

RESOLUTION NO. 2018-259

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A LARGE LOT FINAL MAP FOR THE FIELDSTONE NORTH
SUBDIVISION PROJECT (SUBDIVISION NO. 13-004) AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, on January 22, 2014, the City of Elk Grove (City) approved a General Plan Amendment, Specific Plan Amendment, Rezone, a Large Lot Tentative Map (LLTM), a Small Lot Tentative Subdivision Map and Design Review for the Fieldstone North Subdivision Project (EG-13-004); 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 satisfied; and

WHEREAS, a Subdivision Improvement Agreement is required for the Final Map which 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 County of Sacramento after the filing of this map.

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 the Large Lot Final Map for the Fieldstone North Subdivision Project (Subdivision No. 13-004) substantially comply with the previously-approved Large Lot Tentative Map; and
- 2) 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Large Lot Final Map for the Fieldstone North Subdivision Project (Subdivision No. 13-004), 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 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 December 2018



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

REFERENCES:

- (1) 267 BM 6
- (2) 57 S 74
- (3) 76 S 6
- (4) 10
- (5) 20140923 OR 0162
- (6) 20071278 OR 0170
- (7) 3167 OR 197
- (8) 20040831 OR 3199
- (9) 20040831 OR 3196
- (10) 21 PM 51
- (11) 338 BM 9
- (12) 338 BM 2
- (13) 174 PM 7
- (14) 338 BM 2
- (15) 20070308 OR 1268
- (16) 20070308 OR 1268
- (17) 20070308 OR 1268
- (18) 20080113 OR 0377
- (19) 20080113 OR 0377
- (20) COUNTY OF SACRAMENTO
- (21) 20080920 OR 1152
- (22) 20080719 OR 1251

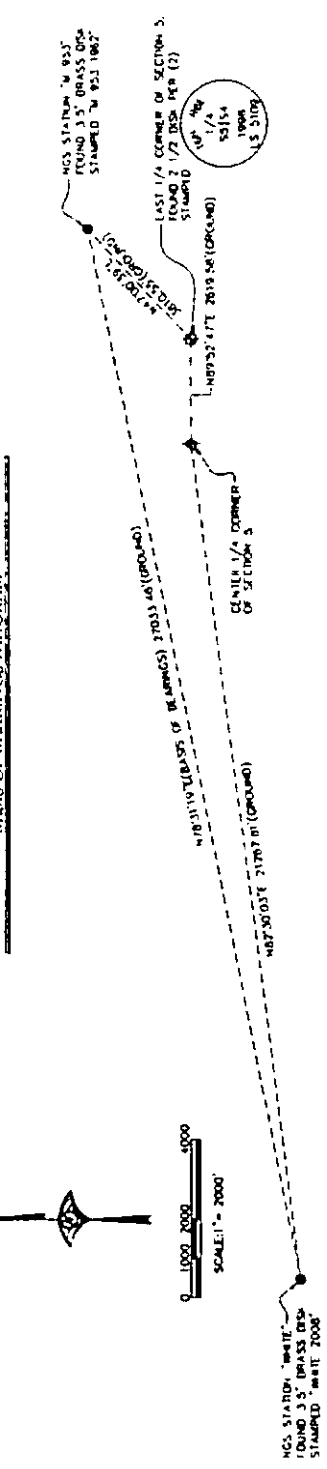
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 10, AND B.S. (POUCH DATA) 2010100, AS MEASURED TAKEN AS NORTH 79°31'18" EAST.

LEGEND:

- ◆ FOUND SECTION 1/4 CORNER AS NOTED
- ◆ FOUND 3/4" I.D. IRON PIPE, ACCEPTED AS CENTER SECTION CORNER OF SECTION 5, TOWN, RANGE TO BE REMOVED AND REPLACED WITH 2.5" DIA. IN MONUMENT WELL PER (1)
- LOCATION OF 3" I.D. IRON PIPE TAGGED U.S. 6815 TO BE SET PER (1)
- FOUND 3/4" I.D. IRON PIPE PER (16), NOT TAGGED
- FOUND 3/4" I.D. IRON PIPE PER (17), NOT TAGGED
- FOUND 1" BRASS DISK STAMPED "M-R L.S. 5634" AT 1 FOOT PROJECTION OF LOT LINE ON TO SIDEWALK PER (287 BM 4)
- FOUND 3/4" I.D. IRON PIPE PER (11), NOT TAGGED
- FOUND 2 1/2" DIA. STAMPED SACRAMENTO COUNTY 2013, IN MONUMENT WELL PER (20)
- FOUND MONUMENT AS NOTED
- LOCATION OF 3/4" I.D. IRON PIPE TAGGED U.S. 6815 TO BE SET PER (1)
- SET 1" I.D. IRON PIPE, TAGGED U.S. 6815
- ⊕ CENTERLINE
- ⊕ INSIDE DIAMETER
- U.D. PROVOCABLE OFFER OF DEDICATION
- L.P.A. LANDSCAPE PEDESTRIAN AREA
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- (R) RADIAL BEARING
- SF SQUARE FEET
- CITY/COUNTY BOUNDARY

BASIS OF BEARINGS DIAGRAM



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 TRILITUM NORTH LANCE LOT 1444, MAP SUBDIVISION IS 100,000 SQ. FEET. CORRESPONDING TO THE DEVELOPMENT LOTS, 5 MISCELLANEOUS LOTS, AND 1 PUBLIC PAUP LOT.
4. A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY HAO PACIFIC ENGINEERING, INC., FILE NO. 021716-01, DATED FEBRUARY 19, 2010. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

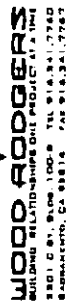
SIGNATURE OMISSIONS

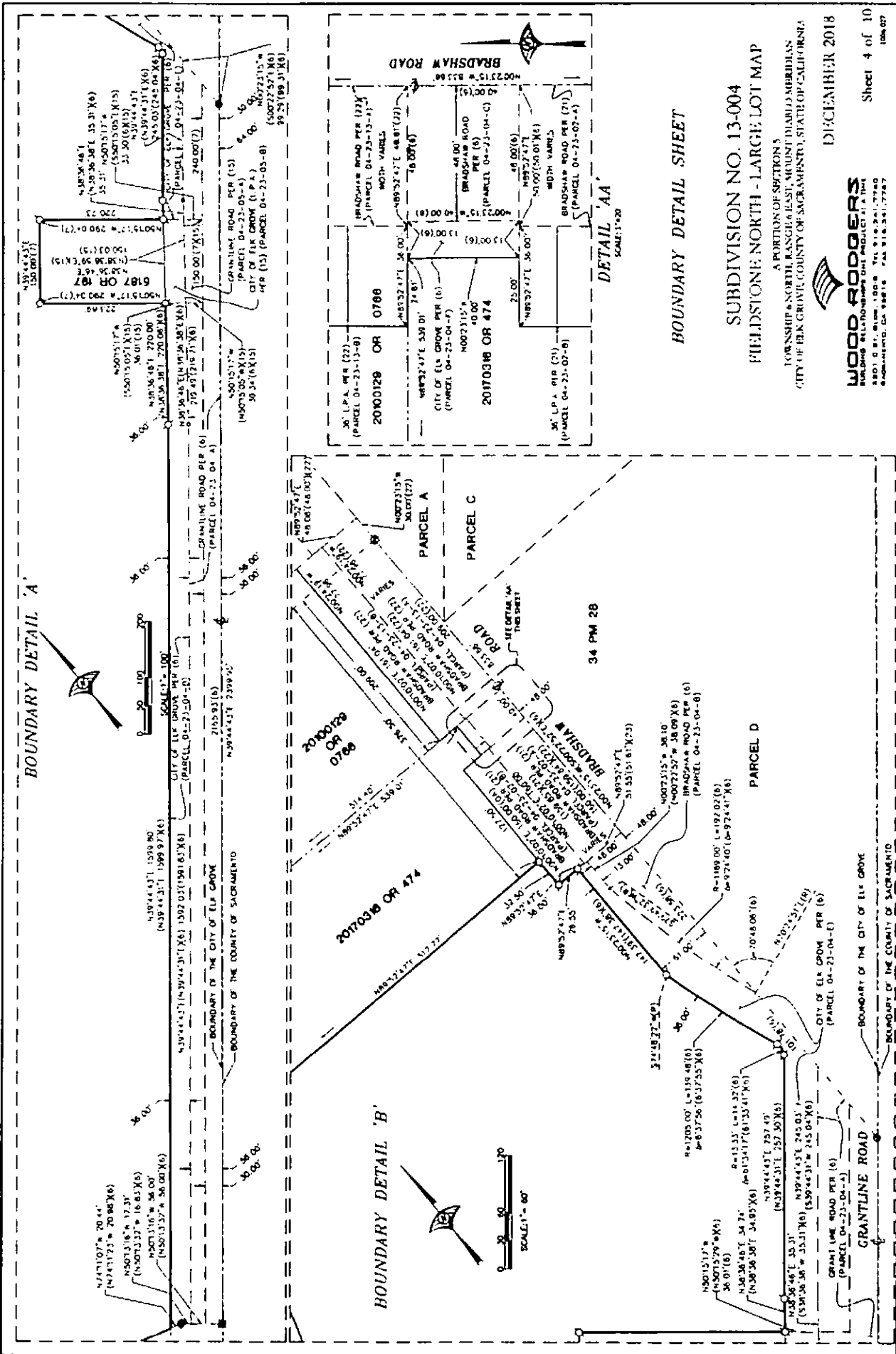
PURSUANT TO SECTION 844.106(3)(A)-(D) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENT HOLDERS BY LISTED DEEDS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT BE FIT INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED IN BOOK 20050113 PAGE 377, O.A.R.C.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED IN BOOK 20050113 PAGE 378, O.A.R.C.

SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
 A PORTION OF SECTION 5
 TOWNSHIP 6 NORTH, RANGE 6 EAST, MOUNT Diablo MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 DECEMBER 2018





BOUNDARY DETAIL 'A'

BOUNDARY DETAIL 'B'

BOUNDARY DETAIL 'AA'

BOUNDARY DETAIL SHEET

SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP

A PORTION OF SECTION 5
TOWNSHIP 4 NORTH RANGE 4 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



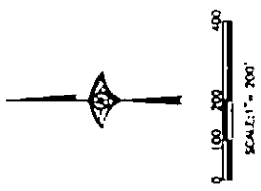
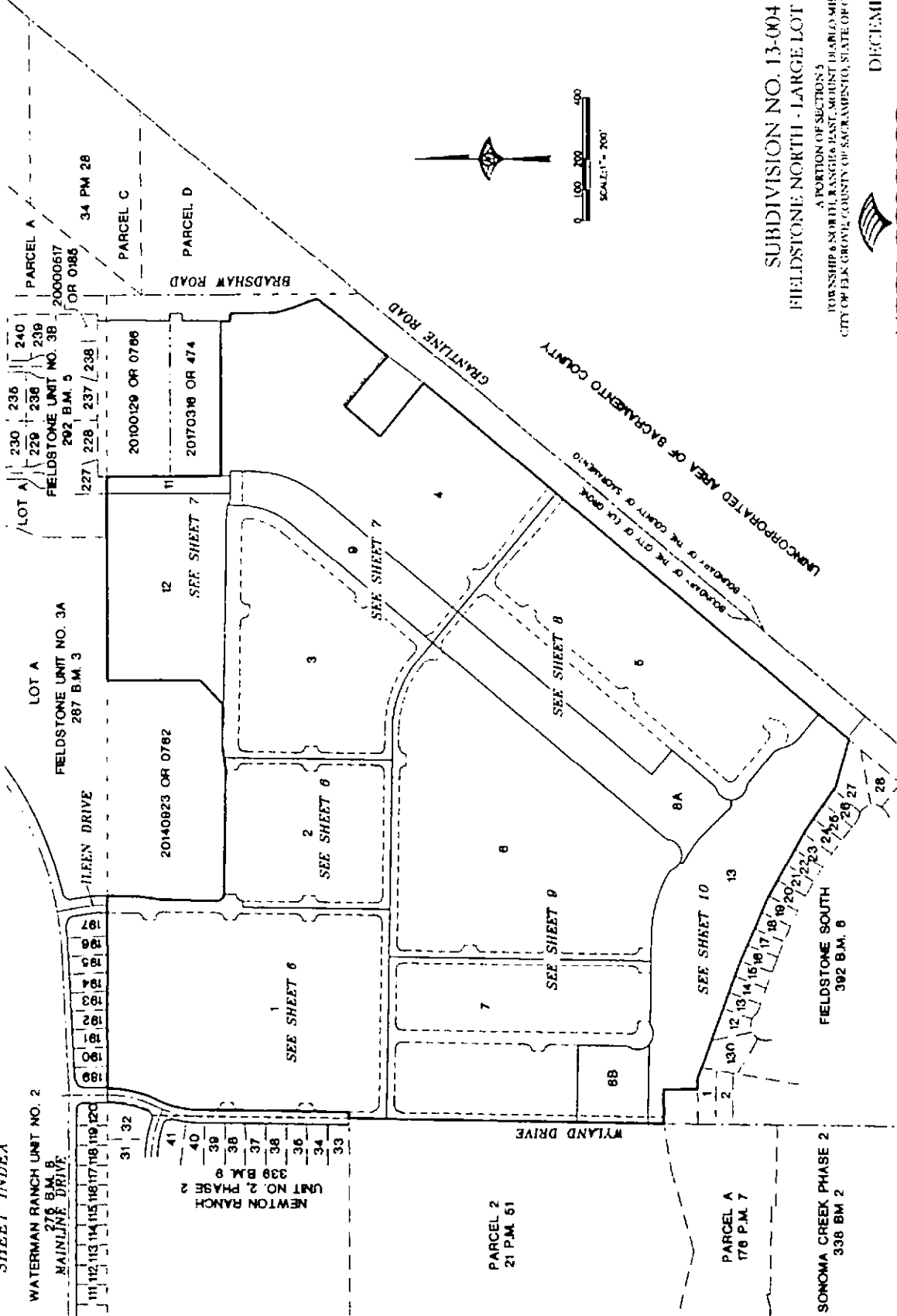
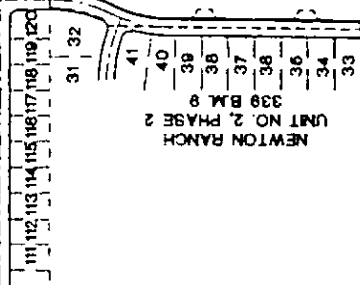
WOOD RODGERS
LAND SURVEYORS AND ENGINEERS
1000 G ST., SUITE 1000, FOLSOM, CA 95630
TEL: 916.561.7750
FAX: 916.561.7757

DECEMBER 2018

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1004-07

SHEET INDEX

WATERMAN RANCH UNIT NO. 2
276 B.M. 8
MAINLINE DRIVE



SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
 A PORTION OF SECTION 5
 TOWNSHIP 4 NORTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

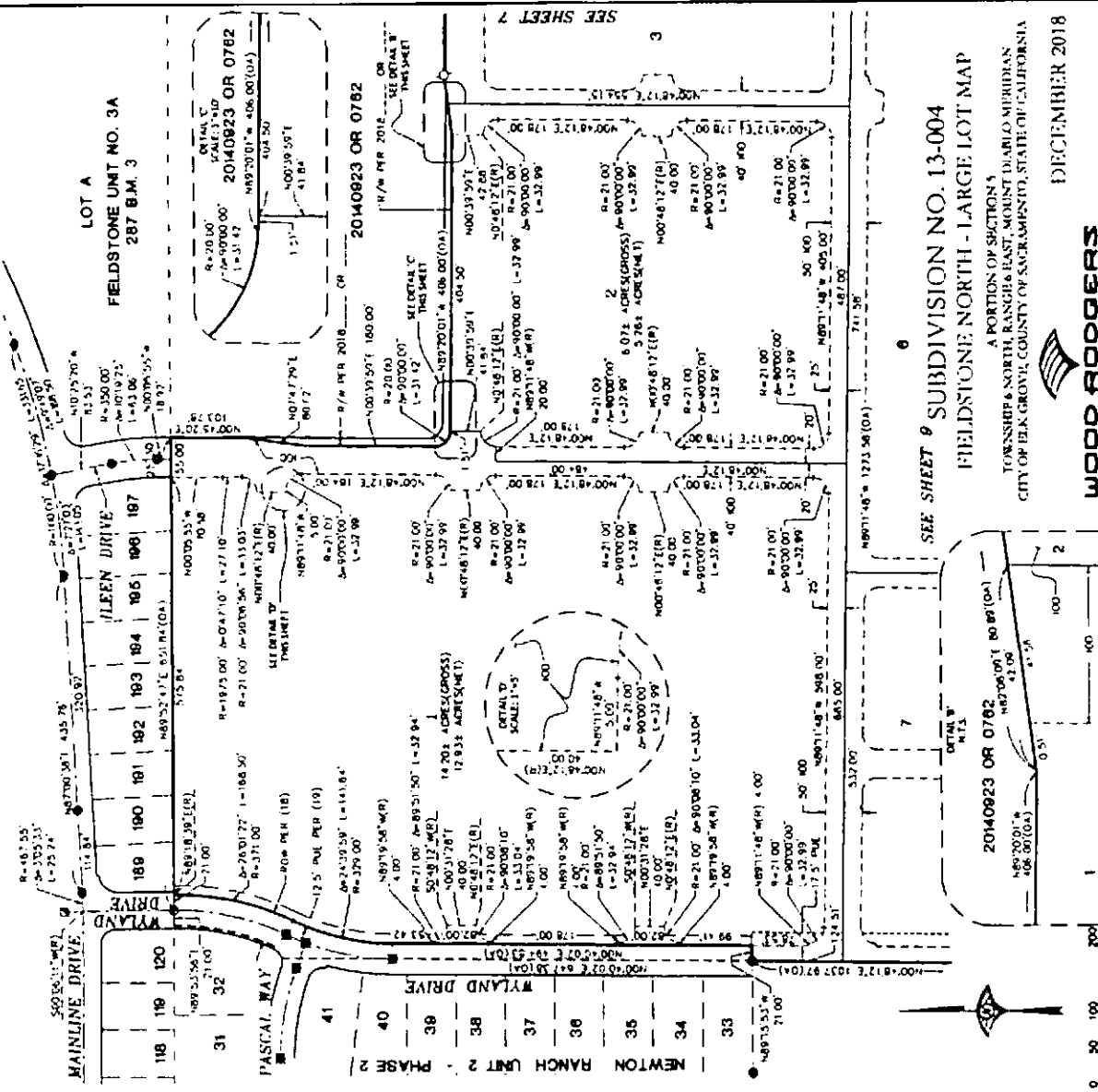
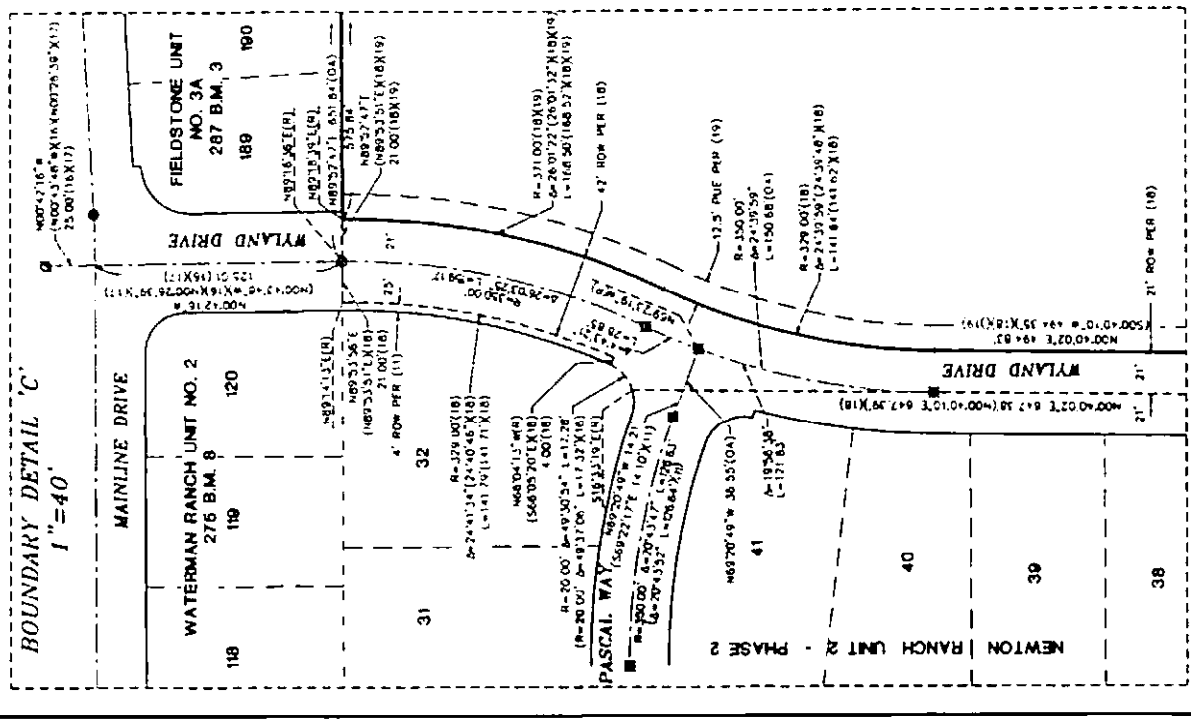
WOOD RODDERS
 REAL ESTATE RELATIONSHIPS ONE PROJECT AT A TIME
 3301 G ST., SUITE 100-18 ELK GROVE, CA 95621
 TEL 916.361.7740 FAX 916.361.7767

DECEMBER 2018

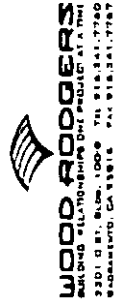
Sheet 5 of 10
 (REV.02)

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

BOUNDARY DETAIL 'C'
1"=40'



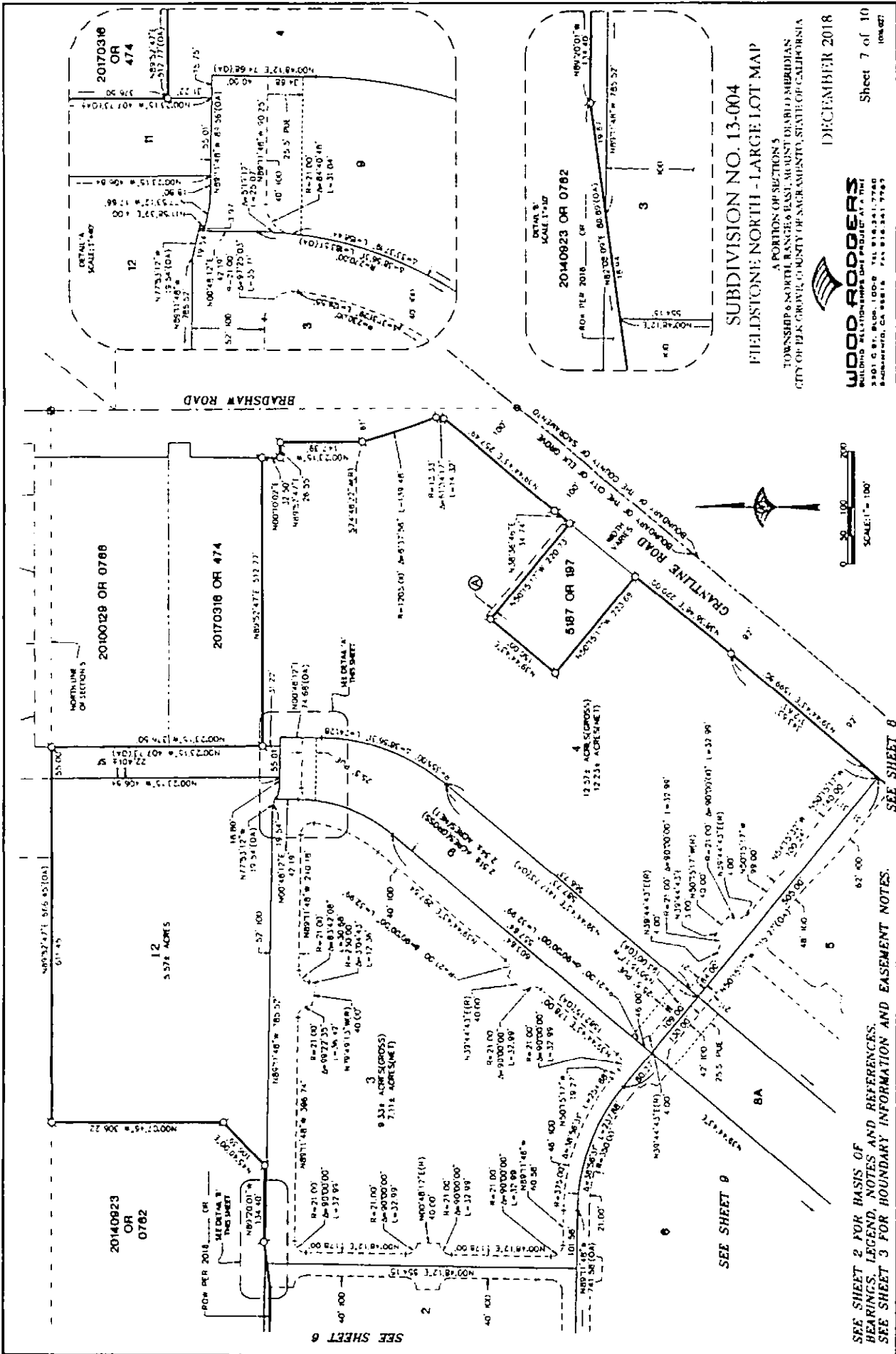
SEE SHEET 9 SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
A PORTION OF SECTION 5
TOWNSHIP 6 NORTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER 2018



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10/14/17

SCALE: 1" = 100'

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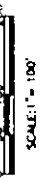


SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
 A PORTION OF SECTIONS
 TOWNSHIP 6 NORTH RANGES EAST, MOUNT DIABLO MERIDIAN
 CITY OF P.E.A. COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
 BUILDING RELATIONSHIPS AND PROJECTS
 2301 G ST., SUITE 100-0, TEL 916.341.7740
 SACRAMENTO, CA 95816 FAX 916.341.7749

DECEMBER 2018

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 (06/07)



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

SEE SHEET 8

SEE SHEET 9

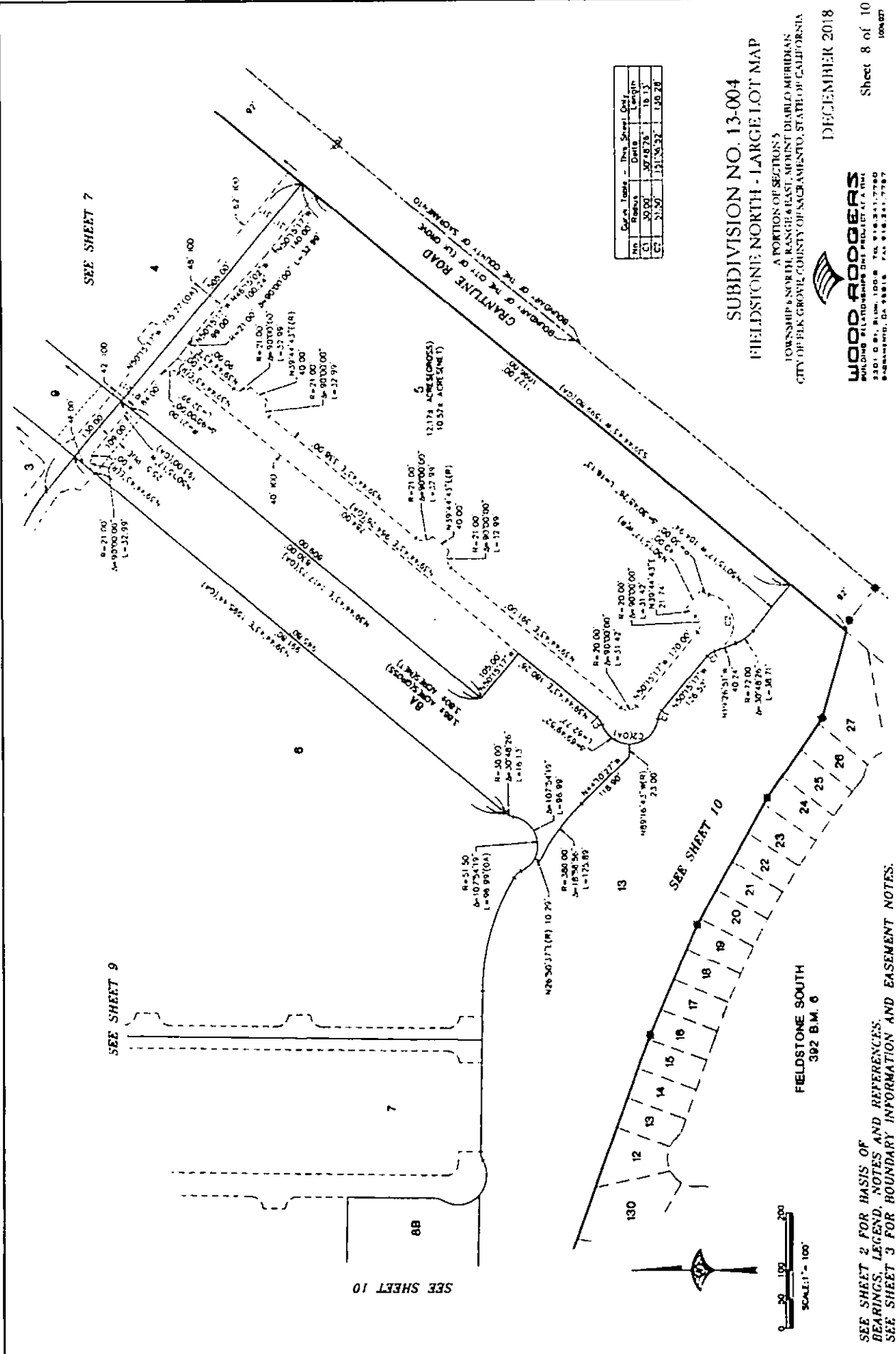
SEE SHEET 6

20140923 OR 0782

20100128 OR 0788

20170318 OR 474

20170318 OR 474



Sta.	Radius	Date	Length
1	30.00	3/27/87	18.15'
2	31.50	12/28/92	148.78'

SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
 A PORTION OF SECTION 5
 TOWNSHIP 4 NORTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROGERS
 BUILDING PLANNING AND SURVEYING
 3301 O ST., SUITE 1000 TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

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 10/28/07

DECEMBER 2018

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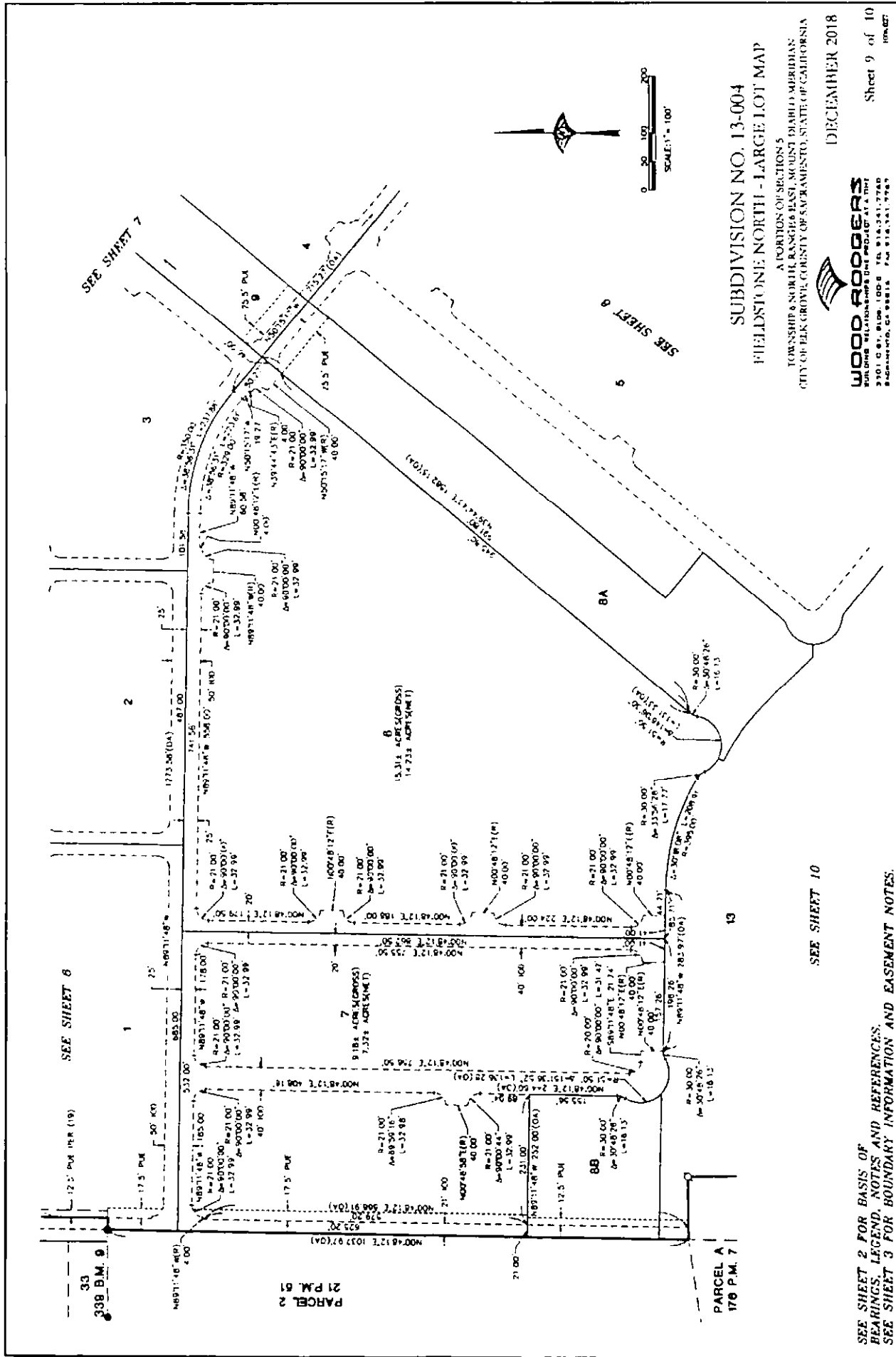
FIELDSTONE SOUTH
 392 B.M. 6

SEE SHEET 7

SEE SHEET 9

SEE SHEET 10

SEE SHEET 10



SEE SHEET 7

SEE SHEET 6

SEE SHEET 8

SEE SHEET 10

33
338 B.M. 9

PARCEL 2
21 P.M. 61

PARCEL A
178 P.M. 7

SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP

A PORTION OF SECTION 5
 TOWNSHIP 8 NORTH RANGES EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

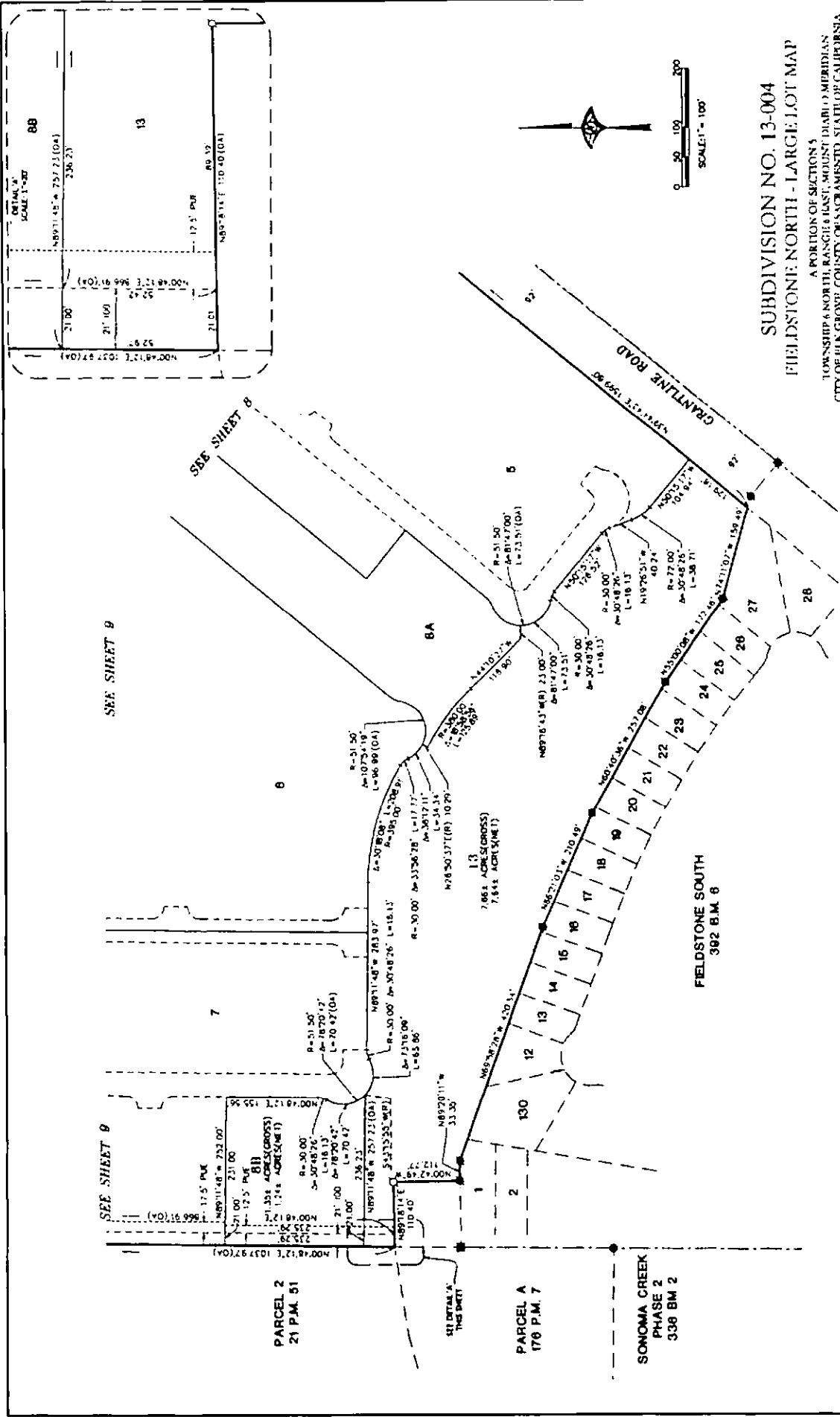
DECEMBER 2018



WOOD ROOBERS
 SURVEYING & MAPPING
 3301 G ST., SUITE 100-B, ELK GROVE, CA 95758
 TEL: 916.241.2740
 FAX: 916.241.2749

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 DWG# 2018-0007

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SUBDIVISION NO. 13-004
FIELDSTONE NORTH - LARGE LOT MAP
 A PORTION OF SECTION 5
 TOWNSHIP 4 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER 2018

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 O ST., BLDG. 100-9 TEL 916.241.7760
 SACRAMENTO, CA 95816 FAX 916.241.7767

Sheet 10 of 10
 10/04/17

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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-259

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

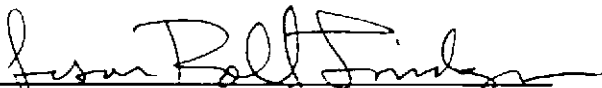
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 12, 2018 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California