

RESOLUTION NO. 2023-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR SOUZA DAIRY, UNIT 5 (SUBDIVISION NO. 13-030-05) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT AND PUBLIC IMPROVEMENT AGREEMENT (CEQA EXEMPT)

WHEREAS, the City of Elk Grove City Council approved the Large Lot Tentative Subdivision Map and the Small Lot Tentative Subdivision Map (TSM) for the Souza Dairy Subdivision Project on August 12, 2015, and subsequently made a finding of Substantial Conformance to the TSM on August 4, 2021; and

WHEREAS, staff has reviewed the Final Map for Souza Dairy, Unit 5 (Subdivision No. 13-030-05) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, a Public Improvement Agreement and a Subdivision Improvement Agreement for the Final Map have 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 Souza Dairy, Unit 5 (Subdivision No. 13-030-05) 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) Pursuant to Government Code Section 66458, approves the Final Map for Souza Dairy, Unit 5 (Subdivision No. 13-030-05), a copy of which is hereby attached as Exhibit A and made part of this Resolution, and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing; and
- 4) Authorizes the City Manager to execute the Public Improvement Agreement by and between the City of Elk Grove and 60 Acre Construction LLC and the Subdivision Improvement Agreement by and between the City of Elk Grove and KB Home Sacramento, in substantially the forms presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of May 2023




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. 13-030.05 SOUZA DAIRY UNIT 5 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE SIMPLE LOTS EE, FF, GG, HH, II, AND JJ TO THE CITY OF ELK GROVE.

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

TO THE CITY OF ELK GROVE FOR PUBLIC USE, BIG HORN BOULEVARD, TARAK DRIVE, RASHMI DRIVE, NORTH SOLVITA WAY, WEST SOLVITA WAY, SOUTH SOLVITA WAY, TEMPEST WAY, AND MARIBEL WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENTS

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS EE, FF, GG, HH, II, AND JJ, AND THOSE TWELVE AND ONE-HALF FEET WIDE (12.5') AND TWENTY FEET WIDE (20') STRIPS OF LAND LYING ADJACENT TO THE PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY ON, OVER AND ACROSS THOSE STRIPS OF LAND ELEVEN FEET WIDE (11') SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

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.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" (N.I.E.).

KB HOME SACRAMENTO, INC.
A CALIFORNIA CORPORATION

BY: [Signature]
NAME: Leo Panteja
TITLE: VP Planning

NOTARY'S 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.

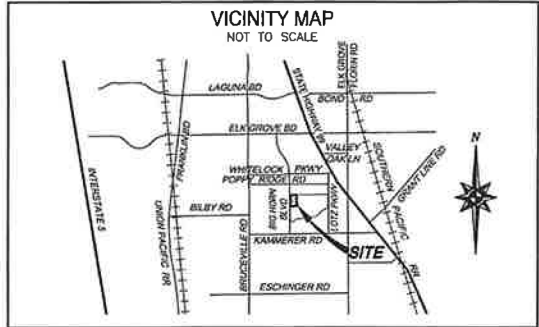
STATE OF CALIFORNIA
COUNTY OF Placer
ON March 16th, 2023 BEFORE ME Tiffany Reder, A NOTARY PUBLIC

PERSONALLY APPEARED Leo Panteja 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] Tiffany Reder
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: Oct. 23rd, 2025 MY COMMISSION NUMBER: 2379000A



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-030.05, SOUZA DAIRY UNIT 5, AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. LIMAS
L.S. NO. 9596
REGISTRATION EXPIRES: 03-31-2025
DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-030.05, SOUZA DAIRY UNIT 5 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 12, 2015, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



JEFFREY R. WERNER
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 79066
EXPIRATION DATE: 3-31-24
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 OF SUBDIVISION NO. 13-030.05 SOUZA DAIRY UNIT 5, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, BIG HORN BOULEVARD, TARAK DRIVE, RASHMI DRIVE, NORTH SOLVITA WAY, WEST SOLVITA WAY, SOUTH SOLVITA WAY, TEMPEST WAY, AND MARIBEL WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND VISIBILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, AND CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE ALL AS OFFERED HEREON AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____, IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. 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. 13-030.05 SOUZA DAIRY UNIT 5

A MERGE AND RESUBDIVIDE OF LOT 1 OF THE SOUZA DAIRY LARGE LOT FINAL MAP OF SUBDIVISION NO. 13-030.00, FILED FOR RECORD IN BOOK 430 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, AND RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



APRIL 2023

SHEET 1 OF 5 27180.05

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 SOUZA DAIRY LIMITED PARTNERSHIP, IN JULY 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 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.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 21.657± ACRES, CONSISTING OF 123 RESIDENTIAL LOTS TOTALING 13.229± ACRES, 6 LANDSCAPE LOTS TOTALING 2.480± ACRES, AND STREET RIGHT-OF-WAY TOTALING 5.947± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



Paul Ferguson
PAUL FERGUSON, JR., P.L.S. 9265
EXPIRATION DATE: MARCH 31, 2024
DATE: 3/2/2023



LEGEND

- ☐ FOUND ONE-QUARTER SECTION CORNER AS NOTED
- ⊙ FOUND CENTER ONE-QUARTER SECTION CORNER AS NOTED
- ⊕ 1-1/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265" TO BE SET PER (1)
- ⊗ STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 9265" TO BE SET PER (2)
- ⊘ SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 9265"
- DIMENSION POINT
- () RECORD DATA PER REFERENCE
- AC ACRES
- (BNDY) BOUNDARY
- D.E. DRAINAGE EASEMENT
- DN DOCUMENT NUMBER, O.R.
- SF SQUARE FEET
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.M. PARCEL MAP
- B.M. BOOK OF MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PEDESTRIAN EASEMENT
- V.E. VISIBILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- NO INGRESS OR EGRESS RIGHTS
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY
- EASEMENT
- EXISTING RIGHT-OF-WAY
- I.O.D.
- SHEET INDEX
- DIMENSION LEADERS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN AND SO DESIGNATED ON THAT CERTAIN LARGE LOT FINAL MAP FILED FOR RECORD ON SEPTEMBER 7, 2021, IN BOOK 430 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS HAVING A OF BEARING N88°39'39"E.

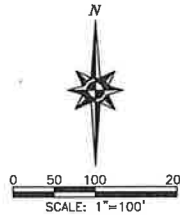
NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265":
 - 2.1. ADJACENT TO ATTACHED SIDEWALK - ON A 1.00 FOOT PROJECTION OF THE SIDE LOT LINE IN THE SIDEWALK
 - 2.2. ADJACENT TO DETACHED SIDEWALK - ON THE SIDE LOT LINE IN THE SIDEWALK, OFFSET 9.00 FEET FROM THE CORNER
 - 2.3. NO SIDEWALK - ON A 5.50 FOOT PROJECTION OF THE SIDE LOT LINE IN THE GUTTER PAN
3. A GEOTECHNICAL ENGINEERING STUDY REPORT WAS PREPARED BY GEOCON CONSULTANTS, INC DATED: AUGUST 10, 2021, PROJECT NO. S2205-05-01.
4. THIS MAP IS ENTITLED TO VESTING RIGHTS PER SECTIONS 66498, 1-66498 9 OF THE CALIFORNIA GOVERNMENT CODE.
5. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF APPROVAL SET FORTH IN CONNECTION WITH THE ADOPTED VESTING TENTATIVE MAP WHICH HAVE NOT BEEN PERFORMED AT THE TIME OF THE FINAL MAP RECORDATION (CONTROL NUMBER: 03-0395 03).
6. THIS PROPERTY IS REGULATED BY THE REQUIREMENTS OF THE SACRAMENTO COUNTY TREE PRESERVATION ORDINANCE.
7. LOTS EE, FF, GG, HH, AND II SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE AS LANDSCAPE LOTS.
8. LOT JJ SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE AS A TRANSIT CORRIDOR LOT.
9. SEWER EASEMENT SHOWN IN DOCUMENT NUMBER 202206031251 FULLY CONTAINED WITHIN THE RIGHT-OF-WAYS OF TARAK DRIVE AND RASHMI DRIVE TO BE VACATED PER D.N. 202206031251.
10. PURSUANT TO SECTION 66434(D) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON:
 - A. I.O.D. PER (1)
 - B. R/W EASEMENT PER (1)
 - C. PORTION OF D.E. PER D.N. 201707181415 WITHIN LOT II
 - D. PORTION OF P.U.E. PER D.N. 201707181414 WITHIN LOT II AND R/W OF BIG HORN BLVD.
 - E. PORTION OF R/W OF BIG HORN BLVD, PER D.N. 201707181413.

REFERENCES

- (1) 430 BM 7 (SOUZA DAIRY LLM)
- (2) 444 BM 5 (SOUZA DAIRY UNIT 1)
- (3) DN 202207191074

Line #	Bearing	Length
L1 (3)	N71°58'34"E (R)	45.00'
L2 (2)	N16°01'26"W	48.58'
L3 (3)	N17°21'28"W (R)	5.00'
L4 (1)	N9°38'00"W (R)	5.00'
L5 (1)	N82°03'01"E	42.00'
L6 (2)	N8°38'51"W	51.48'
L7 (1)	N6°56'49"W (R)	5.00'
L8 (3)	N16°01'26"W	0.71'

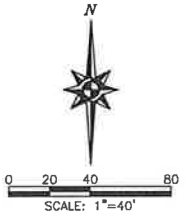
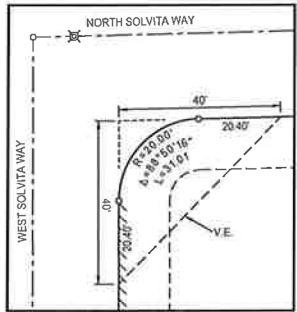
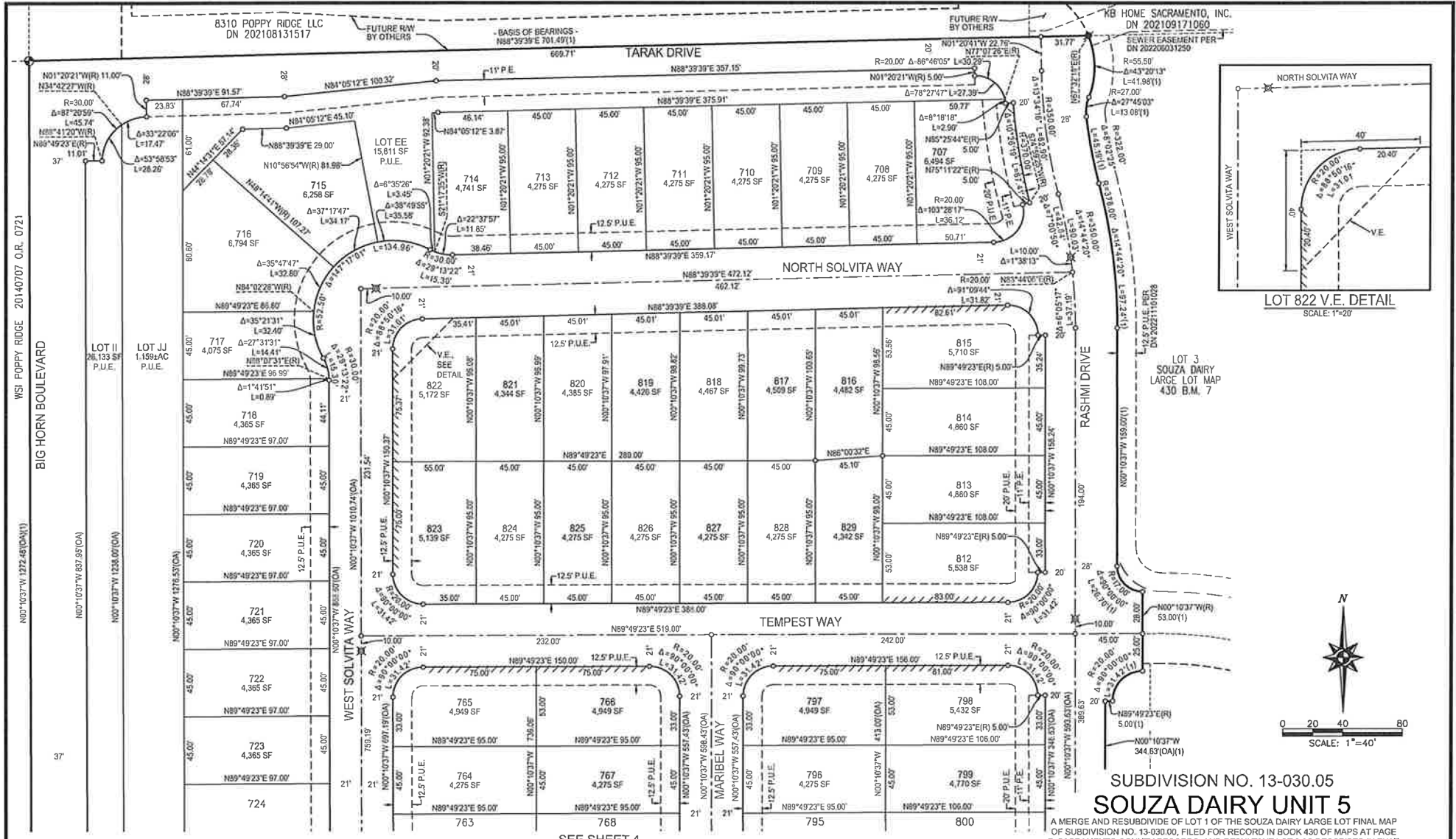


**SUBDIVISION NO. 13-030.05
SOUZA DAIRY UNIT 5**

A MERGE AND RESUBDIVIDE OF LOT 1 OF THE SOUZA DAIRY LARGE LOT FINAL MAP OF SUBDIVISION NO. 13-030.00, FILED FOR RECORD IN BOOK 430 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, AND RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

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APRIL 2023

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Connelia Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189



**SUBDIVISION NO. 13-030.05
SOUZA DAIRY UNIT 5**

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1225 Crestwood Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1109

APRIL 2023
SHEET 3 OF 5 27180.05

SEE SHEET 4

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



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

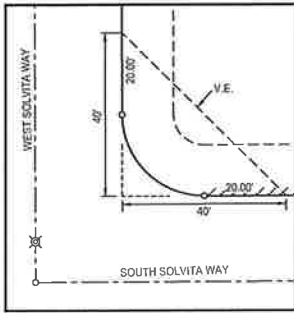
SEE SHEET 3

SEE SHEET 5

SUBDIVISION NO. 13-030.05
SOUZA DAIRY UNIT 5
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 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 APRIL 2023

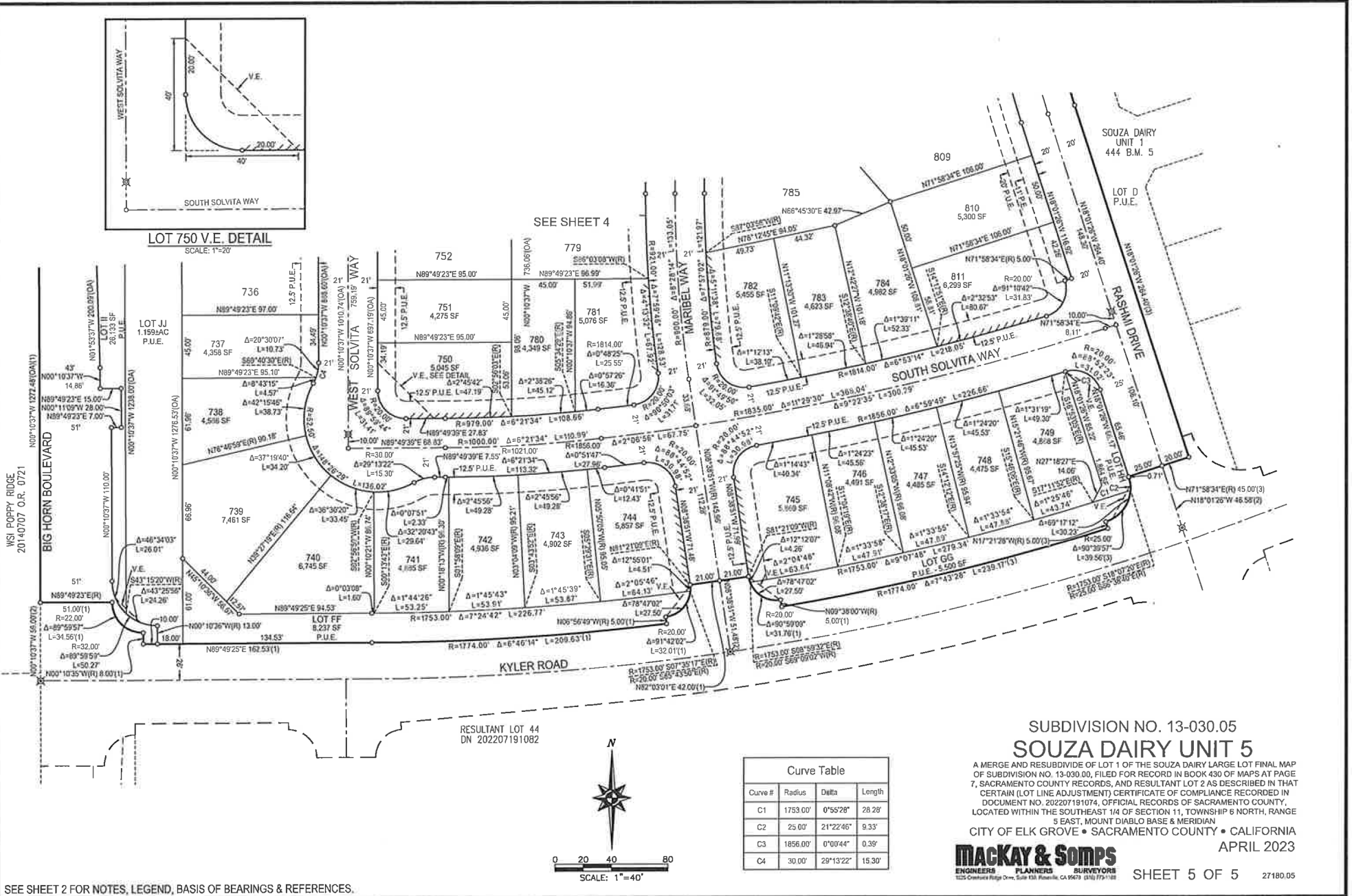
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SHEET 4 OF 5 27180.05



LOT 750 V.E. DETAIL
SCALE: 1"=20'

SEE SHEET 4



WSI POPPY RIDGE
2014/07/07 O.R. 0721

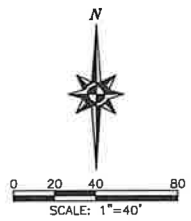
SOUZA DAIRY
UNIT 1
444 B.M. 5

LOT D
P.U.E.

RASHMI DRIVE

KYLER ROAD

RESULTANT LOT 44
DN 202207191082



Curve Table			
Curve #	Radius	Delta	Length
C1	1753.00'	0°55'28"	28.28'
C2	25.00'	21°22'46"	9.33'
C3	1856.00'	0°00'44"	0.39'
C4	30.00'	29°13'22"	15.30'

SUBDIVISION NO. 13-030.05
SOUZA DAIRY UNIT 5

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1225 Oakdale Ridge Drive, Suite 430, Oakdale, CA 95269 (510) 775-1100

APRIL 2023

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

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-101

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 May 10, 2023 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