

**RESOLUTION NO. 2024-097**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE LARGE LOT FINAL MAP FOR TEGAN ESTATES SUBDIVISION  
(SUBDIVISION NO. 19-031) AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove Planning Commission approved the Large Lot Tentative Subdivision Map (LLTSM), Small Lot Tentative Subdivision Map, and Design Review for Subdivision Layout for the Tegan Estates Subdivision Project (Project) on January 6, 2022; and

**WHEREAS**, staff has reviewed the Large Lot Final Map for the Project and finds it technically correct and that all applicable Large Lot Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement for the Large Lot 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 Recorder after the filing of the Large Lot Final Map.

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

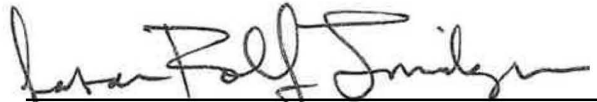
- 1) Finds the location and configuration of the lots to be created by the Large Lot Final Map for Tegan Estates Subdivision (Subdivision No. 19-031) substantially comply with the previously-approved LLTSM; and
- 2) Finds the Large Lot Final Map is statutorily exempt from the California Environmental 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 Large Lot Final Map for Tegan Estates Subdivision (Subdivision No. 19-031), a copy of which is hereby attached as Exhibit A and made part of this Resolution, and directs the City Clerk to transmit the Large Lot 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 James E. Hensley and Rhonda J. Hensley, Co-Trustees of The Hensley Family Trust dated August 30, 2021; Mark Priest, an unmarried man; and Riverland Homes Inc., a California corporation, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 12<sup>th</sup> day of June 2024



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. 19-031 TEGAN ESTATES LARGE LOT FINAL MAP, AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY PUBLIC PURPOSE THE RIGHT-OF-WAY ON, OVER, ACROSS AND UNDER STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" (I.O.D.), AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT:

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 GAS PIPES, AND FOR TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

MARK F. PRIEST, AN UNMARRIED MAN

BY: Mark F. Priest  
MARK F. PRIEST

JAMES E. HENSLEY AND RHONDA J. HENSLEY,  
CO-TRUSTEES OF THE HENSLEY FAMILY TRUST DATED AUGUST 30, 2021

BY: James E. Hensley BY: Rhonda J. Hensley  
JAMES E. HENSLEY, CO-TRUSTEE RHONDA J. HENSLEY, CO-TRUSTEE

## NOTARY 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 Sacramento )  
ON May 3, 2024 BEFORE ME, E. Ursua  
A NOTARY PUBLIC, PERSONALLY APPEARED Mark F. Priest

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/HEY 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 E. Ursua E. Ursua  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY  
MY COMMISSION NO. 2463209 EXPIRES: 09/17/2027

## NOTARY ACKNOWLEDGMENT

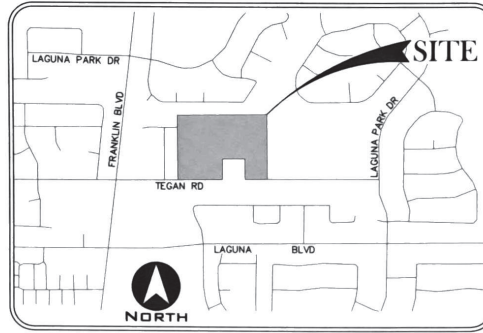
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Sacramento )  
ON May 3, 2024 BEFORE ME, E. Ursua  
A NOTARY PUBLIC, PERSONALLY APPEARED James E. Hensley  
and Rhonda J. Hensley

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/HEY 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 E. Ursua E. Ursua  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY  
MY COMMISSION NO. 2463209 EXPIRES: 09/17/2027



VICINITY MAP  
NOT TO SCALE

## TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE OF THE DEED OF TRUST DATED MARCH 29, 2024, RECORDED APRIL 10, 2024 AS DOCUMENT #202404100440, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION

BY: John E. Tyler DATE: 5/7/2024  
JOHN E. TYLER, PRESIDENT-TITLE OPERATIONS  
PRINT NAME AND TITLE

## NOTARY 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 Placer )  
COUNTY OF Placer )  
ON May 7, 2024 BEFORE ME, C. Dalton  
A NOTARY PUBLIC, PERSONALLY APPEARED John E. Tyler

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/HEY 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 C. Dalton C. Dalton  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Placer COUNTY  
MY COMMISSION NO. 2479370 EXPIRES: Jan 12, 2028

## SURVEYOR'S STATEMENT

THIS FINAL 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 THE JAMES HENSLEY ON JANUARY 6, 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED BY MARCH 31, 2025 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

THE TOTAL AREA OF THIS FINAL MAP IS 11.562± ACRES; CONSISTING OF 4 RESIDENTIAL LOTS AND A REMAINDER.

DATE 5/3/2024  
BY: John E. Klamm  
JOHN E. KLAMM, L.S. 7375  
LICENSE EXPIRES 12/31/25



## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031 TEGAN ESTATES LARGE LOT FINAL MAP, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE \_\_\_\_\_ JOCELYN L. LIMAS, P.L.S. 9596



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031 TEGAN ESTATES LARGE LOT FINAL MAP, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON JANUARY 6, 2022, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE \_\_\_\_\_ JEFFREY R. WERNER  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 79066  
REGISTRATION EXPIRES: 3/31/26



## 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. 19-031 TEGAN ESTATES LARGE LOT FINAL MAP, AND CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC RIGHT-OF-WAY, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS OFFERED HEREON.

DATE \_\_\_\_\_  
JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE



## COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF TSD ENGINEERING. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

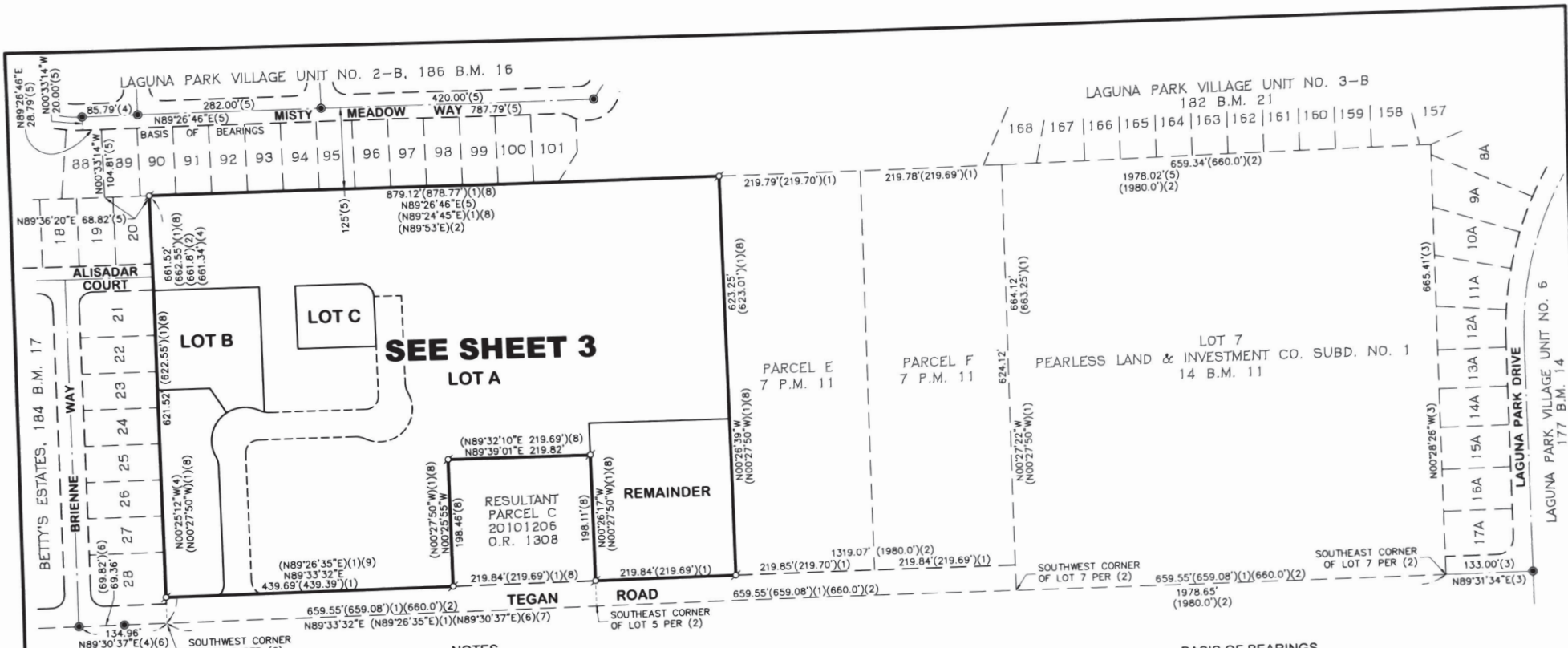
RECORDED IN SACRAMENTO COUNTY STATE OF CALIFORNIA DOCUMENT NO. \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_

## SUBDIVISION NO. 19-031 TEGAN ESTATES LARGE LOT FINAL MAP

BEING ALL OF PARCELS A, B AND D AND A PORTION OF PARCEL C, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 7 OF PARCEL MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE,  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JUNE 2024

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
TSD ENGINEERING, INC.  
expect more.



**SEE SHEET 3**  
LOT A

RESULTANT  
PARCEL C  
20101206  
O.R. 1308

REMAINDER

LOT 7  
PEARLESS LAND & INVESTMENT CO. SUBD. NO. 1  
14 B.M. 11

**REFERENCES**

- (1) BOOK 7 OF PARCEL MAPS, AT PAGE 11
- (2) BOOK 14 OF MAPS, AT PAGE 11
- (3) BOOK 177 OF MAPS, AT PAGE 14
- (4) BOOK 184 OF MAPS, AT PAGE 17
- (5) BOOK 186 OF MAPS, AT PAGE 16
- (6) BOOK 217 OF MAPS, AT PAGE 6
- (7) BOOK 254 OF MAPS, AT PAGE 15
- (8) BOOK 20101206, PAGE 1308, O.R.

**LEGEND**

- FOUND 3/4" IRON PIPE (OPEN)
- ⊔ SET 5/8" REBAR WITH PLASTIC CAP "L.S. 7375"
- G.W.P.C. GREAT WESTERN POWER COMPANY
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.G.& E. PACIFIC GAS & ELECTRIC COMPANY
- (R) RADIAL LINE
- SMUD SACRAMENTO MUNICIPAL UTILITY DISTRICT

**NOTES**

1. ALL CURVES SHOWN HEREON ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL CURVES PER REFERENCES ARE ALSO DIMENSIONED WITH CHORD BEARING AND CHORD LENGTH TO SHOW RECORD DATA.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THE SUM OF THE INDIVIDUAL PARTS OF ANY GIVEN LINE MAY NOT EQUAL OVERALL DUE TO ROUNDING.
4. A GEOTECHNICAL ENGINEERING REPORT FOR THIS SUBDIVISION WAS PREPARED BY YOUNGDAHL, PROJECT NO. E21307.000, DATED AUGUST 2021.
5. THE NORTH-SOUTH SIDELINES OF LOTS A, B, C, D, E AND F, AS SHOWN ON BOOK 7 OF PARCEL MAPS, AT PAGE 11 WERE REESTABLISHED BY PRORATING THE PARCEL DIMENSIONS ALONG THE NORTH AND SOUTH BOUNDARIES; THEREFORE THE NORTH-SOUTH SIDELINES ARE NOT PARALLEL.

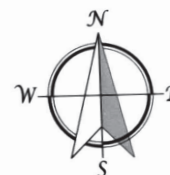
**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS BY LISTED DEED HAVE BEEN OMITTED, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. PACIFIC GAS AND ELECTRIC COMPANY, SUCCESSOR IN INTEREST TO GREAT WESTERN POWER COMPANY AND HOLDER OF THE EASEMENTS PER BOOK 270 OF DEEDS, PAGE 374, BOOK 282 OF DEEDS, PAGE 201, AND BOOK 880929, PAGE 2184, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
2. SACRAMENTO MUNICIPAL UTILITY DISTRICT, HOLDER OF THE EASEMENTS PER BOOK 730907, PAGE 244, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

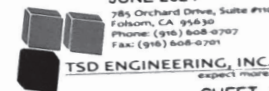
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS FINAL MAP IS IDENTICAL WITH THE CENTERLINE OF MISTY MEADOW WAY, AS SHOWN ON THE PLAT OF "LAGUNA PARK VILLAGE UNIT NO. 2-B", FILED IN BOOK 186 OF MAPS, MAP NO. 16, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N89°26'46"E BETWEEN FOUND MONUMENTS SHOWN HEREON.



**SUBDIVISION NO. 19-031  
TEGAN ESTATES  
LARGE LOT FINAL MAP**

BEING ALL OF PARCELS A, B AND D AND A PORTION OF PARCEL C, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 7 OF PARCEL MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE,  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JUNE 2024







**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-097**

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 June 12, 2024 by the following vote:*

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

**NOES:**           **COUNCILMEMBERS:**        *None*

**ABSTAIN:**       **COUNCILMEMBERS:**        *None*

**ABSENT:**        **COUNCILMEMBERS:**        *Suen*

  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**