

RESOLUTION NO. 2025-226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A SUMMARY VACATION OF FLOODWAY EASEMENT ON PROPERTY LOCATED AT 8200 LAGUNA BOULEVARD AND 9315 BIG HORN BOULEVARD FOR THE SUTTER CAMPUS EXPANSION PROJECT (APNs 116-0330-058, 116-0330-059, and 116-0330-060) (CEQA EXEMPT)

WHEREAS, the proposed Sutter Campus Expansion Project (PLNG24-003) (the Project) is located on real property in the incorporated portions of the City of Elk Grove (City) more particularly described as APNS: 116-0330-058, 116-0330-059, and 116-0330-060; and

WHEREAS, on October 17, 2024, the City of Elk Grove Planning Commission approved a Major Design Review with Deviation, and Determination of Consistency with the General Plan for Future Floodway Easement Abandonment for the Project; and

WHEREAS, the Planning Commission's approval of the Project included Condition #45, which reads "The Applicant shall process an abandonment of a portion of the existing floodway easement to the satisfaction of the City"; and

WHEREAS, the floodway easement is no longer required as it does not align with the current 100-year flood plain as the flood plain is contained within the creek on the east side of the property, and the abandonment of the floodway easement will provide the opportunity to maximize the use of the non-residential land for the medical office building; and

WHEREAS, the floodway easement meets the qualifications for a summary vacation under Streets and Highways Code, Article 1, Section 8333, as it has not been used for the purpose for which it was dedicated for five consecutive years immediately preceding the proposed vacation, and the easement has been determined to be excess and there are no in-place public utility facilities located within the easement that would be affected by the vacation; and

WHEREAS, 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 Project is defined as a project under CEQA; and

WHEREAS, staff has determined no further environmental review is required, pursuant to State CEQA Guidelines Section 15183.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds that no further environmental review is required under CEQA for the summary vacation of the floodway easement based upon the following finding:

Finding: No further environmental review is required under CEQA for the summary vacation of the floodway easement pursuant to State CEQA Guidelines section 15183.

Evidence: Approval of the Sutter Campus Expansion Project (PLNG24-003) was based upon a determination that the Project was exempt from further review pursuant to CEQA Guidelines Section 15183 (Public Resources Code §21083.3), which provides that projects that are consistent with the development density

established by the existing Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.” In 2019, the City Council certified the General Plan EIR (SCH#2017062058) and in 2023 with the General Plan Subsequent EIR. The Project is subject to the General Plan MMRP. The Project will result in a floor area ratio (FAR) of 0.20, which is below the maximum FAR in the EC land use designation of 2.0. As the proposed Project includes a permitted use within the allowed FAR range, the proposed Project is consistent with the General Plan.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create reasonable possibility that the Project will have a significant adverse effect on the environment. The proposed summary vacation furthers the Project as previously described. Therefore, the prior EIR is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby:

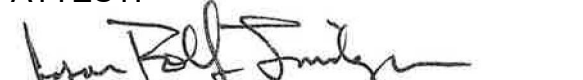
- a. Finds the summary vacation of the floodway easement (i) is made pursuant to the procedure set forth in California Streets and Highways Code Sections 8330-8336; and (ii) satisfies the Project’s Condition of Approval #45, which required the applicant to process an abandonment of a portion of the existing floodway easement to the satisfaction of the City; and
- b. Approves the summary vacation of the floodway easement as described in the Legal Description and Plat to Accompany the Legal Description, attached hereto as Exhibits A and B, respectively, and incorporated herein by reference; and
- c. The City Council does hereby direct the City Clerk to cause a certified copy of this Resolution of Vacation, including Exhibits A and B, attached hereto and attested by the Clerk under seal, to be recorded in the Office of the County Recorder of the County of Sacramento; and
- d. Finds that from and after the date this resolution is recorded, the floodway easement vacated herein shall no longer constitute a floodway easement.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2025




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"
FLOODWAY EASEMENT ABANDONMENT LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THAT FLOODWAY EASEMENT SHOWN IN THE MAP FILED IN BOOK 98 OF PARCEL MAPS, AT PAGE 31 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID FLOODWAY EASEMENT BEING SITUATED WITHIN PARCEL A AND PARCEL C OF THAT LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 202503200670 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID PARCEL A, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF LAGUNA BOULEVARD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY ALONG THE EASTERN PROPERTY LINES OF SAID PARCEL A SOUTH 15°22'46" EAST, A DISTANCE OF 205.35 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EASTERN PROPERTY LINE SOUTH 08° 09' 30" EAST A DISTANCE OF 163.40 FEET; TO THE NORTHERLY MOST CORNER OF SAID PARCEL C;

THENCE CONTINUING ALONG THE EASTERN LINE OF SAID PARCEL C THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 29° 43' 30" EAST, A DISTANCE OF 119.88 FEET;
2. SOUTH 45° 08' 56" EAST, A DISTANCE OF 125.00 FEET;
3. SOUTH 71° 27' 17" EAST, A DISTANCE OF 160.00 FEET TO A POINT HEREIN DESIGNATED **POINT A**;

THENCE LEAVING SAID **POINT A** SOUTH 69° 44' 35" EAST, A DISTANCE OF 60.41 FEET TO THE SOUTHEASTERN LINE OF SAID PARCEL C; THENCE SOUTHEASTERLY ALONG SAID LINE SOUTH 18° 08' 00" WEST, A DISTANCE OF 23.98 FEET; THENCE LEAVING SAID SOUTHEASTERN LINE, NORTHWESTERLY NORTH 48° 23' 38" WEST, A DISTANCE OF 65.82 FEET TO HERIN ABOVE DESCRIBED **POINT A**; THENCE LEAVING SAID **POINT A** THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89° 59' 33" WEST, A DISTANCE OF 117.97 FEET;
2. NORTH 70° 00' 00" WEST, A DISTANCE OF 80.00 FEET;
3. NORTH 39° 18' 22" WEST, A DISTANCE OF 126.82 FEET;
4. NORTH 22° 22' 50" WEST, A DISTANCE OF 122.47 FEET TO A LINE DESIGNATED L3 OF SAID PARCEL A WITH THE COURSE OF SOUTH 77° 49' 12" WEST;

THENCE CONTINUING NORTHWESTERLY NORTH 22° 22' 50" WEST, A DISTANCE OF 125.60 FEET; THENCE NORTH 41° 59' 14" EAST, A DISTANCE OF 67.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,107 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "B" AND MADE A PART HEREOF.

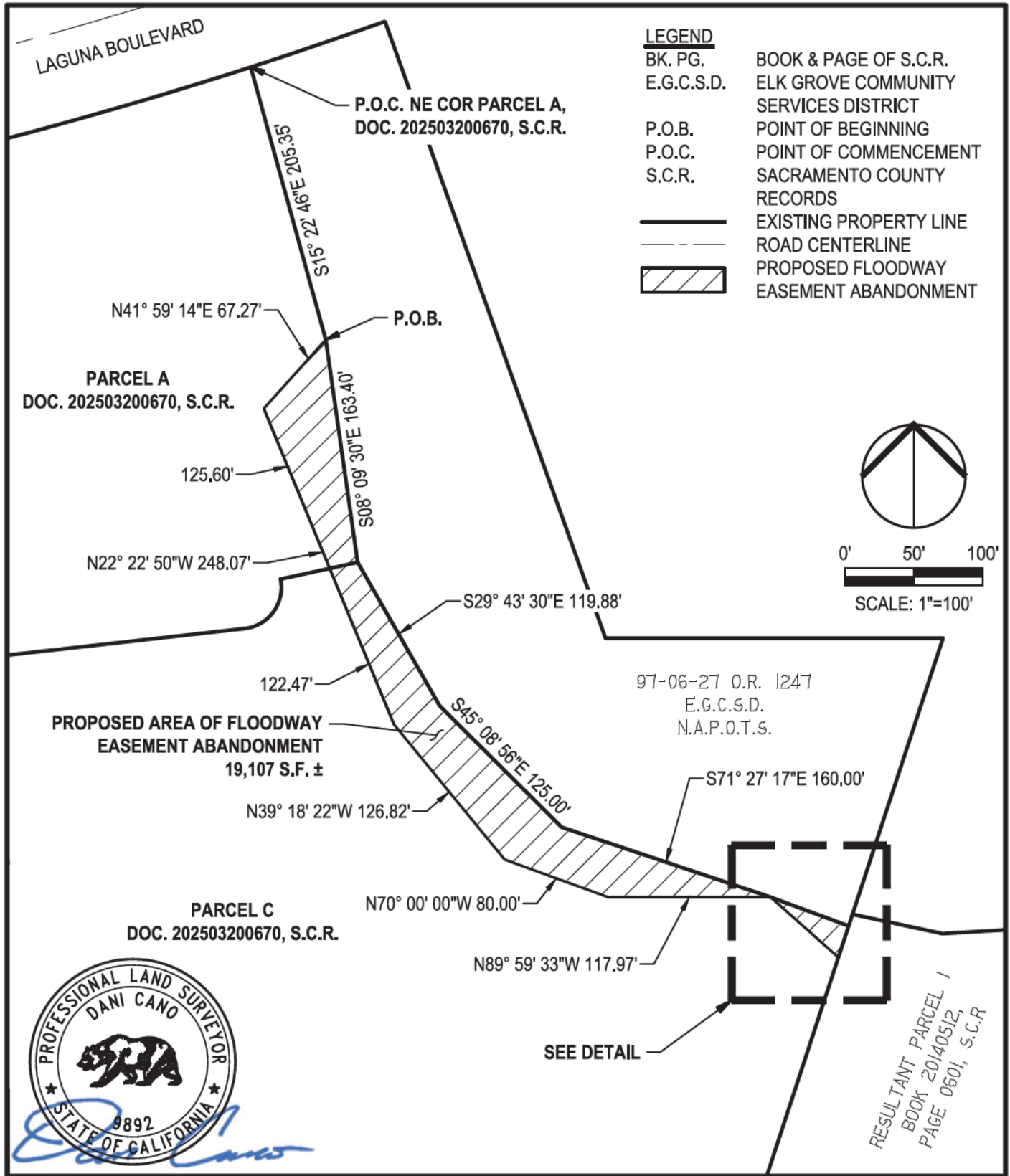
THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



DANI CANO, P.L.S. 9892
MAY 6, 2025



EXHIBIT "B"



DATE	05/06/2025
DESIGN	DRC
DRAWN	DCR
JOB NO.	23211




SIEGFRIED

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SCALE:	1" = 100'
SHEET	1
	OF: 2

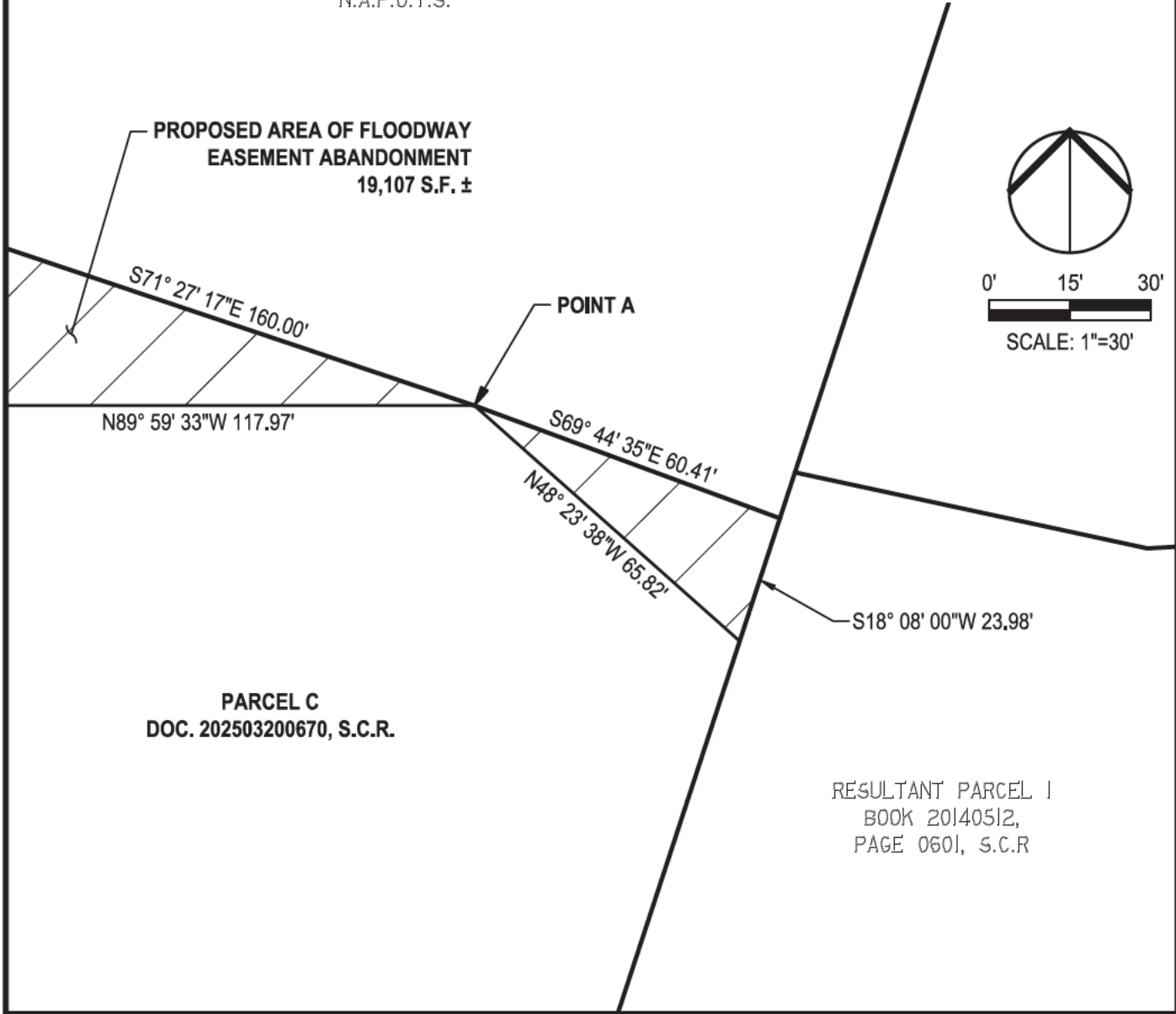
LEGEND

- BK. PG. BOOK & PAGE OF S.C.R.
- E.G.C.S.D. ELK GROVE COMMUNITY SERVICES DISTRICT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.C.R. SACRAMENTO COUNTY RECORDS
-  EXISTING PROPERTY LINE
-  ROAD CENTERLINE
-  PROPOSED FLOODWAY EASEMENT ABANDONMENT

97-06-27 O.R. 1247
E.G.C.S.D.
N.A.P.O.T.S.



0' 15' 30'
SCALE: 1"=30'



**PROPOSED AREA OF FLOODWAY
EASEMENT ABANDONMENT
19,107 S.F. ±**

S71° 27' 17"E 160.00'
N89° 59' 33"W 117.97'

POINT A

S69° 44' 35"E 60.41'
N48° 23' 38"W 65.82'

S18° 08' 00"W 23.98'

**PARCEL C
DOC. 202503200670, S.C.R.**

RESULTANT PARCEL 1
BOOK 20140512,
PAGE 0601, S.C.R.

EXHIBIT "B"

DATE	05/06/2025
DESIGN	DRC
DRAWN	DCR
JOB NO.	23211



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SCALE:	1" = 30'
SHEET	2
	OF: 2

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-226

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 10, 2025 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California