

RESOLUTION NO. 2023-261

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SOUZA DAIRY, UNIT 4 (SUBDIVISION NO. 13-030-04)
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove City Council approved the Large Lot Tentative Subdivision Map, 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 4 (Subdivision No. 13-030-04) 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 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 4 (Subdivision No. 13-030-04) 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 4 (Subdivision No. 13-030-04), 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 Subdivision Improvement Agreement by and between the City of Elk Grove and VPTM Souza Dairy LB LLC, in substantially the form presented.


PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of December 2023


BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

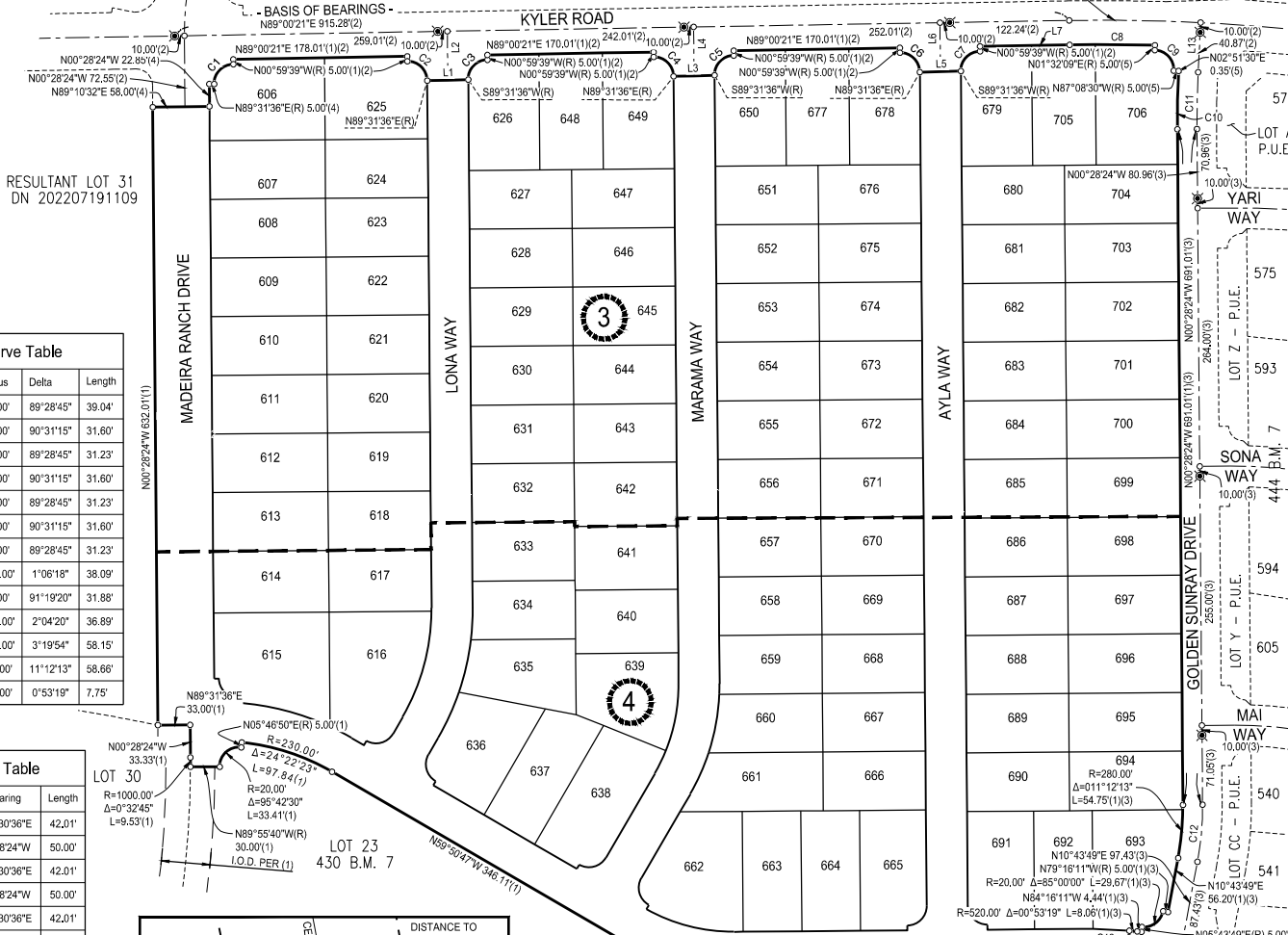
ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

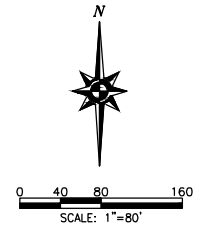

JONATHAN P. HOBBS,
CITY ATTORNEY

LOT S 535 534 533 532 531 530 529 528 527 526 525 LOT P
 444 B.M. 6 R=2000.00 Δ=3°51'09" L=134.47(2)



LEGEND

- ☒ STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8265" TO BE SET PER (2)(3)
- ☒ SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268"
- DIMENSION POINT
- () RECORD DATA PER REFERENCE
- SF SQUARE FEET
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- B.M. BOOK OF MAPS
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY 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
- R/W
- ADJACENT PROPERTY EASEMENT
- I.O.D. DIMENSION LEADERS
- SHEET INDEX

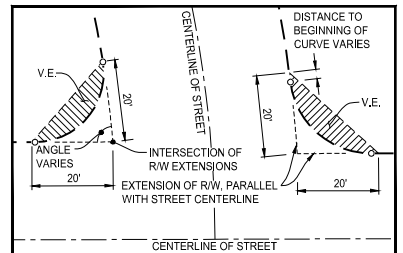


Curve Table

Curve #	Radius	Delta	Length
C1(4)	25.00'	89°28'45"	39.04'
C2(1)(2)	20.00'	90°31'15"	31.60'
C3(1)(2)	20.00'	89°28'45"	31.23'
C4(1)(2)	20.00'	90°31'15"	31.60'
C5(1)(2)	20.00'	89°28'45"	31.23'
C6(1)(2)	20.00'	90°31'15"	31.60'
C7(1)(2)	20.00'	89°28'45"	31.23'
C8(5)	1975.00'	1°06'18"	38.09'
C9(5)	20.00'	91°19'20"	31.88'
C10(5)	1020.00'	2°04'20"	36.89'
C11(3)	1000.00'	3°19'54"	58.15'
C12(3)	300.00'	11°12'13"	58.66'
C13(3)	500.00'	0°53'19"	7.75'

Line Table

Line #	Bearing	Length
L1(1)(2)	N88°30'36"E	42.01'
L2(2)	N0°28'24"W	50.00'
L3(1)(2)	N88°30'36"E	42.01'
L4(2)	N0°28'24"W	50.00'
L5(1)(2)	N88°30'36"E	42.01'
L6(2)	N0°28'24"W	50.00'
L7(1)(2)	N89°00'21"E	91.70'
L8(1)(2)	N78°41'43"E	18.90'
L9(1)(2)	N43°27'51"W	5.76'
L10(1)(2)	N42°08'30"W	5.83'
L11(1)(2)	N14°55'18"E	18.59'
L12(1)(2)	N81°43'54"W	5.03'
L13(2)	N2°51'30"E(R)	50.87'
L14(3)	N84°16'11"W	45.88'



TYPICAL VISIBILITY EASEMENT AT STREET INTERSECTIONS
 SCALE: 1"=20'

REFERENCES

- (1) 430 B.M. 7 (SOUZA DAIRY LLM)
- (2) 444 B.M. 6 (SOUZA DAIRY UNIT 2)
- (3) 444 B.M. 7 (SOUZA DAIRY UNIT 3)
- (4) DN 202207191103
- (5) DN 202210050955

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF "KYLER ROAD" AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "SOUZA DAIRY UNIT 2" FILED FOR RECORD IN BOOK 444 OF MAPS, AT PAGE 6 SACRAMENTO COUNTY RECORDS HAVING A OF BEARING N89°00'21"E.

NOTES

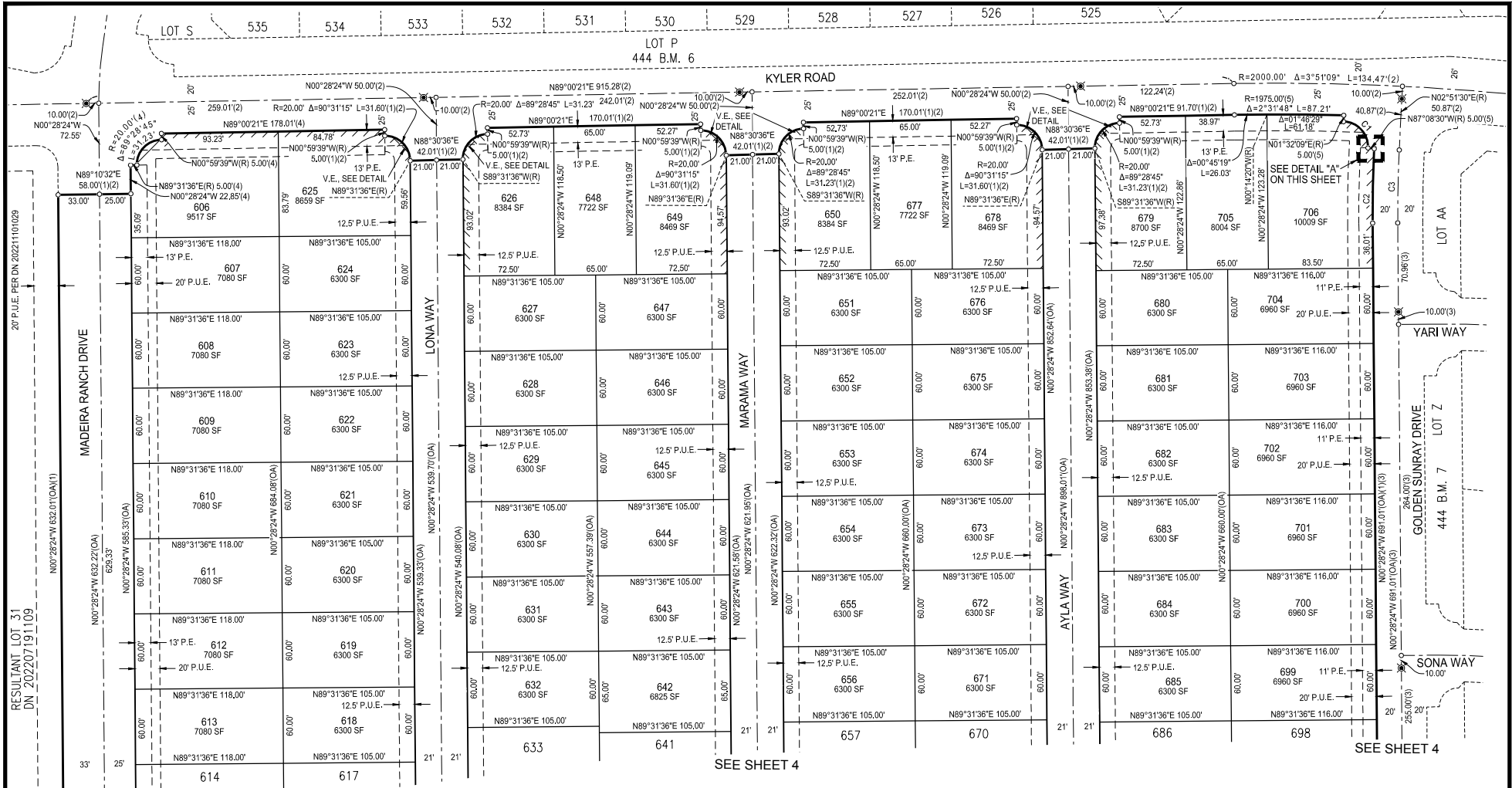
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 8268".
 - 2.1. ADJACENT 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
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: 03-030).
6. THIS PROPERTY IS REGULATED BY THE REQUIREMENTS OF THE SACRAMENTO COUNTY TREE PRESERVATION ORDINANCE.

SUBDIVISION NO. 13-030.04 SOUZA DAIRY UNIT 4

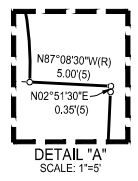
A MERGE AND RESUBDIVIDE OF RESULTANT LOT 19 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050955, AND RESULTANT LOT 20 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191108, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

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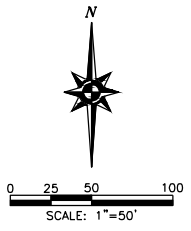


RESULTANT LOT 31
 DN 202207191109
 20' P.U.E. PER ON 20221101029



Curve Table			
Curve #	Radius	Delta	Length
C1(5)	20.00'	91°19'20"	31.88'
C2(2)	1020.00'	2°04'20"	36.89'
C3(2)	1000.00'	3°19'54"	58.15'

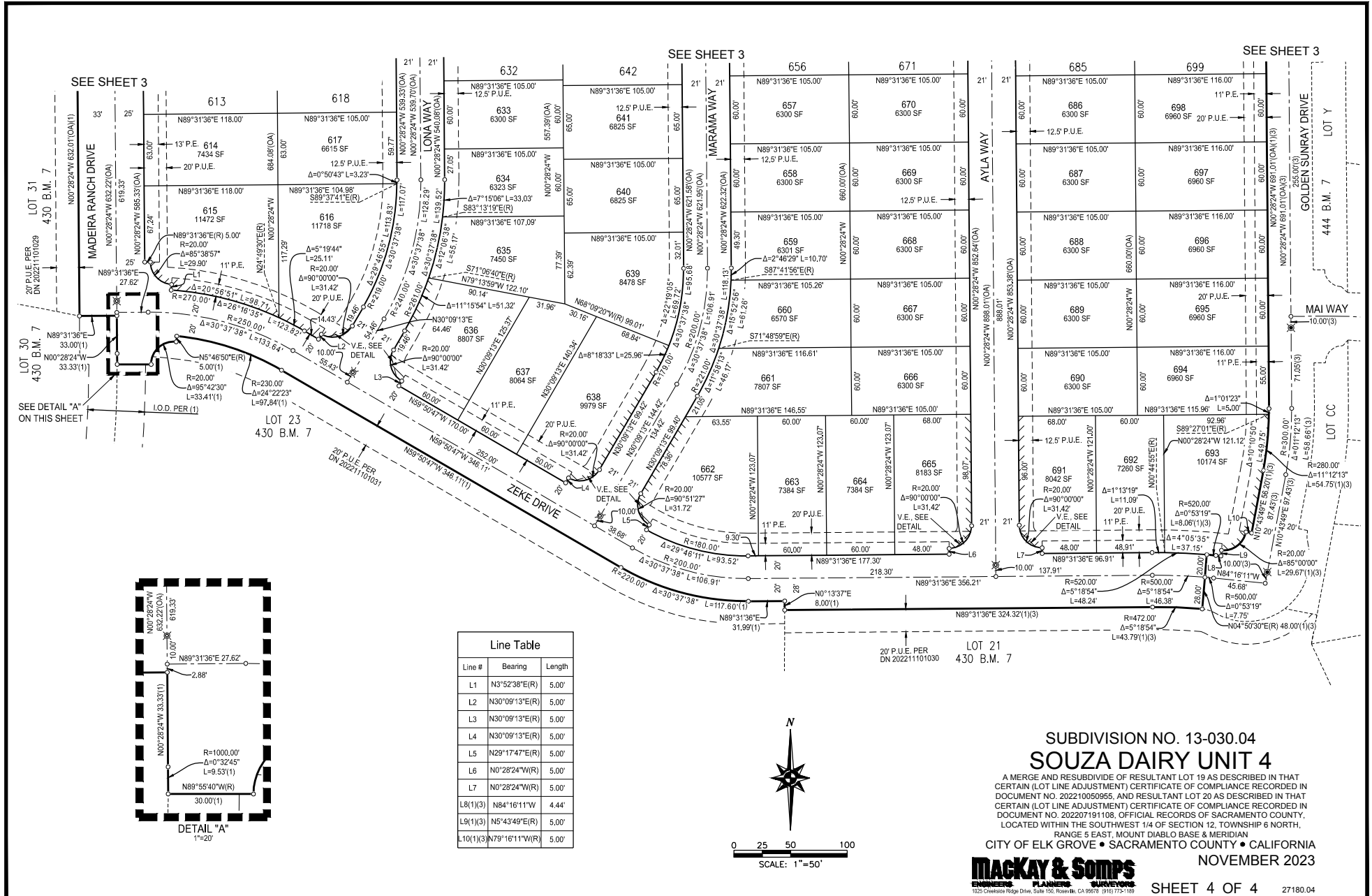
Line Table		
Line #	Bearing	Length
L1(1)(2)	N5°12'56"W	5.03'
L2(1)(2)	N78°41'43"E	18.90'
L3(1)(2)	N43°27'51"W	5.76'
L4(1)(2)	N42°08'30"W	5.83'
L5(1)(2)	S14°55'18"W	18.59'
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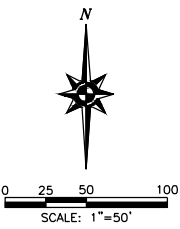
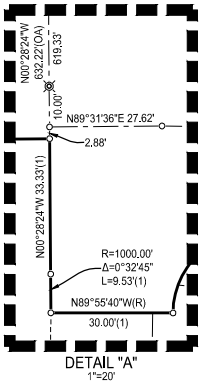
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SOUZA DAIRY UNIT 4
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NOVEMBER 2023



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



Line #	Bearing	Length
L1	N3°52'38"E(R)	5.00'
L2	N30°09'13"E(R)	5.00'
L3	N30°09'13"E(R)	5.00'
L4	N30°09'13"E(R)	5.00'
L5	N29°17'47"E(R)	5.00'
L6	N0°28'24"W(R)	5.00'
L7	N0°28'24"W(R)	5.00'
L8(1)(3)	N84°16'11"W	4.44'
L9(1)(3)	N5°43'49"E(R)	5.00'
L10(1)(3)	N79°16'11"W(R)	5.00'



SUBDIVISION NO. 13-030-04
SOUZA DAIRY UNIT 4

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 19 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 20221005955, AND RESULTANT LOT 20 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191108, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

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

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-261

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 13, 2023 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California