

RESOLUTION NO. 2022-258

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR ELK GROVE LANDING (SUBDIVISION NO. 14-023)
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, on February 16, 2017, the City of Elk Grove (City) approved a Tentative Subdivision Map and Design Review for Subdivision Layout for the Elk Grove Landing project (EG-14-023); and

WHEREAS, staff has reviewed the Final Map for Elk Grove Landing (Subdivision No. 14-023) 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:

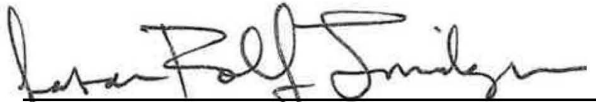
- 1) Finds that the location and configuration of the lots to be created by the Final Map for Elk Grove Landing (Subdivision No. 14-023) substantially comply with the previously-approved Tentative Subdivision Map; and
- 2) Finds the Final Map statutorily exempt from the California Environmental Quality 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) Pursuant to Government Code Section 66458, approves the Final Map for Elk Grove Landing (Subdivision No. 14-023), a copy of which is hereby attached as Exhibit A and made part of this Resolution; and
- 4) Authorizes the City Manager to execute 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 12th day of October 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 - SUBDIVISION NO. 14-023, ELK GROVE LANDING - AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF ELK GROVE IN FEE SIMPLE, FOR ANY AND ALL PUBLIC USES, LOTS A, B, C AND D.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, ELK GROVE-FLORIN ROAD, E. SHEEHAN STREET, LIVONIA STREET, J. SHEEHAN STREET, STEAM POWER COURT AND STEAMLINER COURT 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 ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT B, LOT C AND LOT D AND THOSE STRIPS OF LAND 12.5' IN WIDTH ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY ON, OVER, AND ACROSS LOT B, LOT C, AND LOT D, AND THOSE STRIPS OF LAND 10.00 FEET AND 30.00 FEET IN WIDTH SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE).

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 THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'-6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (VE).

KB HOME SACRAMENTO INC.
A CALIFORNIA CORPORATION

BY: *Leo Pantaja* NAME: Leo Pantaja
TITLE: VP Planning TITLE: _____

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 Placer) SS

ON 14th DAY OF July, 2022 BEFORE ME, Tiffany Reder
A NOTARY IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED Leo Pantaja

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/HEY 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.

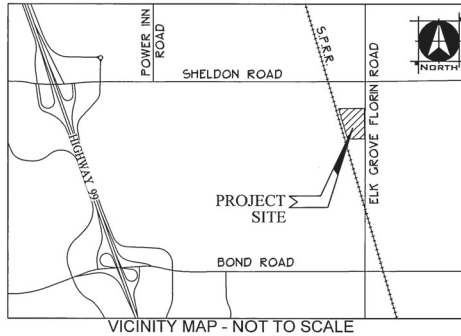
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL *Tiffany Reder*
PRINTED NAME: Tiffany Reder

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: 10/23/2025

MY COMMISSION No.: 25791609



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 KB HOME SACRAMENTO INC., A CALIFORNIA CORPORATION IN JULY 2021. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

WOOD RODGERS, INC.



Dennis L. Barber
DENNIS L. BARBER
P.L.S. 8067 EXP. 12-31-23
7/14/22
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 14-023 ELK GROVE LANDING, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON FEBRUARY 16, 2017, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



Jeffrey R. Werner
JEFFREY R. WERNER
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 79066
EXPIRATION DATE: 3-31-24
DATE

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 14-023, ELK GROVE LANDING, AND FIND IT TO BE TECHNICALLY CORRECT.



Jocelyn L. Correa
JOCELYN L. CORREA
L.S. NO. 9596
REGISTRATION EXPIRES: 3-31-23
DATE

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. 14-023, ELK GROVE LANDING - AND ACCEPTED, IN FEE SIMPLE LOTS A, B, C AND D, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AND ELK GROVE-FLORIN ROAD, E. SHEEHAN STREET, LIVONIA STREET, J. SHEEHAN STREET, STEAM POWER COURT AND STEAMLINER COURT FOR PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENT, CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE OF LOTS A, B, C AND D, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY, LANDSCAPING, PEDESTRIAN WALKWAY AND VISIBILITY PURPOSES.

THE ABANDONMENT OF THE EASEMENT LISTED HEREIN PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.



Jason Lindgren
JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA
DATE

RECORDER'S STATEMENT

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

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
STATE OF CALIFORNIA

BY: _____ FEE: \$ _____
DEPUTY

SUBDIVISION NO. 14-023

ELK GROVE LANDING

BEING PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 61 OF PARCEL MAPS, PAGE 33, AND RESULTANT PARCEL 1 PER LOT LINE ADJUSTMENT DOC No. 201712121062 SITUATE IN NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

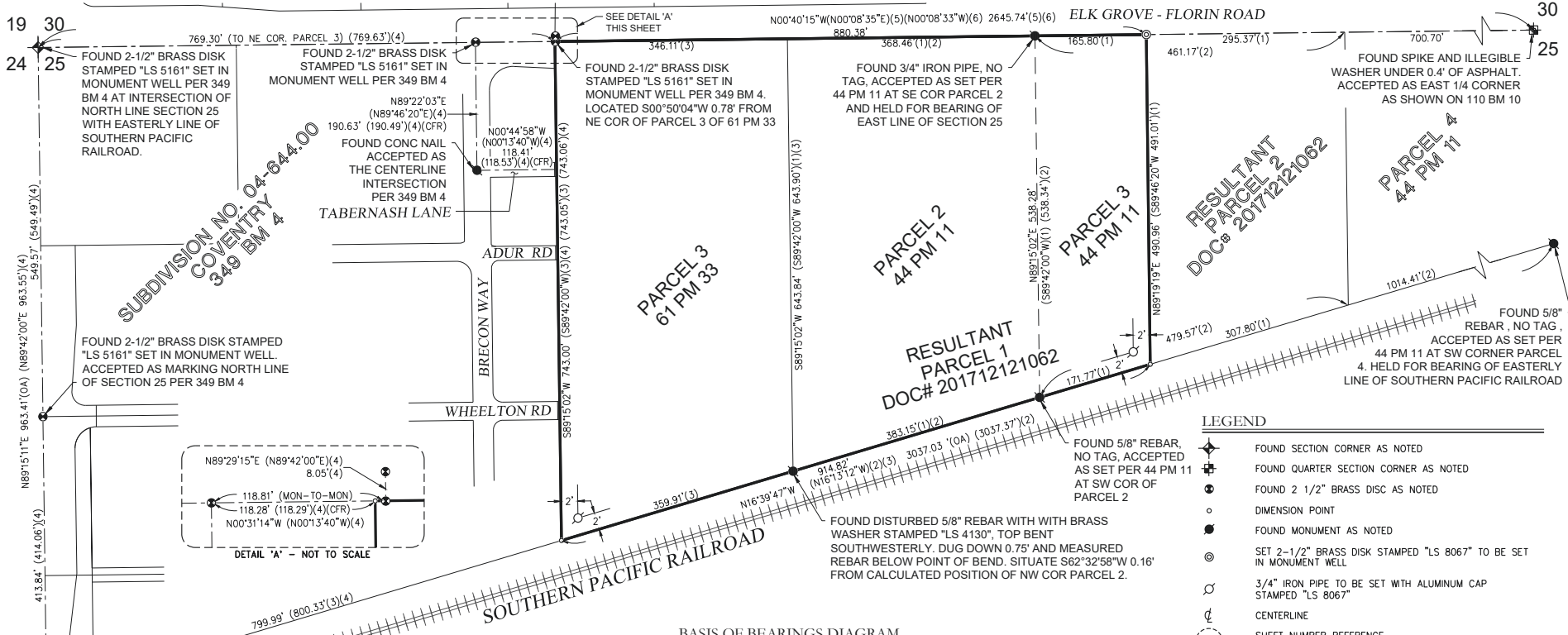
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24 25

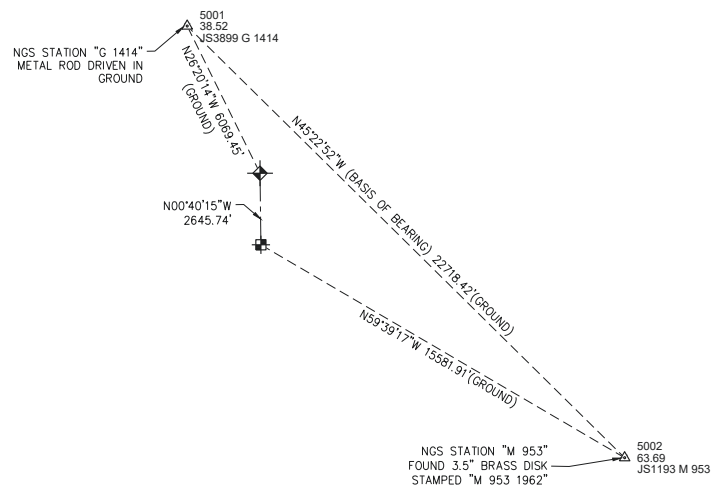
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25



LEGEND

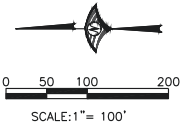
◆	FOUND SECTION CORNER AS NOTED
⊕	FOUND QUARTER SECTION CORNER AS NOTED
●	FOUND 2 1/2" BRASS DISC AS NOTED
○	DIMENSION POINT
●	FOUND MONUMENT AS NOTED
⊙	SET 2-1/2" BRASS DISK STAMPED "LS 8067" TO BE SET IN MONUMENT WELL
⊗	3/4" IRON PIPE TO BE SET WITH ALUMINUM CAP STAMPED "LS 8067"
⊥	CENTERLINE
⑥	SHEET NUMBER REFERENCE
BDY	BOUNDARY (OA) OVERALL
(CFR)	CALCULATED FROM RECORD OR OFFICIAL RECORDS OF
IOD	IRREVOCABLE OFFER OF DEDICATION (R) SACRAMENTO COUNTY
L=	ARC LENGTH (R) RADIAL BEARING
MON	MONUMENT SF SQUARE FEET
NTS	NOT TO SCALE SSE SANITARY SEWER
PE	PEDESTRIAN EASEMENT BM EASEMENT
PUE	PUBLIC UTILITY EASEMENT PM BOOK OF MAPS PARCEL MAPS

BASIS OF BEARINGS DIAGRAM



REFERENCES:

- | | | |
|-----|--------------|------------|
| (1) | 201712121062 | BLA |
| (2) | 44 PM 11 | PARCEL MAP |
| (3) | 61 PM 33 | PARCEL MAP |
| (4) | 349 BM 4 | FINAL MAP |
| (5) | 110 BM 10 | FINAL MAP |
| (6) | 129 BM 17 | FINAL MAP |



BASIS OF BEARINGS

THIS SURVEY IS BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 1997.30. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN N.G.S. CONTROL POINTS "M953" AND "G1414", COMPUTED TO BE NORTH 45° 22' 52" WEST PER THE N.G.S. CONTROL DATA SHEETS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES; TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY 1.0000189230.

SUBDIVISION NO. 14-023
ELK GROVE LANDING
 BEING PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 61 OF PARCEL MAPS, PAGE 33, AND RESULTANT PARCEL 1 PER LOT LINE ADJUSTMENT DOC No. 201712121062
 SITUATE IN NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
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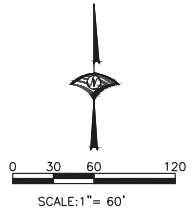
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FOUND 2-1/2" BRASS DISK STAMPED "LS 5161" SET IN MONUMENT WELL PER 349 BM 4. LOCATED S00°50'04"W 0.78' FROM NE COR OF PARCLE 3 OF 61 PM 33

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "ELK GROVE LANDING" SUBDIVISION IS 12.46± ACRES, CONSISTING OF 85 RESIDENTIAL LOTS, 3 LANDSCAPING LOTS, AND 1 WATER DETENTION POND LOT.
5. LOT A IS DESIGNATED AS A WATER DETENTION POND.
6. LOTS B, C AND D ARE DESIGNATED AS LANDSCAPE CORRIDORS.
7. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
8. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
 - 8.1. THE 42' RIGHT-OF-WAY AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 14, 1978 IN BOOK 44 OF PARCEL MAPS, AT PAGE 11.
 - 8.2. THE 42' RIGHT-OF-WAY AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 19, 1980 IN BOOK 61 OF PARCEL MAPS, AT PAGE 33.
 - 8.3. THE RIGHT-OF-WAY DEED RECORDED APRIL 12, 1993 IN BOOK 930412 OF OFFICIAL RECORDS, AT PAGE 0867.
 - 8.4. THE RIGHT-OF-WAY DEED RECORDED APRIL 15, 1993 IN BOOK 930429 OF OFFICIAL RECORDS, AT PAGE 1213.
 - 8.5. THE 12.5' UTILITY EASEMENT RECORDED JULY 14, 1992 IN BOOK 920714 OF OFFICIAL RECORDS, AT PAGE 1745.
 - 8.6. THE UTILITY EASEMENT RECORDED JULY 28, 1992 IN BOOK 920726 OF OFFICIAL RECORDS, AT PAGE 0962.
9. A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES, PROJECT NO. WKA 11391.02, DATED FEBRUARY 27, 2018. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



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

SUBDIVISION NO. 14-023
ELK GROVE LANDING
BEING PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 61 OF PARCEL MAPS, PAGE 33, AND RESULTANT PARCEL 1 PER LOT LINE ADJUSTMENT DOC No. 2017121062
SITUATE IN NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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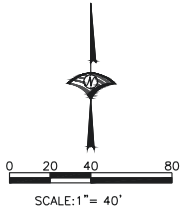
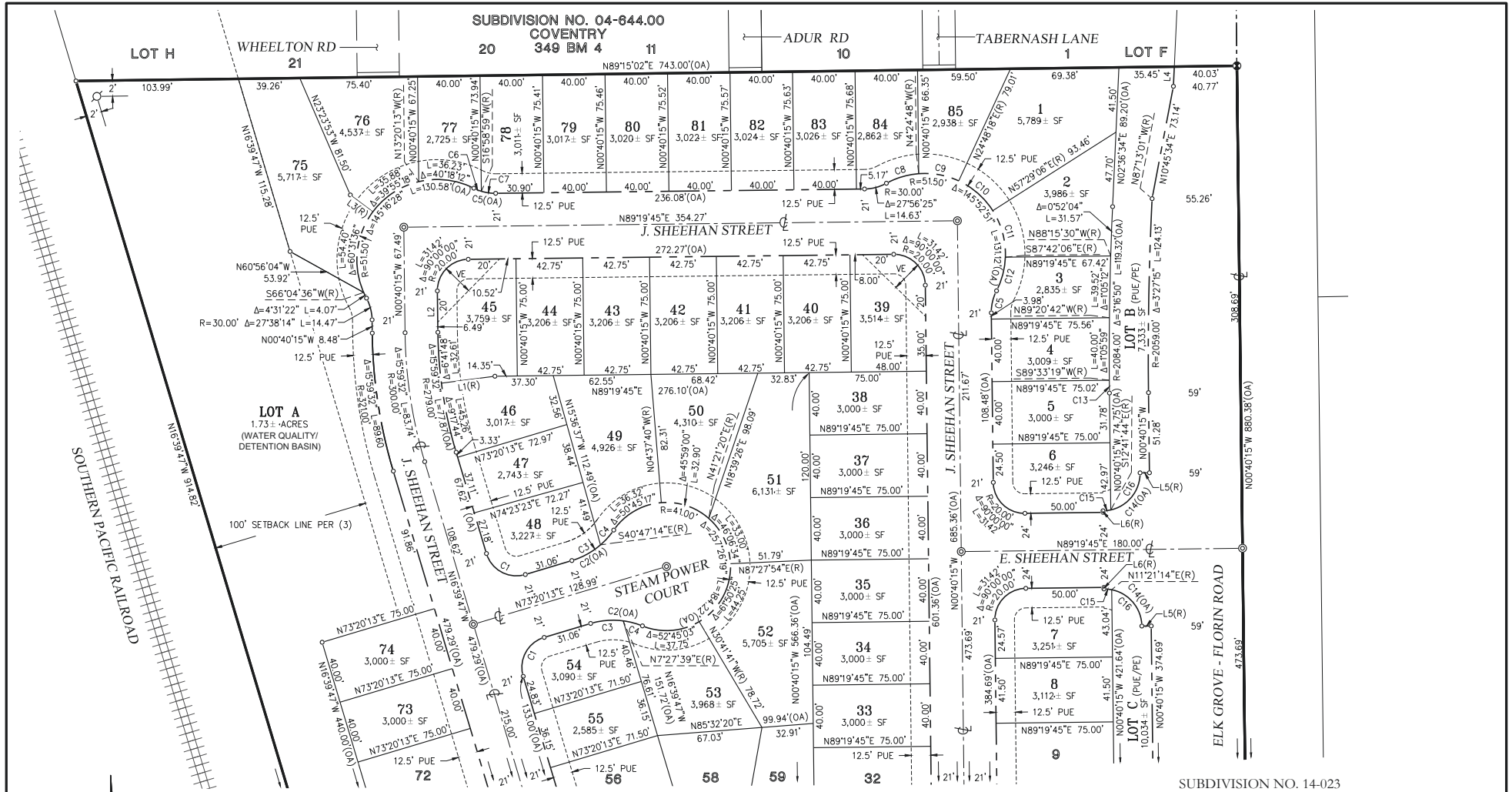
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1618.006

SUBDIVISION NO. 04-644.00
COVENTRY
349 BM 4

SUBDIVISION NO. 14-023
ELK GROVE LANDING

BEING PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 61 OF PARCEL MAPS, PAGE 33, AND RESULTANT PARCEL 1 PER LOT LINE ADJUSTMENT DOC No. 201712121062 SITUATE IN NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.
SEE SHEET 3 FOR NOTES.

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	50.00'	38°43'09"	33.79'
C3	50.00'	24°07'26"	21.05'
C4	50.00'	14°35'43"	12.74'
C5	30.00'	27°56'25"	14.63'
C6	30.00'	9°55'28"	5.20'
C7	30.00'	18°00'57"	9.43'
C8	51.50'	24°11'53"	21.75'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C9	51.50'	29°13'05"	26.26'
C10	51.50'	32°40'48"	29.37'
C11	51.50'	34°48'48"	31.29'
C12	51.50'	24°58'16"	22.45'
C13	2084.00'	0°13'34"	8.22'
C14	24.00'	90°00'00"	37.70'
C15	24.00'	12°01'29"	5.04'
C16	24.00'	77°58'31"	32.66'

LINE TABLE - THIS SHEET ONLY

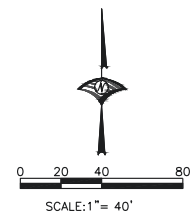
NO.	BEARING	LENGTH
L1	N82°37'56"E	34.50'
L2	N0°40'15"W	26.49'
L3	N53°15'01"W	18.00'
L4	N2°38'48"E	12.64'
L5	N89°19'45"E	6.00'
L6	N0°40'15"W	1.00'

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SACRAMENTO, CA 95816 FAX 916.341.7767



CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	50.00'	38°43'09"	33.79'
C2	41.00'	16°20'29"	11.69'
C3	41.00'	49°09'45"	35.18'
C4	279.00'	2°34'56"	12.57'
C5	300.00'	15°59'32"	83.74'
C6	300.00'	14°25'48"	75.56'
C7	300.00'	1°33'44"	8.18'
C8	300.00'	15°59'32"	83.74'
C9	24.00'	12°01'29"	5.04'
C10	24.00'	77°58'31"	32.66'

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N88°47'39"E(R)	12.58'
L2	N0°40'15"W(R)	1.00'
L3	N89°19'45"E(R)	6.00'
L4	N6°56'18"W	10.05'
L5	N0°40'38"W	5.01'



SUBDIVISION NO. 14-023
ELK GROVE LANDING

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JULY 2022

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1618.006

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.
 SEE SHEET 3 FOR NOTES.

RESULTANT PARCEL 2
 DOC# 201712121062

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2022-258

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 October 12, 2022 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Suen, Hume, Spease, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California