

RESOLUTION NO. 2022-095

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR HEARTSTONE HOMES (SUBDIVISION NO. 20-003)
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, on September 11, 2019, the City Council of the City of Elk Grove (City) approved a Rezone, Tentative Subdivision Map, Design Review for Subdivision Layout, and Design Exception for the Heartstone Homes project ; and

WHEREAS, staff has reviewed the Final Map for Heartstone Homes (Subdivision No.20-003) 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:

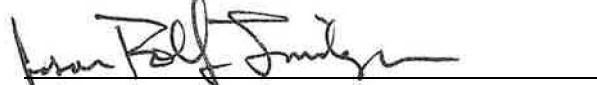
- 1) Finds the location and configuration of the lots to be created by the Final Map for Heartstone Homes (Subdivision No. 20-003) substantially comply with the previously-approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental Quality 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 Heartstone Homes (Subdivision No. 20-003), a copy of which is attached hereto 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 27th day of April 2022




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

SUBDIVISION NO. 20-003 HEARTSTONE HOMES

THE WEST 220 FEET OF LOT 126 AS SHOWN ON THE PLAT OF
'WRIGHT AND KIMBROUGH COLONY NO. 7', FILED IN 5 B.M. 12

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "SUBDIVISION NO. 20-003, HEARTSTONE HOMES", AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF ELK GROVE, LOT 14 AS SHOWN HEREON FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES; AND OFFER FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE: LOT 'A' AND LOT 'B'

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE:

THE PUBLIC COURT SHOWN HEREON AS 'GURMIT COURT' FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS AND DRAINAGE PIPES, POLES, OVERHEAD LINES, UNDERGROUND FACILITIES AND OTHER APPURTENANCES OVER, ACROSS, THROUGH AND UNDER THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC COURT AND ROAD SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

CROWNE COMMUNITIES ELK GROVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
KALBIR S. TAKHAR, MANAGING MEMBER

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 _____

ON _____, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____
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.

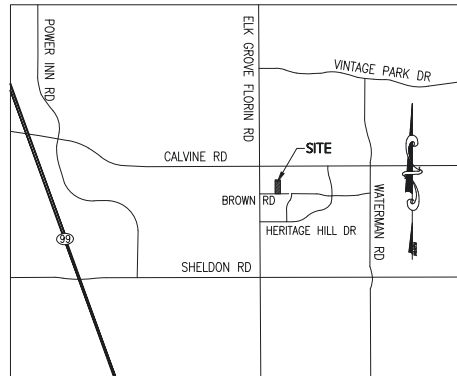
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____
MY COMMISSION EXPIRES: _____

CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA
MAY 2022 SHEET 1 OF 5

**JTS ENGINEERING
CONSULTANTS, INC.**



VICINITY MAP (N.T.S.)

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 ORDINANCES AT THE REQUEST OF HEARTSTONE LLC IN OCTOBER 2019. 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 AUGUST 28, 2022, 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.

MAHBUB U. AMIN, LS 9325

DATE _____



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SUBDIVISION NO. 20-003, HEARTSTONE HOMES" AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 28, 2019 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

JEFFREY R. WERNER, RCE 79066
CITY ENGINEER, CITY OF ELK GROVE

DATE _____



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SUBDIVISION NO. 20-003, HEARTSTONE HOMES" AND FIND IT TO BE TECHNICALLY CORRECT.

JOCELYN L. CORREA, L.S. 9596
CITY SURVEYOR, CITY OF ELK GROVE

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. 20-003, HEARTSTONE HOMES" AND ACCEPTED IN FEE SIMPLE, LOT A AND LOT B AND ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, GURMIT COURT, AND ACCEPTED THE EASEMENTS AS OFFERED HEREON, AND DID CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION OF LOT 14 FOR RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES.

JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE

DATE _____



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2022, AT _____ M., IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF JTS ENGINEERING CONSULTANTS INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED
SACRAMENTO COUNTY RECORDER

FEE: _____

DOC # _____

BY: _____
DEPUTY COUNTY RECORDER

SEE SHEET 4

SUBDIVISION NO. 20-003
HEARTSTONE HOMES

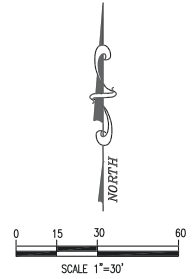
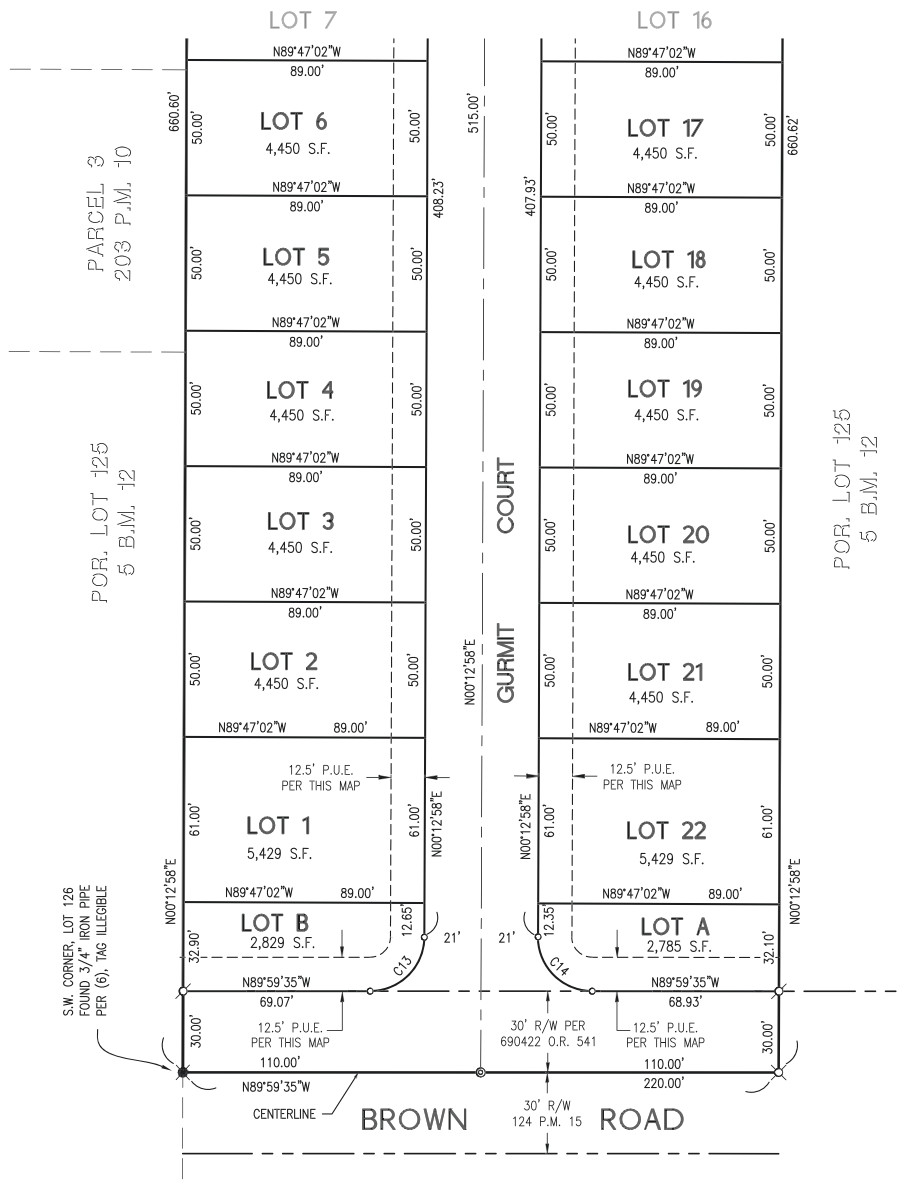
THE WEST 220 FEET OF LOT 126 AS SHOWN ON THE PLAT OF
 'WRIGHT AND KIMBROUGH COLONY NO. 7', FILED IN 5 B.M. 12

CITY OF ELK GROVE
 MAY 2022

COUNTY OF SACRAMENTO

CALIFORNIA
 SHEET 3 OF 5

JTS ENGINEERING
 CONSULTANTS, INC.



CURVE INFORMATION			
TAG	RADIUS(R)	DELTA(D)	LENGTH(L)
C13	R=20.00'	D=89°47'27"	L=31.34'
C14	R=20.00'	D=90°12'33"	L=31.49'

LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND MONUMENT, AS NOTED
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP LS 9325
- ⊗ SET 1" IRON PIPE WITH ALUMINUM CAP LS 9325
- ⊗ SET 2" BRASS DISC IN MONUMENT WELL, STAMPED LS 9325
- P.U.E PUBLIC UTILITY EASEMENT
- ⊕ CENTER LINE

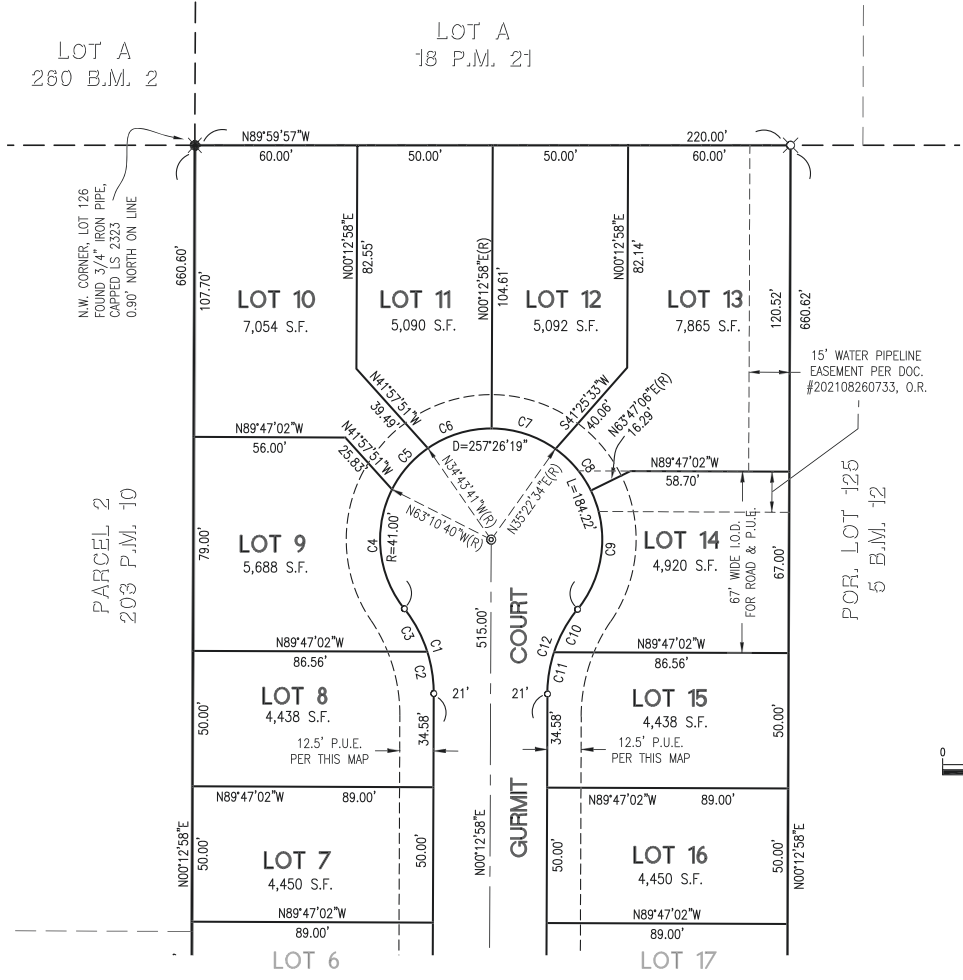
NOTES:

1. THE GROSS AREA OF THIS SUBDIVISION IS 3.336 ACRES, MORE OR LESS INCLUDING 22 RESIDENTIAL LOTS.
2. ALL CURVE DIMENSIONS ARE RADIUS (R), DELTA (D) AND ARC LENGTH (L).
3. A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY RANEY GEOTECHNICAL INC., FILE NO. 1161-006 IN JULY 1, 2020. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE PUBLIC WORKS DEPARTMENT.
4. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF PUBLIC ROAD SHOWN HEREON OR TO THE BOUNDARY OF THE SUBDIVISION WHERE APPLICABLE.
5. ALL FRONT LOT CORNERS WILL BE WITNESSED BY NAIL AND TAG "LS 9325" SET ON LINE AND ON THE SIDEWALK 1.00 FOOT FROM THE RIGHT OF WAY LINE.

SUBDIVISION NO. 20-003
HEARTSTONE HOMES

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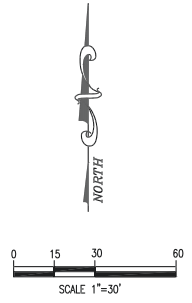
CITY OF ELK GROVE COUNTY OF SACRAMENTO CALIFORNIA
 MAY 2022 SHEET 4 OF 5



LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND MONUMENT, AS NOTED
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP LS 9325
- ⊗ SET 1" IRON PIPE WITH ALUMINUM CAP LS 9325
- ⊗ SET 2" BRASS DISC IN MONUMENT WELL, STAMPED LS 9325
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- ℄ CENTER LINE

CURVE INFORMATION			
TAG	RADIUS(R)	DELTA(D)	LENGTH(L)
C1	R=50.00'	D=38°43'09"	L=33.79'
C2	R=50.00'	D=17°57'51"	L=15.68'
C3	R=50.00'	D=20°45'18"	L=18.11'
C4	R=41.00'	D=65°19'31"	L=46.75'
C5	R=41.00'	D=28°26'59"	L=20.36'
C6	R=41.00'	D=34°56'39"	L=25.01'
C7	R=41.00'	D=35°09'36"	L=25.16'
C8	R=41.00'	D=28°24'32"	L=20.33'
C9	R=41.00'	D=65°09'02"	L=46.62'
C10	R=50.00'	D=20°45'18"	L=18.11'
C11	R=50.00'	D=17°57'52"	L=15.68'
C12	R=50.00'	D=38°43'09"	L=33.79'



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2022-095

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 April 27, 2022 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Suen, Hume, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Spease*



Jason Lindgren, City Clerk
City of Elk Grove, California