

**RESOLUTION NO. 2024-189**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR THE TEGAN ESTATES SUBDIVISION  
(SUBDIVISION NO. 19-031-1) AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

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

**WHEREAS**, staff has reviewed the Final Map for the Tegan Estates Subdivision (Subdivision No. 19-031-1) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement (SIA) 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 insurance has been satisfactorily provided; 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 the Tegan Estates Subdivision (Subdivision No. 19-031-1) 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 the Tegan Estates Subdivision (Subdivision No. 19-031-1), a copy of which is attached as Exhibit A and incorporated by reference 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 Riverland Homes Inc., in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of October 2024



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

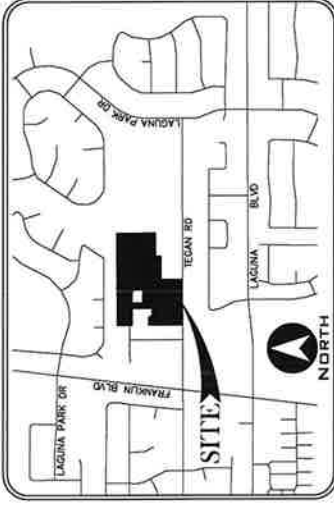
**ATTEST:**

  
**JASON LINDGREN, CITY CLERK**

**APPROVED AS TO FORM:**

  
**JENNIFER A. ALVES,  
ACTING CITY ATTORNEY**

# EXHIBIT A



VICINITY MAP  
NOT TO SCALE

**OWNER'S STATEMENT**  
I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031-1, TEGAN ESTATES, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: \_\_\_\_\_ JOCELYN L. CORREA, P.L.S. 9598  
CITY ENGINEER'S STATEMENT  
I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031-1, TEGAN ESTATES, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 6, 2022. I HEREBY CERTIFY THAT THE MAP CONFORMS TO ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

**TRUSTEE'S STATEMENT**  
PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE OF THE DEED OF TRUST DATED JUNE 26, 2024, RECORDED JUNE 28, 2024, AS DOCUMENT #202406260598, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

**PLACER TITLE COMPANY,**  
A CALIFORNIA CORPORATION  
DATE: \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_  
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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**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 \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_  
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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**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 \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_  
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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**SIGNATURE OMISSIONS**  
PURSUANT TO SECTION 66435(c)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS LISTED DEED HAVE BEEN OMITTED. THEIR INTERESTS IN SUCH EASEMENTS ARE NOT REQUIRED TO BE RECORDED.  
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 808929, 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.

**CITY SURVEYOR'S STATEMENT**  
I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031-1, TEGAN ESTATES, AND FIND IT TO BE TECHNICALLY CORRECT.  
DATE: \_\_\_\_\_ JOCELYN L. CORREA, P.L.S. 9598  
CITY ENGINEER'S STATEMENT  
I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 19-031-1, TEGAN ESTATES, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 6, 2022. I HEREBY CERTIFY THAT THE MAP CONFORMS TO ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

**CITY CLERK'S STATEMENT**  
I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT I HAVE REVIEWED THE FINAL MAP OF SUBDIVISION NO. 19-031-1, TEGAN ESTATES, AND ACCEPTED THE MAP FOR PUBLIC STREET PURPOSES. SUBJECT TO IMPROVEMENT, ACCEPTED IN FEE SIMPLE LOT C, ACCEPTED THE DEDICATION OF INGRESS AND EGRESS RIGHTS, ACCEPTED THE DEDICATION OF MAIL DELIVERY EASEMENTS 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.  
DOCUMENT NO.: \_\_\_\_\_  
RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA  
BY: DEPUTY  
FEE: \_\_\_\_\_

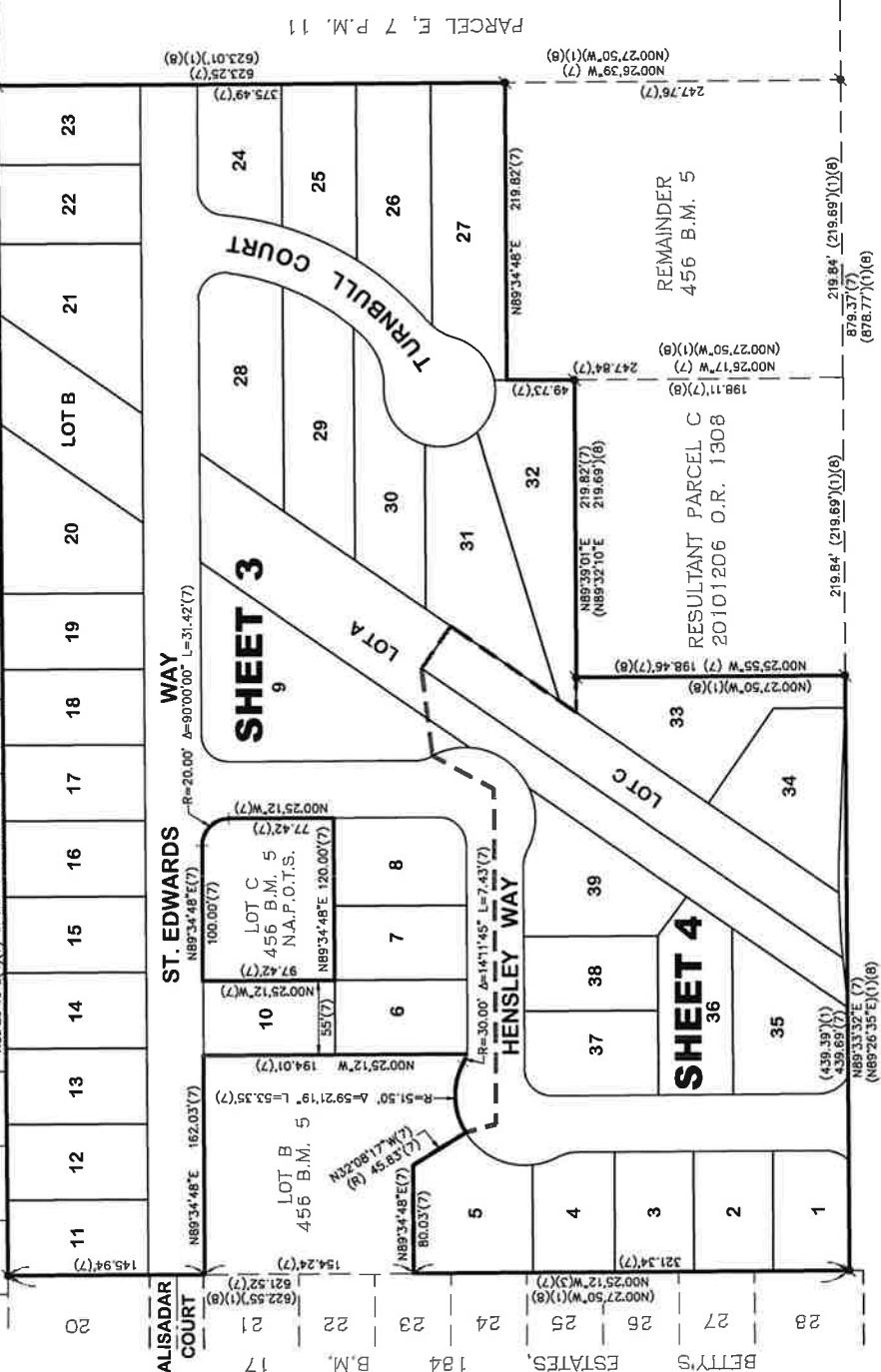
**FINAL MAP OF SUBDIVISION NO. 19-031-1 TEGAN ESTATES**  
BEING ALL OF LOTS A AND D, AS SHOWN ON THE TEGAN ESTATES LARGE LOT FINAL MAP, FILED IN BOOK 486 OF MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS, CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA  
AUGUST 2024



LAGUNA PARK VILLAGE UNIT NO. 2-B, 186 B.M. 16

89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101

ALISADAR COURT 17 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28



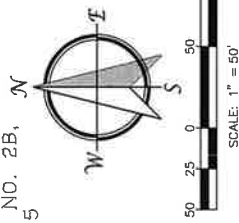
NOTES

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. THERE IS A POSTAL EASEMENT 5.00 FEET IN WIDTH ADJACENT TO ALL PUBLIC STREET RIGHTS OF WAY SHOWN HEREON.
6. ALL REAR LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 7375"; REAR LOT CORNERS ADJACENT TO WALLS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 7375"; SET INSIDE THE LOT 2.00 FEET FROM THE REAR CORNER ALONG THE LOT LINE.
7. ALL FRONT LOT CORNERS SHALL BE MONUMENTED WITH A PK NAIL & TAG STAMPED "L.S. 7375" SET 1.00 FOOT ALONG THE EXTENSION OF THE LOT LINE IN THE SIDEWALK.
8. LOTS A AND B SHALL BE GRANTED IN FEE SIMPLE BY SEPARATE INSTRUMENT TO THE COSUMNES COMMUNITY SERVICES DISTRICT FOR TRAIL PURPOSES.
9. LOT C IS BEING DEDICATED IN FEE SIMPLE TO THE CITY OF ELK GROVE FOR DRAINAGE PURPOSES.
10. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE COURTYARD, ROADS AND WAYS SHOWN HEREON, EXCEPT WHERE THE PUBLIC EASEMENT LINE IS SHOWN. THE COMBINATION OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

LEGEND

- FOUND 3/4" IRON PIPE (OPEN)
- ⚡ FOUND 5/8" REBAR WITH CAP STAMPED "L.S. 7375"
- ⊙ SET 3/4" IRON PIPE WITH PLUG STAMPED "L.S. 7375"
- ⊠ SET STANDARD CITY OF ELK GROVE WELL MONUMENT STAMPED "L.S. 7375"
- ⊞ C.W.P.C. GREAT WESTERN POWER COMPANY
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.G.& E. PACIFIC GAS AND ELECTRIC COMPANY
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- NO INGRESS OR EGRESS RIGHTS LINE

**FINAL MAP OF  
SUBDIVISION NO. 19-031-1  
TEGAN ESTATES**  
BEING ALL OF LOTS A AND D, AS SHOWN ON  
THE TEGAN ESTATES LARGE LOT FINAL MAP,  
FILED IN BOOK 456 OF MAPS, AT PAGE 5,  
SACRAMENTO COUNTY RECORDS,  
CITY OF ELK GROVE,  
STATE OF CALIFORNIA  
AUGUST 2024



LAGUNA GREENS UNIT NO. 2B,  
254 B.M. 15

REFERENCES

- (1) BOOK 7 OF PARCEL MAPS, AT PAGE 11
- (2) BOOK 14 OF MAPS, AT PAGE 17
- (3) BOOK 184 OF MAPS, AT PAGE 17
- (4) BOOK 186 OF MAPS, AT PAGE 16
- (5) BOOK 217 OF MAPS, AT PAGE 6
- (6) BOOK 254 OF MAPS, AT PAGE 15
- (7) BOOK 456 OF MAPS, AT PAGE 5
- (8) BOOK 20101206, PAGE 130B, O.R.

LAGUNA GREENS UNIT NO. 1  
217 B.M. 6

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS FINAL MAP IS IDENTICAL WITH THE NORTHERLY BOUNDARY OF LOT A, AS SHOWN ON THE TEGAN ESTATES LARGE LOT FINAL MAP, FILED IN BOOK 456 OF MAPS, AT PAGE, 5 SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N89°25'46"E BETWEEN FOUND MONUMENTS SHOWN HEREON.





**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-189**

**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 October 9, 2024, 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**