

RESOLUTION NO. 2020-068

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR THE BRUCEVILLE MEADOWS VILLAGE 2
SUBDIVISION (SUBDIVISION NO. 15-029-02) 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 Bruceville Meadows Subdivision project (EG-15-029); and

WHEREAS, the City has approved the Bruceville Meadows Large Lot Final Map (Subdivision No. 15-029) on the same City Council agenda as the Final Map for Bruceville Meadows Village 2 (Subdivision No. 15-029-02) (Final Map); 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 after the filing of this map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby:

- 1) The location and configuration of the lots to be created by the Final Map for Bruceville Meadows Village 2 Subdivision (Subdivision No. 15-029-02) substantially comply with the previously-approved Small Lot Tentative Subdivision Map and Large Lot Final 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 Final Map for Bruceville Meadows Village 2 Subdivision (Subdivision No. 15-029-02), 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 25th day of March 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 THE MAP...

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE:

LOTS A, B AND C THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, ALLAN DETRICK AVENUE, ARNADO STREET, LINDOSO AVENUE 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 ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO CROSS AND CROSS UNDER ANY OTHER PUBLIC STREET OR HIGHWAY, AND TO CROSS THOSE STRIPS OF LAND 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 THOSE STRIPS OF LAND 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).

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": (ZZZZZ)

TAYLOR MORRISON OF CALIFORNIA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] NAME: Jay Pawlek TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES WHICH 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)

ON THIS 5th DAY OF March 2020, A NOTARY PUBLIC, BEFORE ME, L. Hall

PERSONALLY APPEARED Jay Pawlek and Owen Parrazzo 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: [Signature]

PRINTED NAME: L. Hall MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento MY COMMISSION EXPIRES: August 5 2022 MY COMMISSION No.: 2219285



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...

WOOD RODGERS, INC. PROFESSIONAL LAND SURVEYOR MICHAEL E. LONG No. 6815 EXPIRES: 09-30-20

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 15-029-02, BRUCEVILLE MEADOWS - VILLAGE 2 - AND FIND THAT IT CONFORMS TO THE CITY ENGINEER'S TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JULY 26, 2017 AND ANY APPROVED ALTERATIONS THEREOF...

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

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 15-029-02, BRUCEVILLE MEADOWS - VILLAGE 2 - AND FIND IT TO BE TECHNICALLY CORRECT.

WILLIAM J. STANTON U.S. NO. 792 REGISTRATION EXPIRES: 12-31-20

CITY CLERK'S STATEMENT I, JASON UNDERGREN, 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. 15-029-02, BRUCEVILLE MEADOWS - VILLAGE 2 - AND ACCEPTED, ALAN DETRICK AVENUE, ARNADO STREET, LINDOSO AVENUE, AND MONTARIA WAY, AS PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENT, ACCEPTED FOR THE SIMPLE PURPOSES OF THE SUBDIVISION MAP ACT AND FOR PUBLIC UTILITY, PEDESTRIAN WALKWAY, AND VISIBILITY PURPOSES AS OFFERED HEREON.

JASON UNDERGREN, CITY CLERK CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT FILED THIS DAY OF 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 STATE OF CALIFORNIA BY: DEPUTY FEE: \$ DOCUMENT NO.:
























SUBDIVISION NO. 15-029-02 BRUCEVILLE MEADOWS - VILLAGE 2

ALL OF LOT 2 AS SHOWN ON THE BRUCEVILLE MEADOWS LARGE LOT MAP FILED IN BOOK OF MAPS, AT PAGE O.R.S.C. COUNTY OF SACRAMENTO STATE OF CALIFORNIA

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

MARCH 2020 Sheet 1 of 7 2556.011

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 3/4" IRON PIPE WITH CAP STAMPED "LS 6815" TO BE SET
-  CENTERLINE
-  OFFICIAL RECORDS OF SACRAMENTO COUNTY
-  RADIAL BEARING
-  BOOK OF MAPS
-  PARCEL MAPS
-  PEDESTRIAN EASEMENT
-  PUBLIC UTILITY EASEMENT
-  OVERALL
-  VISIBILITY EASEMENT
-  SQUARE FEET
-  CITY/COUNTY BOUNDARY
-  SHEET INDEX LINE
-  NO INGRESS OR EGRESS RIGHT LINE
-  SHEET NUMBER

REFERENCES

- (1) --- BM --- BRUCEVILLE MEADOWS LARGE LOT MAP

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 --- OF MAPS, AT PAGE ---, 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 2, SUBDIVISION IS 17,142.4 ACRES, CONSISTING OF 65 RESIDENTIAL LOTS, AND 3 MISCELLANEOUS LOTS.
4. A LIMITED GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY WALLACE KUHLE & 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, OR 5/8" REBAR CAPPED "LS 6815" FOR FRONT LOT WITH NO SIDEWALKS.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION ACT MAP ACT, THE CITY OF ELK GROVE SMALL RECOVERY LOT #1, BEING AND, ON THE MAP OF SUBDIVISION NO. 15-029-03, BRUCEVILLE MEADOWS-VILLAGE 2 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 PURPOSES SPECIFICALLY IDENTIFIED THEREIN, 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. 15-029-02
BRUCEVILLE MEADOWS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE
BRUCEVILLE MEADOWS LARGE LOT MAP,
FILED IN BOOK --- OF MAPS, AT PAGE ---, O.R.S.C.
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



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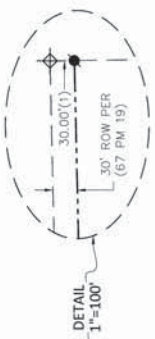
JANUARY 2020

Sheet 2 of 7

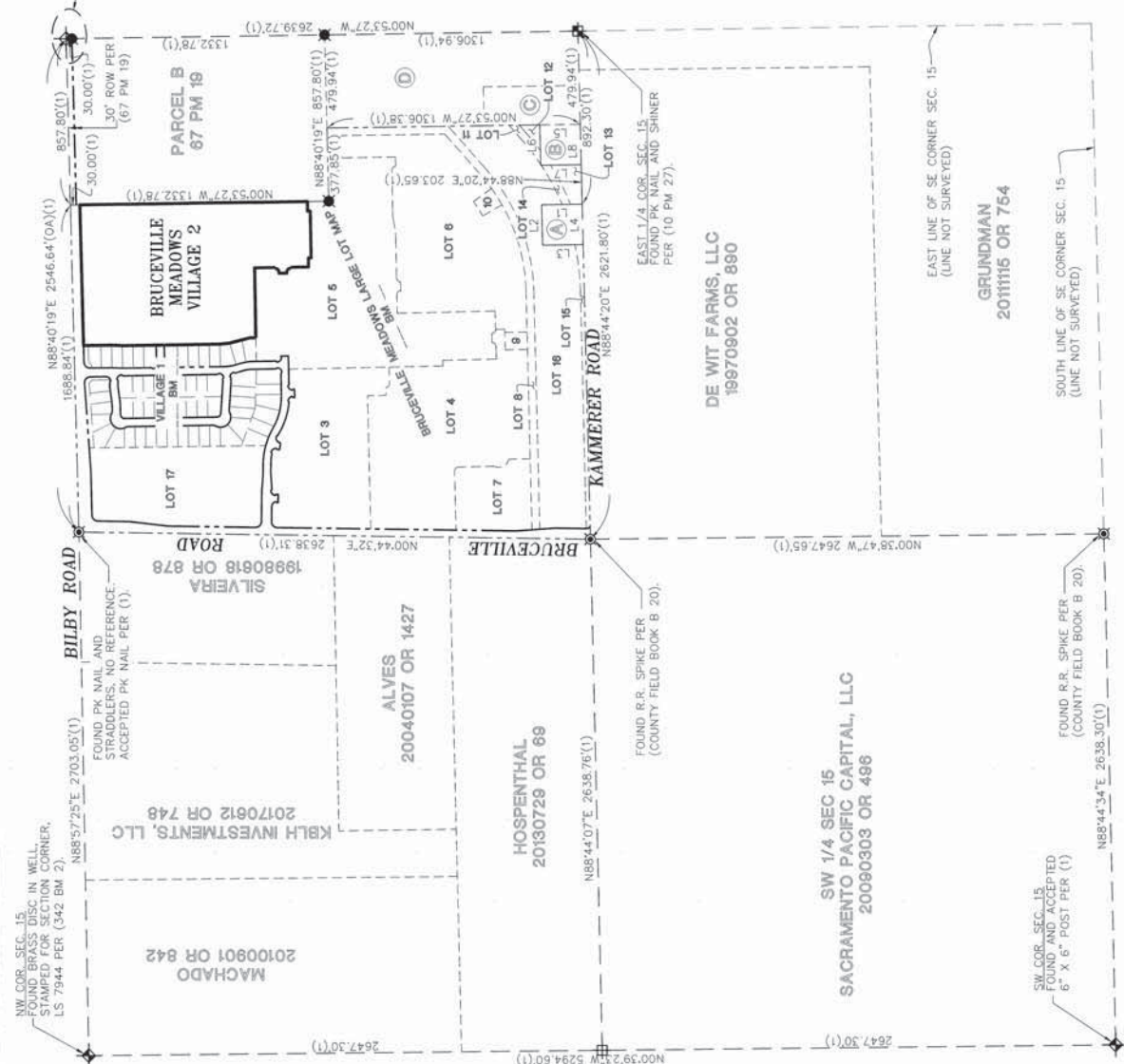
2956.011

OVERALL BOUNDARY SHEET

NW COR. SEC. 15
 FOUND BRASS DISC IN WELL
 STAMPED FOR SECTION CORNER,
 LS 7944. PER (342 BM 2).
 N88°57'25"E 2703.05'(1)
 FOUND PK NAIL AND
 ACCEPTED PK NAIL PER (1).



Line No.	Bearing	This Sheet Only Length
L1	N0°53'27"W	208.71'(1)
L2	N88°44'20"E	208.71'(1)
L3	N0°53'27"W	208.71'(1)
L4	N88°44'20"E	208.71'(1)
L5	N0°53'27"W	208.71'(1)
L6	N88°44'20"E	208.71'(1)
L7	N0°53'27"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, 20160915 OR 1076
 - (D) CITY OF ELK GROVE, 20180518 OR 0922

**SUBDIVISION NO. 15-029-02
 BRUCEVILLE MEADOWS - VILLAGE 2**

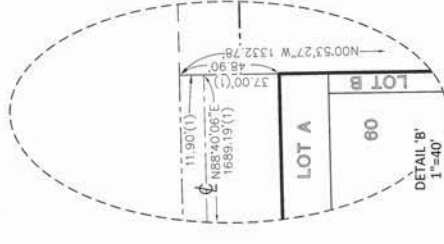
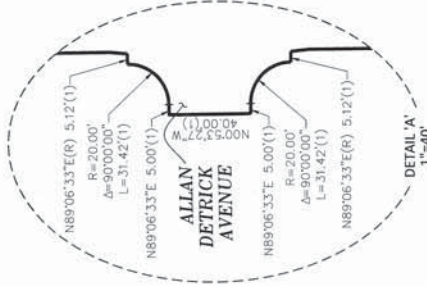
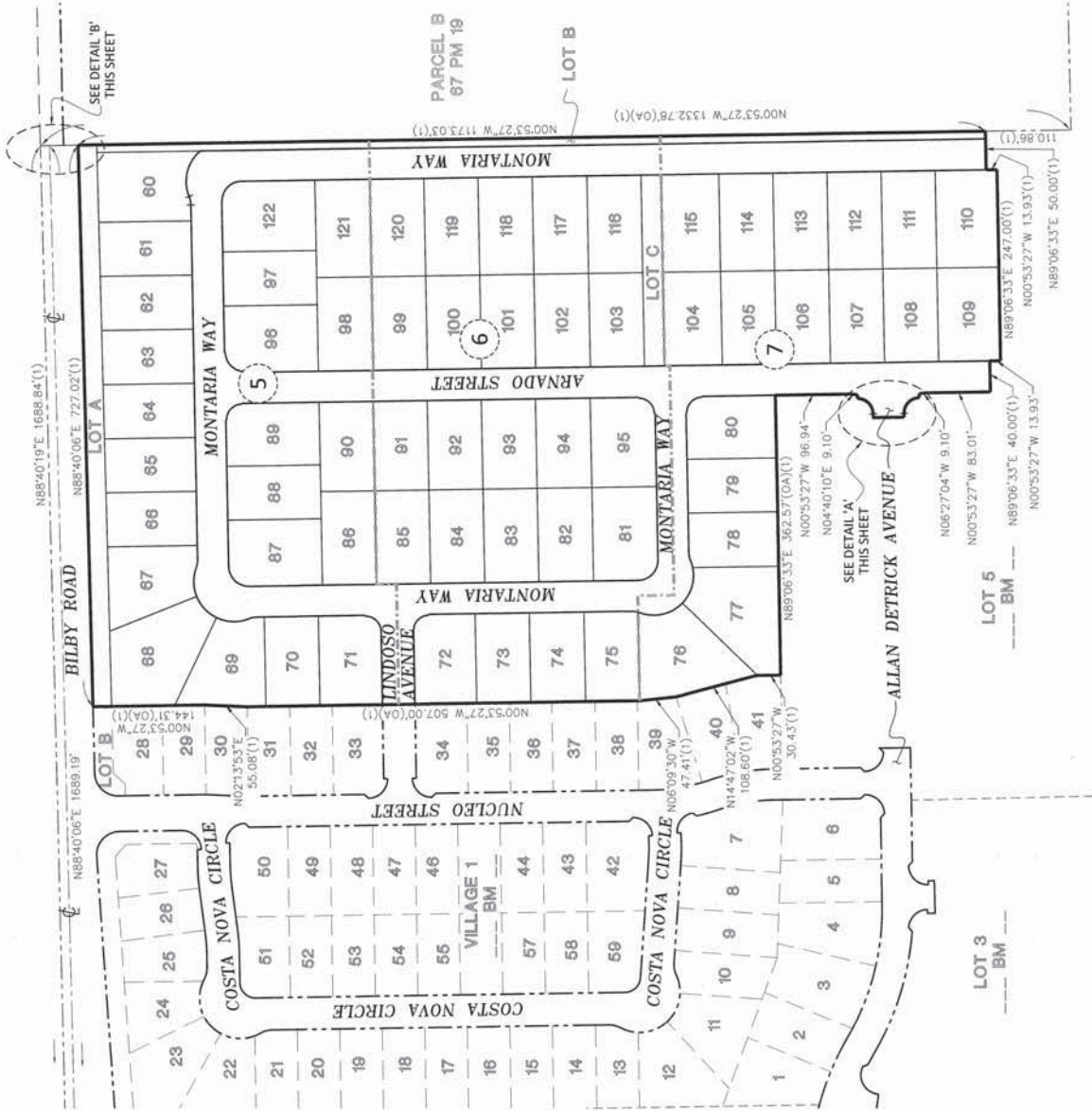
ALL OF LOT 2 AS SHOWN ON THE
 BRUCEVILLE MEADOWS LARGE LOT MAP
 FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C.
 CITY OF ELK GROVE COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

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JANUARY 2020
 Sheet 3 of 7
 2956.011

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

VILLAGE BOUNDARY AND SHEET INDEX



SUBDIVISION NO. 15-029-02
BRUCEVILLE MEADOWS - VILLAGE 2

ALL OF LOT 2 AS SHOWN ON THE
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FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C.
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STATE OF CALIFORNIA

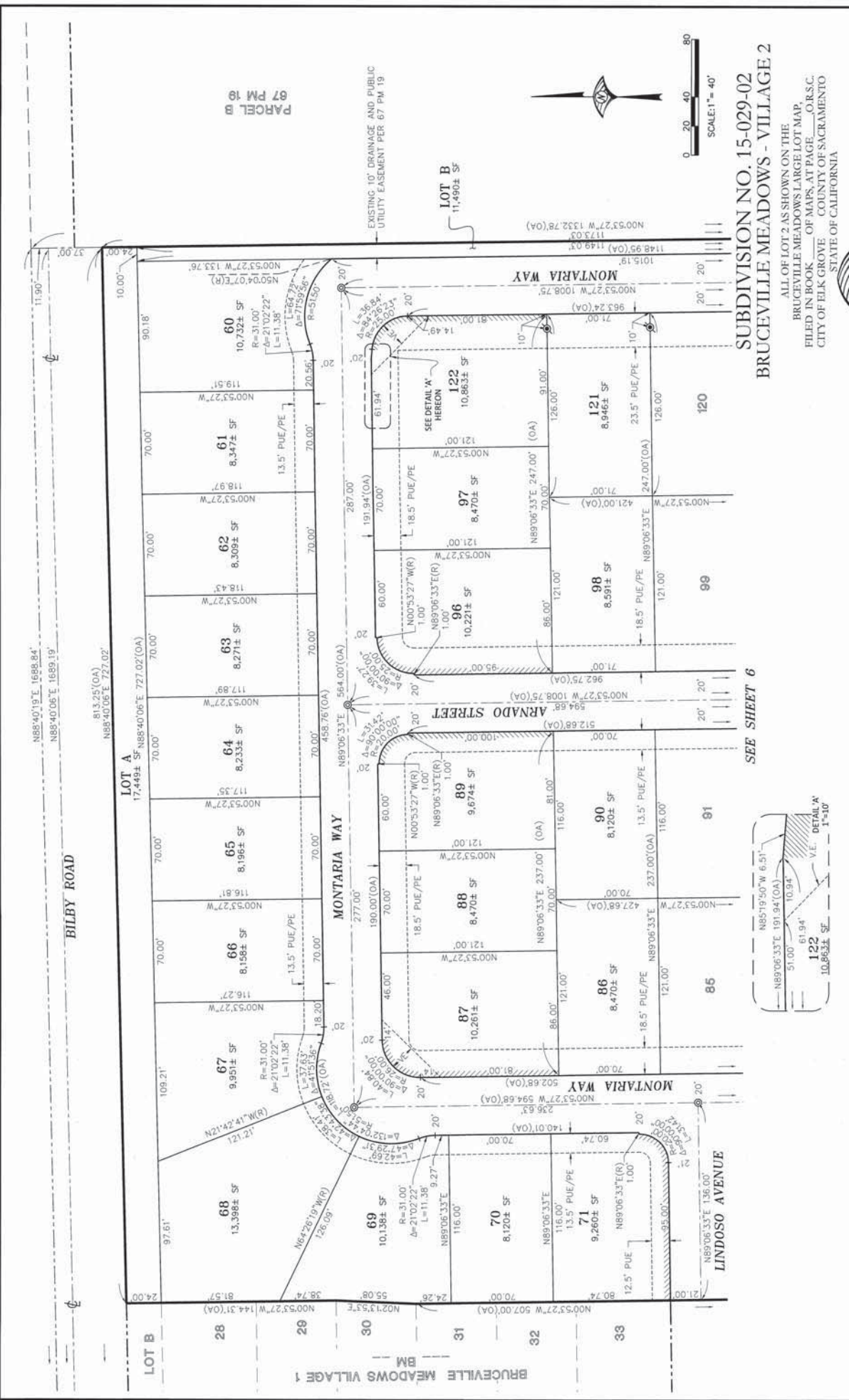


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Sheet 4 of 7
2856.011

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



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.
 SEE SHEET 3 FOR OVERALL BOUNDARY
 SEE SHEET 4 FOR VILLAGE BOUNDARY AND SHEET INDEX

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JANUARY 2020

Sheet 5 of 7
 2956.01

STATE OF CALIFORNIA
 COUNTY OF SACRAMENTO
 FILED IN BOOK _____ OF MAPS, AT PAGE _____ O.R.S.C.
 ALL OF LOT 2, AS SHOWN ON THE
 BRUCEVILLE MEADOWS LARGE LOT MAP,
 SUBDIVISION NO. 15-029-02
 BRUCEVILLE MEADOWS - VILLAGE 2

SCALE: 1" = 40'

SEE SHEET 6

DETAIL 'A'
 1" = 10'

DETAIL 'A'
 1" = 10'

DETAIL 'A'
 1" = 10'

SEE SHEET 5

SEE SHEET 7



CURVE TABLE - THIS SHEET ONLY

No.	Radius	Delta	Length
C1	31.00'	21°02'22"	11.38'
C2	31.00'	16°02'00"	8.67'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.
 SEE SHEET 3 FOR OVERALL BOUNDARY
 SEE SHEET 4 FOR VILLAGE BOUNDARY AND SHEET INDEX

SUBDIVISION NO. 15-029-02
 BRUCEVILLE MEADOWS - VILLAGE 2

ALL OF LOT 2 AS SHOWN ON THE BRUCEVILLE MEADOWS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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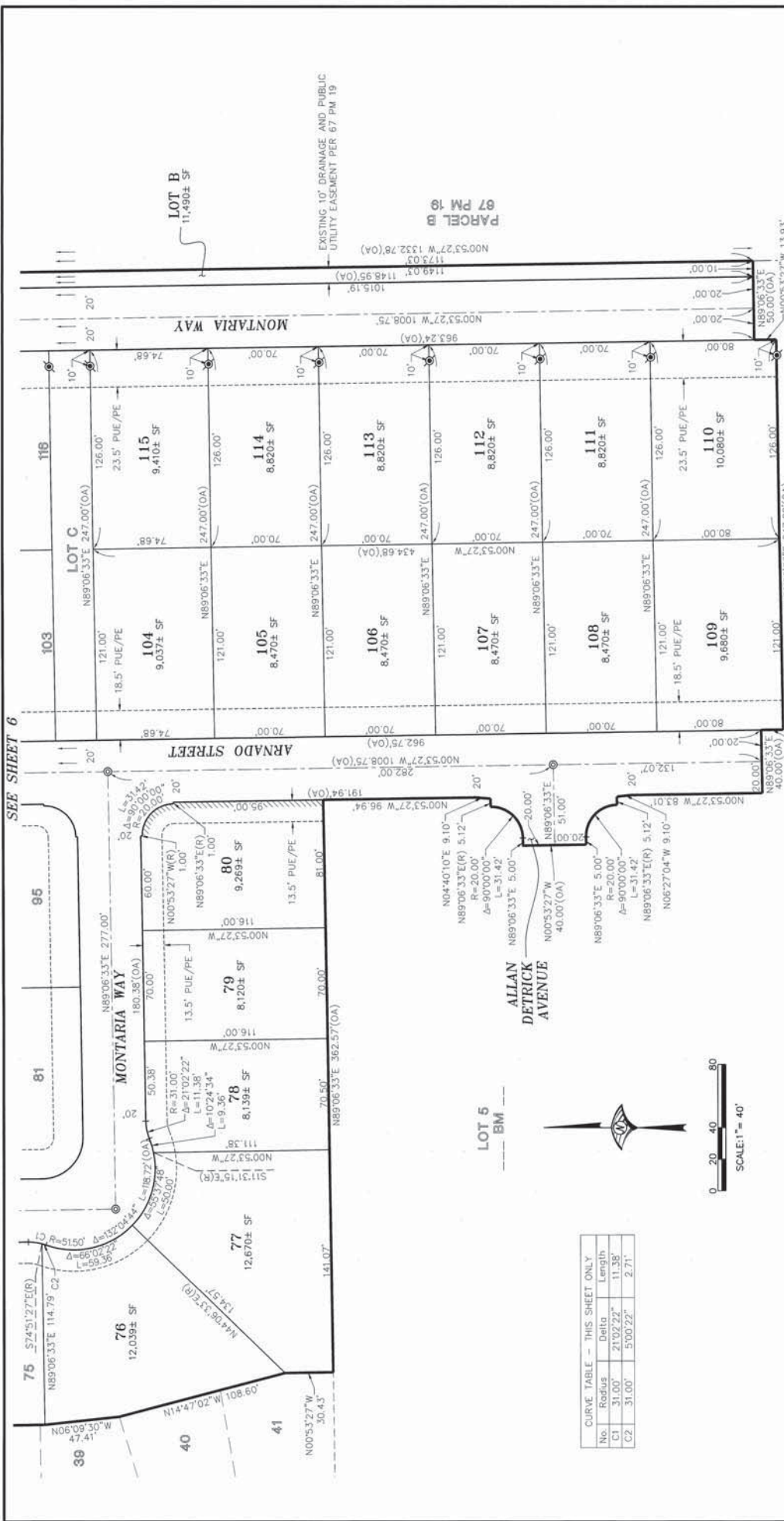
Sheet 6 of 7
 2956.011



PARCEL B
 67 PM 18

LOT B
 11,490± SF

EXISTING 10' DRAINAGE AND PUBLIC UTILITY EASEMENT PER 6/7 PM 19



SUBDIVISION NO. 15-029-02
BRUCEVILLE MEADOWS - VILLAGE 2

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JANUARY 2020

Sheet 7 of 7
 2956.01

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

SEE SHEET 3 FOR OVERALL BOUNDARY

SEE SHEET 4 FOR VILLAGE BOUNDARY AND SHEET INDEX

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-068

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 March 25, 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