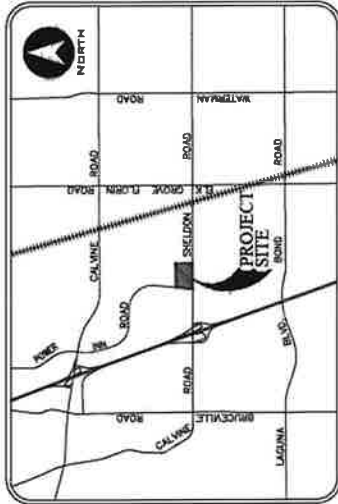
DOCUMENT NO. \_\_\_\_\_  
RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA

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

**FINAL MAP OF  
SUBDIVISION NO. 20-025  
SHELDON GROVE**

BEING ALL OF LOT 3, AS SHOWN ON THE FINAL MAP OF ARCADIAN VILLAGE UNIT NO. 2 LARGE LOT MAP, FILED IN BOOK 290 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
SEPTEMBER 2022



**VICINITY MAP**  
NOT TO SCALE

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 664.36(a)(3)(X)(i)-(vii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS BY LISTED DEED HAVE BEEN OMITTED, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF THE EASEMENT PER BOOK 19980920, PAGE 1437, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

**SURVEYOR'S STATEMENT**

THIS FINAL 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 ORDINANCES WITH THE REQUEST OF THE TSAKOPOULOS INVESTMENTS ON MARCH 24, 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2023 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

THE TOTAL AREA OF THIS FINAL MAP IS 19.8133 ACRES, CONSISTING OF 122 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.



DATE \_\_\_\_\_  
JOHN E. KLAMM, L.S. 7375  
LICENSE EXPIRES 12/31/23

**OPTIONEE'S STATEMENT**

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE AS DISCLOSED BY "MEMORANDUM OF OPTION AGREEMENT" RECORDED MARCH 30, 2022 IN BOOK 20220330, PAGE 1471, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS FINAL MAP.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: JUSTIN WALTERS  
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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/S/HE/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE \_\_\_\_\_ (PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**NOTES**

1. ALL CURVES SHOWN HEREON ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL CURVES PER REFERENCES (1), (2), (3) AND (5) ARE ALSO DIMENSIONED WITH CHORD BEARING AND CHORD LENGTH TO SHOW RECORD DATA.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THE SUM OF THE INDIVIDUAL PARTS OF ANY GIVEN LINE MAY NOT EQUAL OVERALL DUE TO ROUNDING.
4. A GEOTECHNICAL ENGINEERING REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE KUHIL & ASSOCIATES, WKA NO. 12865-02, DATED SEPTEMBER 8, 2020.
5. THERE IS A POSTAL EASEMENT 5.00 FEET IN WIDTH ADJACENT TO ALL PUBLIC STREET RIGHTS OF WAY SHOWN HEREON.
6. ALL REAR LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 7375". REAR LOT CORNERS ADJACENT TO WALLS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 7375" SET INSIDE THE LOT 2.00 FEET FROM THE REAR CORNER ALONG THE LOT LINE.
7. ALL FRONT LOT CORNERS SHALL BE MONUMENTED WITH A PK NAIL & TAG STAMPED "L.S. 7375". SET 1.00 FOOT ALONG THE EXTENSION OF THE LOT LINE IN THE SIDEWALK.

FINAL MAP OF  
**SUBDIVISION NO. 20-025**  
**SHELDON GROVE**  
 BEING ALL OF LOT 3, AS SHOWN ON  
 THE FINAL MAP OF ARCADIAN VILLAGE  
 UNIT NO. 2 LARGE LOT MAP, FILED IN  
 BOOK 290 OF MAPS, AT PAGE 7,  
 SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA  
 SEPTEMBER 2022



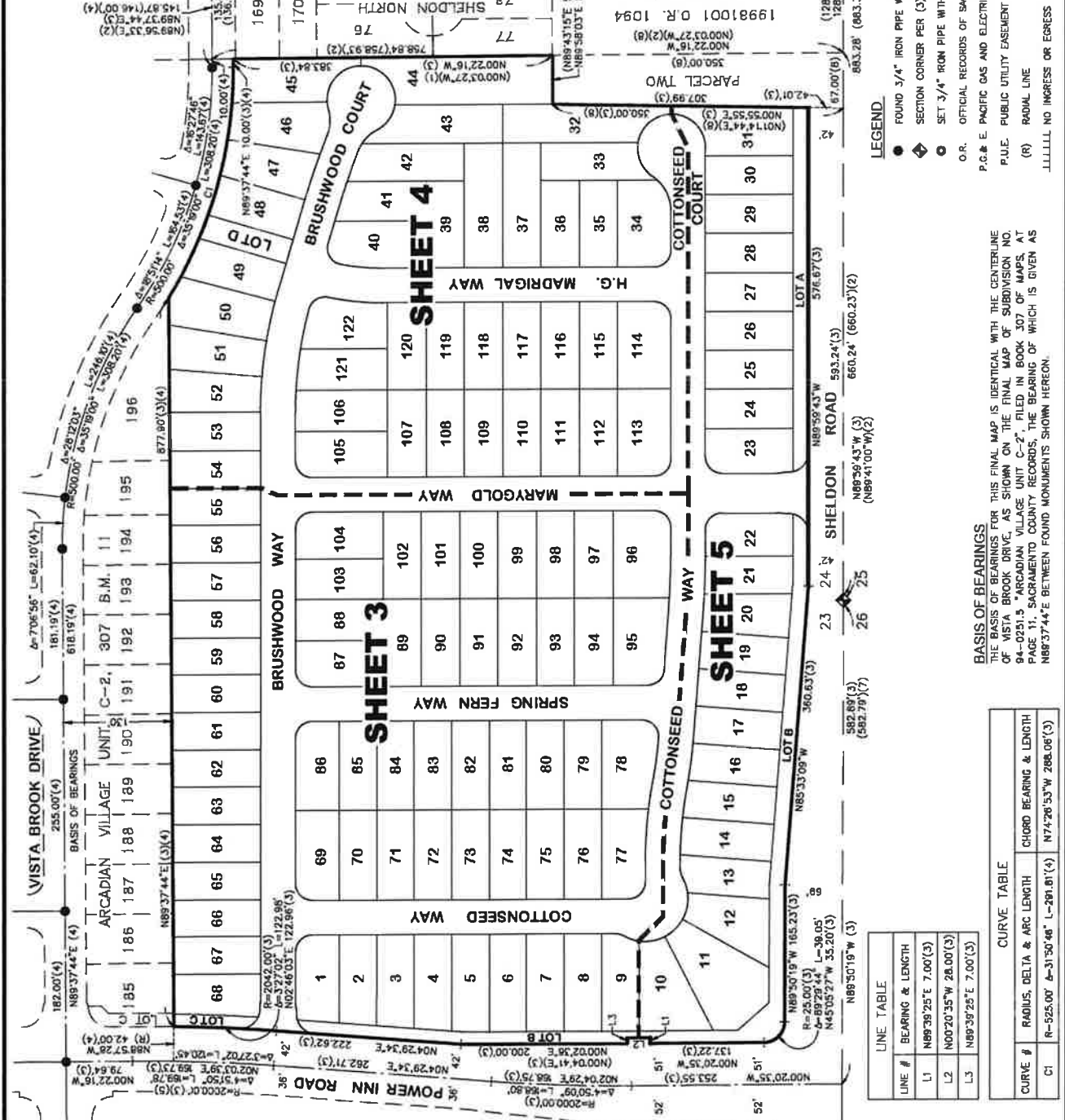
**FINAL MAP OF  
SUBDIVISION NO. 20-025  
SHELDON GROVE**

BEING ALL OF LOT 3, AS SHOWN ON  
THE FINAL MAP OF ARCADIAN VILLAGE  
UNIT NO. 2, LARGE LOT MAP, FILED IN  
BOOK 290 OF MAPS, AT PAGE 7,  
SACRAMENTO COUNTY RECORDS

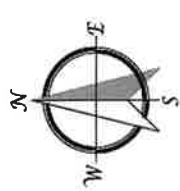
CITY OF ELK GROVE  
STATE OF CALIFORNIA  
SEPTEMBER 2022

745 Orchard Drive, Suite #110  
Phon: (916) 468-0707  
Fax: (916) 468-0701

**ISD ENGINEERING, INC.**  
SURVEYORS



- REFERENCES**
- (1) BOOK 228 OF MAPS, AT PAGE 10
  - (2) BOOK 235 OF MAPS, AT PAGE 7
  - (3) BOOK 290 OF MAPS, AT PAGE 7
  - (4) BOOK 307 OF MAPS, AT PAGE 11
  - (5) BOOK 308 OF MAPS, AT PAGE 5
  - (6) BOOK 331 OF MAPS, AT PAGE 4
  - (7) BOOK 80 OF SURVEYS, AT PAGE 4
  - (8) BOOK 19881001, PAGE 1094, O.R.



- LEGEND**
- FOUND 3/4" IRON PIPE WITH ILLIBLEGIBLE PLUG
  - ◊ SECTION CORNER PER (3)(4)(6)(7) SEARCHED FOR, NOT FOUND
  - SET 3/4" IRON PIPE WITH PLUG STAMPED "L.S. 7375"
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY  
P.G. & E. PACIFIC GAS AND ELECTRIC COMPANY  
P.U.E. PUBLIC UTILITY EASEMENT  
(R) RADIAL LINE
- ..... LINE NO IMPROVE OR EGRESS RIGHTS LINE

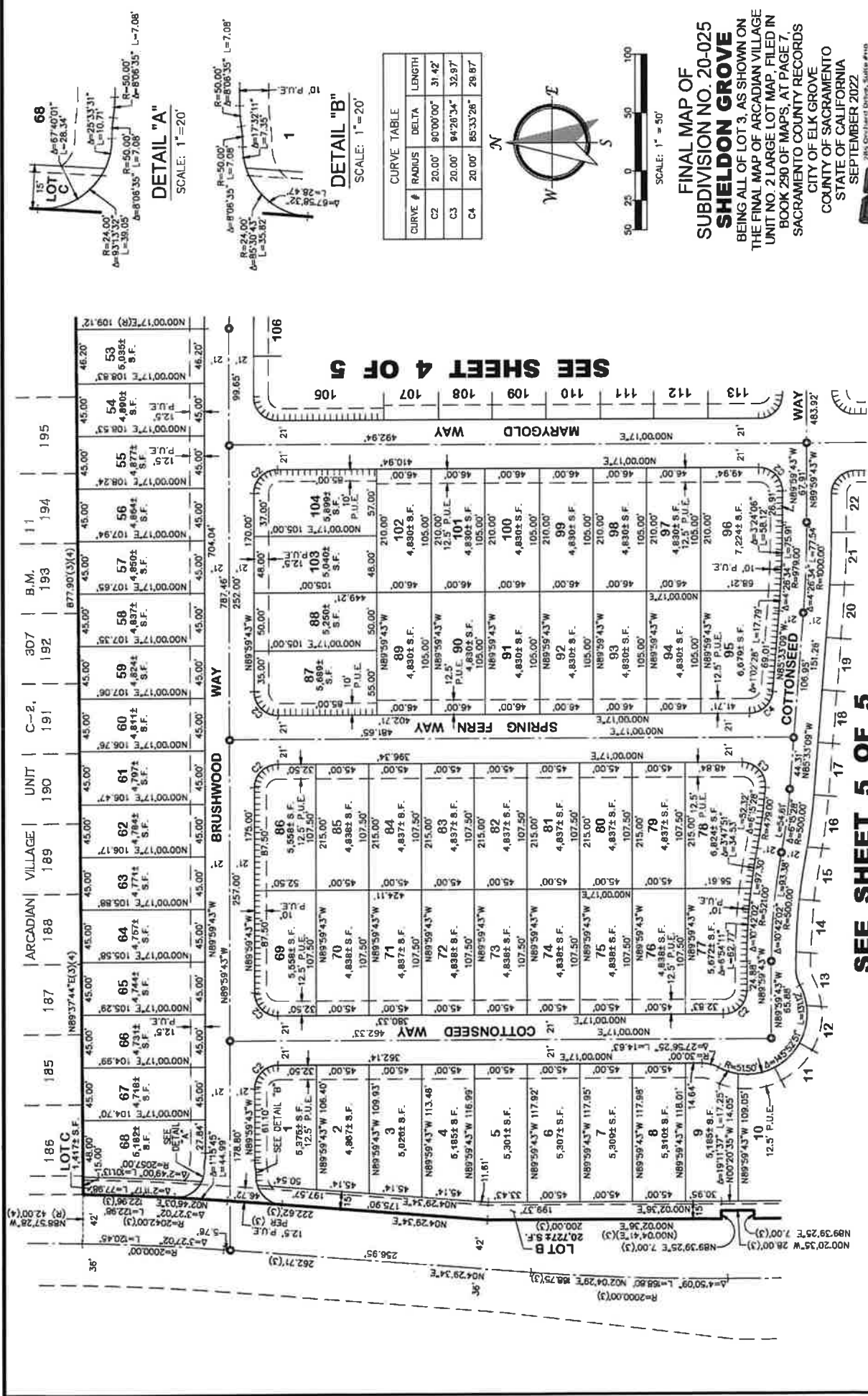
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS FINAL MAP IS IDENTICAL WITH THE CENTERLINE OF VISTA BROOK DRIVE, AS SHOWN ON THE FINAL MAP OF SUBDIVISION NO. 94-0251.5 "ARCADIAN VILLAGE UNIT C-2", FILED IN BOOK 307 OF MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N89°37'44"E BETWEEN FOUND MONUMENTS SHOWN HEREON.

**LINE TABLE**

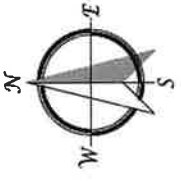
| LINE # | BEARING & LENGTH      |
|--------|-----------------------|
| L1     | N89°39'25"E 7.00'(3)  |
| L2     | N00°20'35"W 28.00'(3) |
| L3     | N89°39'25"E 7.00'(3)  |

**CURVE TABLE**

| CURVE # | RADIUS, DELTA & ARC LENGTH         | CHORD BEARING & LENGTH |
|---------|------------------------------------|------------------------|
| C1      | R=525.00' Δ=31°50'46" L=261.81'(4) | N74°26'53"W 288.06'(3) |



| CURVE # | RADIUS | DELTA     | LENGTH |
|---------|--------|-----------|--------|
| C2      | 20.00' | 90°00'00" | 31.42' |
| C3      | 20.00' | 94°26'34" | 32.97' |
| C4      | 20.00' | 85°33'28" | 28.87' |

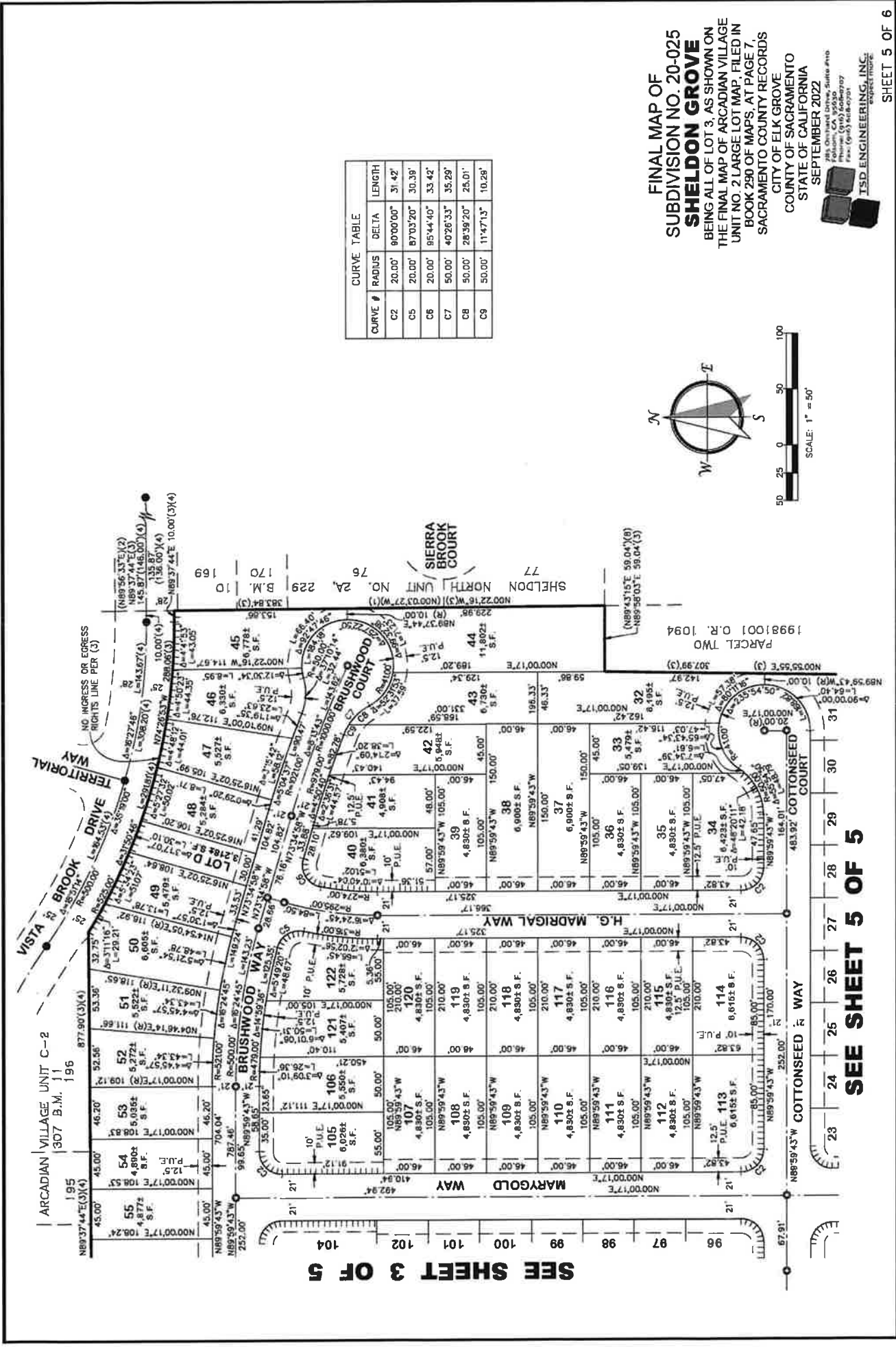


FINAL MAP OF  
 SUBDIVISION NO. 20-025  
**SHELDON GROVE**  
 BEING ALL OF LOT 3, AS SHOWN ON  
 THE FINAL MAP OF ARCADIAN VILLAGE  
 UNIT NO. 2 LARGE LOT MAP, FILED IN  
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 SEPTEMBER 2022



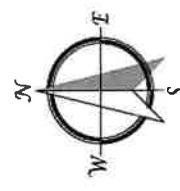
SEE SHEET 4 OF 5

SEE SHEET 5 OF 5

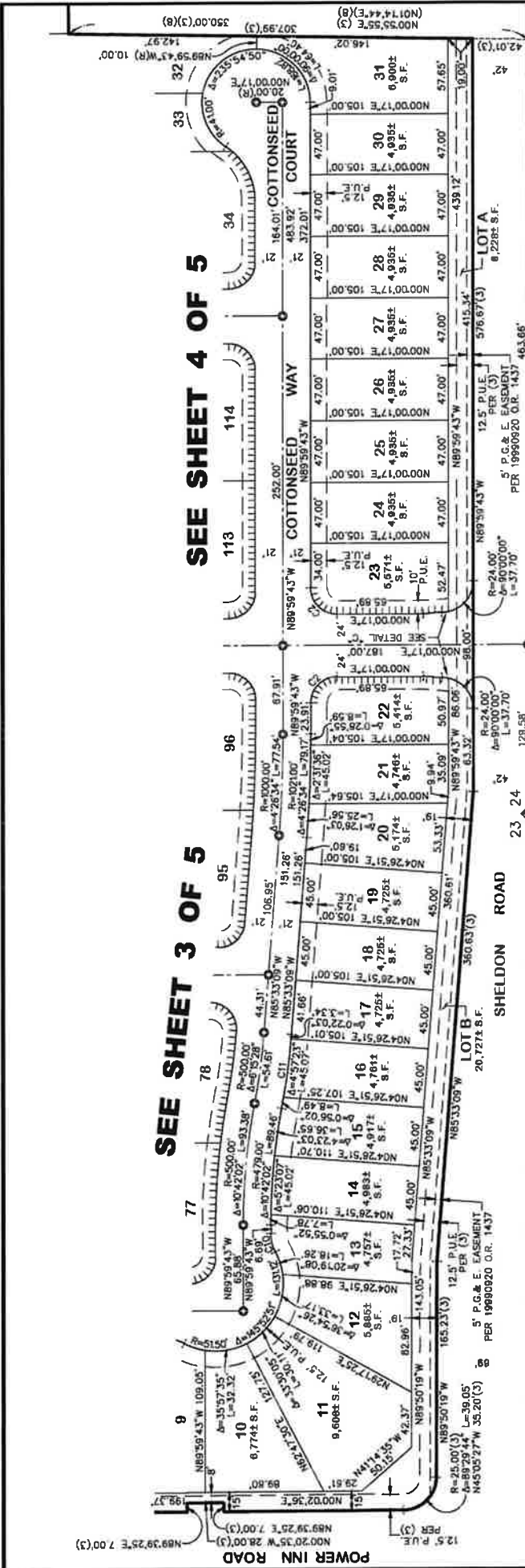


| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| CURVE #     | RADIUS | DELTA     | LENGTH |
| C2          | 20.00' | 90°00'00" | 31.42' |
| C5          | 20.00' | 87°03'20" | 30.39' |
| C6          | 20.00' | 85°44'40" | 33.42' |
| C7          | 50.00' | 40°26'33" | 35.29' |
| C8          | 50.00' | 28°39'20" | 25.01' |
| C9          | 50.00' | 11°47'13" | 10.28' |

FINAL MAP OF  
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**SHELDON GROVE**  
 BEING ALL OF LOT 3, AS SHOWN ON  
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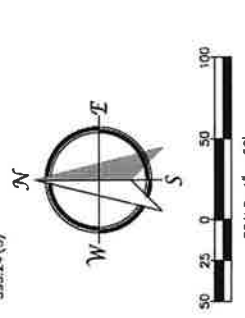


TSD ENGINEERING, INC.  
 285 Oakland Drive, Suite #10  
 Sacramento, CA 95833  
 Phone: (916) 486-9727  
 Fax: (916) 486-9728

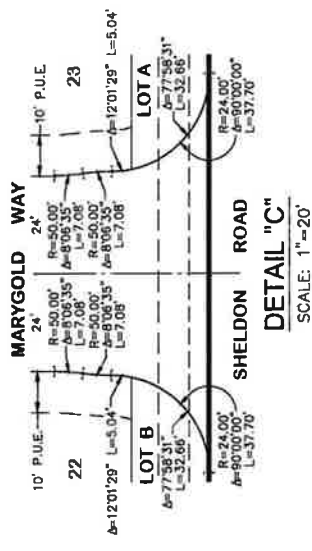


SEE SHEET 3 OF 5

SEE SHEET 4 OF 5



| CURVE # | RADIUS  | DELTA      | LENGTH |
|---------|---------|------------|--------|
| C2      | 20.00'  | 90°00'00"  | 31.42' |
| C10     | 30.00'  | 27°36'7.5" | 14.63' |
| C11     | 521.00' | 6°15'28"   | 56.80' |



**FINAL MAP OF  
SUBDIVISION NO. 20-025  
SHELDON GROVE**  
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CITY OF ELK GROVE  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
SEPTEMBER 2022



788 Orchard Drive, Suite #110  
Elk Grove, CA 95757  
Phone: (916) 568-0297  
Fax: (916) 568-0298

TSD ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2022-308**

**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 December 14, 2022 by the following vote:***

***AYES:            COUNCILMEMBERS: Singh-Allen, Spease, Brewer, Robles, Suen***

***NOES:           COUNCILMEMBERS: None***

***ABSTAIN:       COUNCILMEMBERS: None***

***ABSENT:        COUNCILMEMBERS: None***

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