

RESOLUTION NO. 2020-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR BRUCEVILLE MEADOWS VILLAGE 4 (SUBDIVISION NO. 15-029-04) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

WHEREAS, on July 26, 2017, the City Council of the City of Elk Grove (City) approved a Community Plan Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Subdivision layout and abandonment of right-of-way and easements for the Bruceville Meadows Subdivision project (EG-15-029); and

WHEREAS, on March 25, 2020, the City approved the Bruceville Meadows Large Lot Final Map (Subdivision No. 15-029); and

WHEREAS, staff has reviewed the Final Map 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 Clerk 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 Bruceville Meadows Village 4 (Subdivision No. 15-029-04) substantially comply with the previously-approved Large Lot Final 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) Pursuant to Government Code Section 66458, approves the Final Map for Bruceville Meadows Village 4 (Subdivision No. 15-029-04), a copy of which is 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 28th day of October 2020



STEVE LY, 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. 15-029-04, BRUCEVILLE MEADOWS VILLAGE 4 - AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, AFONSO WAY AND MONTARIA 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 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 THOSE STRIPS OF LAND ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

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" (V.E.).

TAYLOR MORRISON OF CALIFORNIA, I.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Aren Barzocco* NAME: Aren Barzocco TITLE: Vice President
BY: *Jay Pawlak* NAME: Jay Pawlak TITLE: Vice President

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 THIS 7th DAY OF October, 2020,

BEFORE ME, L. Hall, A NOTARY PUBLIC,

PERSONALLY APPEARED Aren Barzocco and Jay Pawlak 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 IS TRUE AND CORRECT.

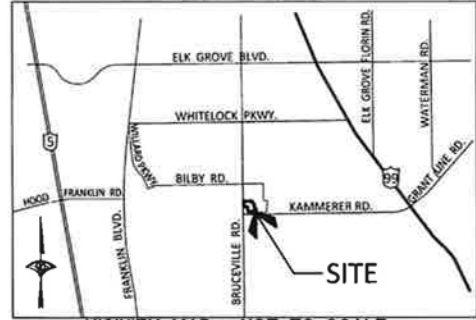
WITNESS MY HAND AND OFFICIAL SEAL: L. Hall J. Hall

PRINTED NAME: L. Hall

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: August 5, 2022

MY COMMISSION No.: 2249285



VICINITY MAP - NOT TO SCALE

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 TAYLOR MORRISON OF CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN OCTOBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY OCTOBER 31, 2022; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND TIE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 3.809± ACRES, CONSISTING OF 15 RESIDENTIAL LOTS TOTALING 2.919± ACRES.

WOOD RODGERS, INC.



Michael E. Long
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-22
10/6/2020
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 15-029-04, BRUCEVILLE MEADOWS VILLAGE 4 - AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JULY 26, 2017 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



Robert K. Murdoch
ROBERT K. MURDOCH
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-21

DATE

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 15-029-04, BRUCEVILLE MEADOWS VILLAGE 4 - AND FIND IT TO BE TECHNICALLY CORRECT.



Peter M. Rei
PETER M. REI
L.S. NO. 5963
REGISTRATION EXPIRES: 12-31-20

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. 15-029-04, BRUCEVILLE MEADOWS-VILLAGE 4 - AND ACCEPTED, AFONSO WAY AND MONTARIA WAY FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY AND VISIBILITY PURPOSES AS OFFERED HEREON AND DID CERTIFY ABANDONMENT OF THE PUBLIC RIGHT-OF-WAY NOT SHOWN HEREON.

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

DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF PLACER 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: _____ DEPUTY FEE: \$ _____

SUBDIVISION NO. 15-029-04 BRUCEVILLE MEADOWS - VILLAGE 4

BEING A PORTION OF LOT 4 AS SHOWN ON THE BRUCEVILLE MEADOWS LARGE LOT MAP, FILED IN BOOK 419 OF MAPS, AT PAGE 11, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA















WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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SACRAMENTO, CA 95816 FAX 916.341.7767

OCTOBER 2020

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2956.011

LEGEND

-  SECTION CORNER FOUND AS NOTED
-  SECTION CORNER NOT FOUND
-  FOUND SECTION 1/4 CORNER AS NOTED
-  SECTION QUARTER CORNER NOT FOUND
-  FOUND 1 1/4" INSIDE DIAMETER IRON PIPE PER (67 PM 19)
-  FOUND 5/8" REBAR PER (67 PM 19)
-  SET 1" BRASS DISK STAMPED "LS 6815", OFFSET ONTO SIDEWALK AS SHOWN
-  FOUND MONUMENT AS NOTED ON SHEET 3
-  LOCATION OF 1" BRASS DISK STAMPED "LS 6815"
-  LOCATION OF 3/4" IRON PIPE WITH CAP STAMPED "LS 6815" TO BE SET
-  CENTERLINE
- OR/O.R.S.C OFFICIAL RECORDS OF SACRAMENTO COUNTY
- (R) RADIAL BEARING
- BM BOOK OF MAPS
- PM PARCEL MAPS
- PUE PUBLIC UTILITY EASEMENT
- (DA) OVERALL
- VE VISIBILITY EASEMENT
- SF SQUARE FEET
- CITY/COUNTY BOUNDARY
- - - - - SHEET INDEX LINE
-  SHEET NUMBER

REFERENCES

- (1) 419 BM 11 BRUCEVILLE MEADOWS LARGE LOT MAP
- (2) 420 BM 6 BRUCEVILLE MEADOWS VILLAGE 5

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST BOUNDARY LINE AS SHOWN ON SUBDIVISION NO. 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP, FILED IN BOOK 419 OF MAPS, AT PAGE 11, O.R.S.C. SAID LINE IS TAKEN TO BEAR NORTH 00°44'32"EAST.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. TOTAL AREA FOR THIS "BRUCEVILLE MEADOWS VILLAGE 4" SUBDIVISION IS 3.809± ACRES, CONSISTING OF 15 RESIDENTIAL LOTS.
4. A LIMITED GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY WALLACE KUHL & ASSOCIATES, FILE NO. WKA No. 10752.01, DATED DECEMBER 21, 2015. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.
5. 5/8" REBAR CAPPED "LS 6815" 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 6815" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK UNLESS OTHERWISE SHOWN.
6. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE PUBLIC RIGHT-OF-WAY PER CERTIFICATE OF ACCEPTANCE RECORDED _____ 2020 AS DOCUMENT NO. _____ O.R.S.C., BEING A PORTION OF THE IOD OVER LOT 4 AS SHOWN ON THE MAP ENTITLED "BRUCEVILLE MEADOWS - LARGE LOT MAP", FILED IN BOOK 419 OF PARCEL MAPS, AT PAGE 11, O.R.S.C.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL RECONVEY LOT 4 ON THE MAP OF SUBDIVISION NO.15-029-03, BRUCEVILLE MEADOWS-VILLAGE 4 TO THE SUBDIVIDER BELOW IF THE ABOVE MENTIONED AGENCY MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OF PUBLIC UTILITIES.

SUBDIVIDER: TAYLOR MORRISON OF CALIFORNIA, LLC
NAME OF SIGNING COMPANY

ADDRESS: 81 BLUE RAVINE ROAD, SUITE 220
FOLSOM, CA 95630

**SUBDIVISION NO. 15-029-04
BRUCEVILLE MEADOWS - VILLAGE 4**

BEING A PORTION OF LOT 4 AS SHOWN ON THE
BRUCEVILLE MEADOWS LARGE LOT MAP,
FILED IN BOOK 419 OF MAPS, AT PAGE 11, O.R.S.C.
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

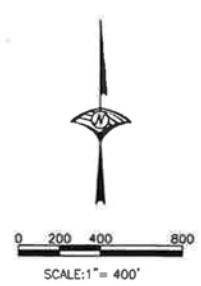
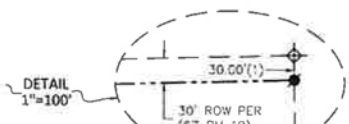
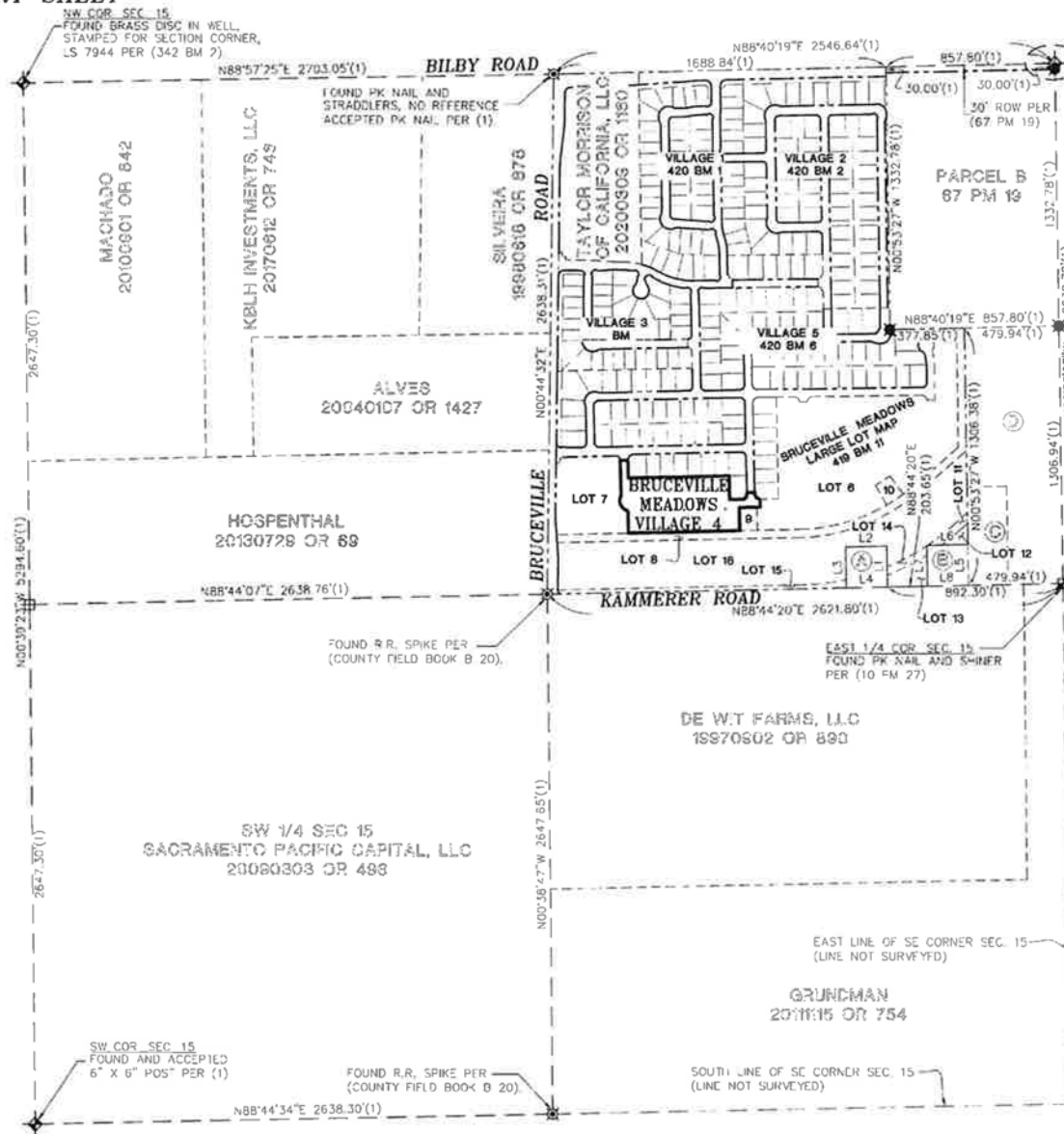


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OCTOBER 2020

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OVERALL BOUNDARY SHEET



| Line Table - This Sheet Only | | |
|------------------------------|-------------|------------|
| No. | Bearing | Length |
| L1 | N0°5'27"W | 208.71'(1) |
| L2 | N88°44'20"E | 208.71'(1) |
| L3 | N0°5'27"W | 208.71'(1) |
| L4 | N88°44'20"E | 208.71'(1) |
| L5 | N0°5'27"W | 208.71'(1) |
| L6 | N88°44'20"E | 208.71'(1) |
| L7 | N0°5'27"W | 208.71'(1) |
| L8 | N88°44'20"E | 208.71'(1) |

ADJACENT DEED REFERENCES

- (A) CITY OF ELK GROVE, 20160916 OR 561
- (B) CITY OF ELK GROVE, 20161018 OR 1089
- (C) CITY OF ELK GROVE, 201609'5 OR 1076
- (D) CITY OF ELK GROVE, 20180518 OR 0922

**SUBDIVISION NO. 15-029-04
BRUCEVILLE MEADOWS - VILLAGE 4**

BEING A PORTION OF LOT 4 AS SHOWN ON THE
BRUCEVILLE MEADOWS LARGE LOT MAP,
FILED IN BOOK 419 OF MAPS, AT PAGE 11, O.R.S.C.
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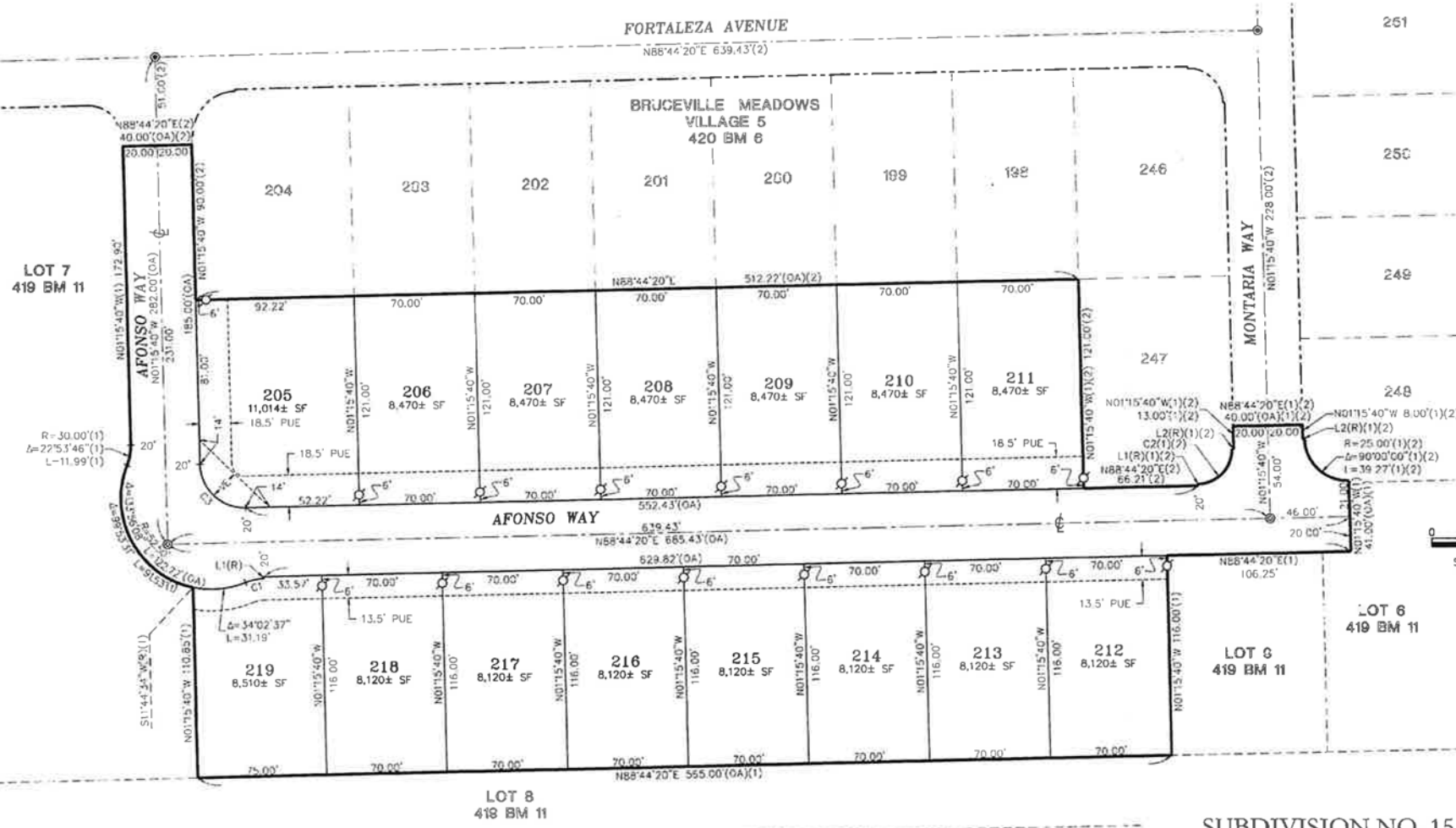
2956 011

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

FORTALEZA AVENUE

N88°44'20"E 639.43'(2)

BRUCEVILLE MEADOWS
VILLAGE 5
420 BM 6



LOT 7
419 BM 11

R=30.00'(1)
Δ=22°53'46"(1)
L=11.99'(1)

S11°44'44"W 98.91'(1)
N01°15'40"W 110.85'(1)

LOT 8
418 BM 11

LOT 16
419 BM 11

251

250

249

248

LOT 6
419 BM 11

SUBDIVISION NO. 15-029-04
BRUCEVILLE MEADOWS - VILLAGE 4

BRING A PORTION OF LOT 4 AS SHOWN ON THE
BRUCEVILLE MEADOWS LARGE LOT MAP,
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2956.011

Curve Table - This Sheet Only

| No. | Radius | Delta | Length |
|-----|--------|-----------|--------|
| C1 | 30.00' | 21°02'22" | 11.02' |
| C2 | 20.00' | 90°00'00" | 31.42' |
| C3 | 26.00' | 90°00'00" | 40.84' |

Line Table - This Sheet Only

| No. | Bearing | Length |
|-----|-------------|--------|
| L1 | N1°15'40"W | 1.00' |
| L2 | N88°44'20"E | 1.00' |

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

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-246

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 28, 2020 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



Jason Lindgren, City Clerk
City of Elk Grove, California