

RESOLUTION NO. 2024-190

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR THE STONE SPRINGS ESTATES PROJECT
(SUBDIVISION NO. 24-015) (CEQA EXEMPT)**

WHEREAS, on March 22, 2006, the Elk Grove City Council approved the Duong Chung Project (EG-04-565) (now known as Stone Springs Estates), which included a rezone of the parcel from AR-2 to RD-5 consistent with the East Elk Grove Specific Plan, and a Tentative Subdivision Map to create nine single family residential lots; and

WHEREAS, the Tentative Subdivision Map was set to expire on March 22, 2009, but was extended through a series of state and City extensions to September 22, 2023; and

WHEREAS, during this time period, the Applicant constructed the required public improvements but did not complete the Final Map; and

WHEREAS, the City of Elk Grove Planning Commission approved a new Tentative Subdivision Map (TSM) and Design Review for Subdivision Layout for the Stone Springs Estates Project (Subdivision No. 24-015) on August 1, 2024; and

WHEREAS, American AAA and R Developers, LLC, a California limited liability company, has submitted for approval a proposed Final Map for the Stone Springs Estates Project (Subdivision No. 24-015), which would create a total of nine single family residential lots; and

WHEREAS, staff has reviewed the Final Map for the Stone Springs Estates Subdivision (Subdivision No. 24-015) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, required public improvements for the Project have been constructed and accepted by the City; 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 Stone Springs Estates Subdivision (Subdivision No. 24-015) 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 Stone Springs Estates Subdivision (Subdivision No. 24-015), a copy of which is 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.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th 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

OWNER'S STATEMENT

I, THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 24-015 "STONE SPRINGS ESTATES", AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF ELK GROVE AS EASEMENTS FOR PUBLIC PURPOSES

A) TO THE CITY OF ELK GROVE FOR PUBLIC USE (SHEBA CIRCLE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, INCLUDING BUT NOT LIMITED TO EMERGENCY VEHICLE ACCESS, SEWER PIPES, STORM DRAIN PIPES, AND WATER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO IMPROVEMENT)

B) AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC DRIVE AND CIRCLE SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT"

C) 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 LOT 1 AND LOT 9 AS SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE" (V-111)

AMERICAN AAA AND R DEVOPLEERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Abdel Rahman Taeha
BY: ABDEL RAHMAN TAEHA
DATE: 9/13/24

NOTARY ACKNOWLEDGMENT

I, 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 September 13th 2024, BEFORE ME, Lane Elliott, A NOTARY PUBLIC,
PERSONALLY APPEARED, Abdel Rahman Taeha

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) HAS/HAVE EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT(S) 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

Lane Elliott
SIGNATURE: Lane Elliott
MY REGISTRATION NUMBER: 2409688 PRINT NAME
MY COMMISSION EXPIRES: July 25th, 2026
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 24-015 "STONE SPRINGS ESTATES", AND FIND IT TO BE TECHNICALLY CORRECT



JOCELYN L. LIMAS
PLS 9596
LICENSE EXPIRES 03/31/25
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 24-015 "STONE SPRINGS ESTATES" AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON AUGUST 1, 2024, AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH



KRISTIN J. PARSONS
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. 55702
LICENSE EXPIRES
DATE

CITY CLERK'S STATEMENT

I, JASON LINDGREN, CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THE FINAL MAP OF SUBDIVISION NO. 24-015 "STONE SPRINGS ESTATES" AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS SHEBA CIRCLE FOR PUBLIC STREET PURPOSES, AND ACCEPTED THE PUBLIC UTILITY EASEMENTS AND ACCESS RIGHTS AS SHOWN HEREON. THE CITY COUNCIL ALSO CONSENTS TO THE EASEMENT ABANDONMENT AS SHOWN HEREON



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA
DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN
BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF ROSES
ENGINEERING, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING
VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE

DONNA ALLRED, COUNTY RECORDER
BY: _____
DEPUTY COUNTY RECORDER
FILE NO. _____ FEE _____

FINAL MAP OF STONE SPRINGS ESTATES SUBDIVISION NO. 24-015 PARCEL 1 AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FILED IN BOOK 117 OF PARCEL MAPS, PAGE 4, SACRAMENTO COUNTY RECORDS, CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA OCTOBER, 2024

ROSES ENGINEERING
ENGINEERING, SURVEYING, PLANNING
9612 KENT STREET, ELK GROVE, CA 95624
(916) 837-6088

SUBDIVISION NO. 24-015
SHEET 1 OF 4 SHEETS



VICINITY MAP
(NOT TO SCALE)

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 ORDINANCE AT THE REQUEST OF TAEHA IN JULY 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2024, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SUBDIVISION HAS A TOTAL ACREAGE OF 2.156 ACRES, CONSISTING OF 9 RESIDENTIAL LOTS



DAVID HUMPHREYS, L.S. 5920
DATE: 9/13/24

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY RANEY GEOTECHNICAL, FILE NO. 2849-0011, DATED JULY 13, 2006. A COPY IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE

FINAL MAP OF
STONE SPRINGS ESTATES

SUBDIVISION NO. 24-015

PARCEL 1 AS SAID PARCEL IS SHOWN ON THE
PARCEL MAP FILED IN BOOK 117 OF PARCEL MAPS,
PAGE 4, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

SEPTEMBER, 2024

ROSE'S ENGINEERING

ENGINEERING, SURVEYING, PLANNING

912 HENTY STREET, ELK GROVE, CA 95624

BUS. 916/937-6088

SUBDIVISION NO. 24-015

SHEET 2 OF 4 SHEETS

BENEFICIARY'S STATEMENT

AHMED T. TAEHA, BENEFICIARY UNDER DEED OF TRUST DATED JANUARY 13, 2023, AND RECORDED FEBRUARY 23, 2023, AS DOCUMENT NO. 202302230044, OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE FILING OF THIS FINAL MAP.

BY _____

BY _____

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 _____ 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 _____ PRINT NAME _____

MY REGISTRATION NUMBER _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

FINAL MAP OF

STONE SPRINGS ESTATES

SUBDIVISION NO. 24-015
 PARCEL 1 AS SAID PARCEL IS SHOWN ON THE
 PARCEL MAP FILED IN BOOK 117 OF PARCEL MAPS,
 PAGE 4, SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

SEPTEMBER, 2024

ROSE'S ENGINEERING
 ENGINEERING SURVEYING PLANNING
 9012 KENT STREET ELK GROVE CA 95724
 BUS (916) 837-6059

SUBDIVISION NO. 24-015

SHEET 3 OF 4 SHEETS

BASIS OF BEARINGS

THE BEARINGS OF N00 21'20"W FOR THE CENTERLINE OF BRADSHAW ROAD AS SHOWN ON THE FINAL MAP ENTITLED "DIAMANTE SUBDIVISION" FILED IN BOOK 379 OF MAPS, PAGE "4", SACRAMENTO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AND WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON

REFERENCES

- (1) RECORD DATA PER 117 PM 4
- (2) RECORD DATA PER 379 BM 14
- (3) RECORD DATA PER 285 BM 7
- (4) RECORD DATA PER 20071115 OR 0161

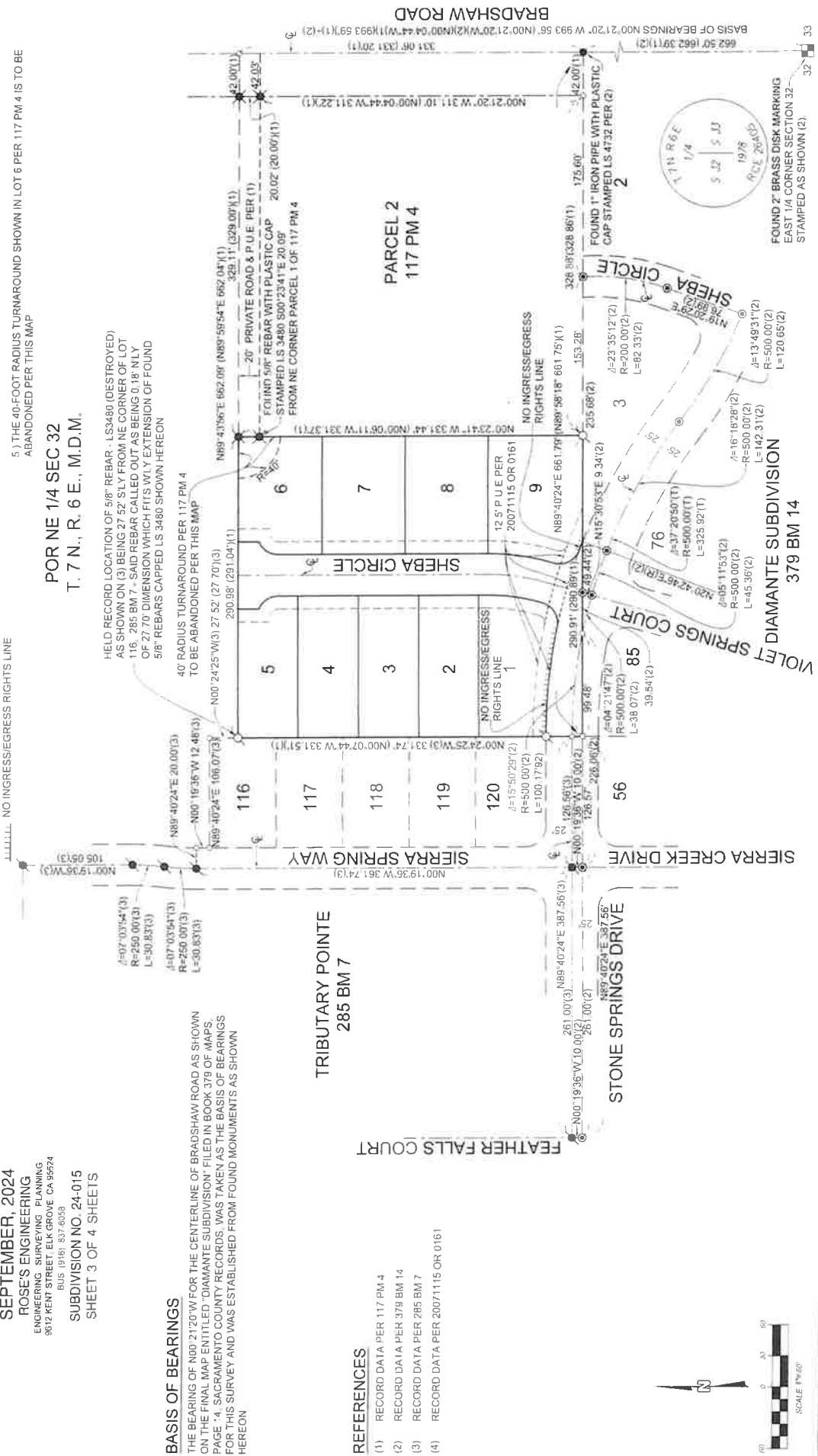
LEGEND:

- DIMENSION POINT - NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED LS 4732
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED LS 5537
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 3480
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED LS 5920
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5920
- ⊙ NO INGRESS/EGRESS RIGHTS LINE

NOTES:

- 1) TOTAL AREA FOR THIS SUBDIVISION IS 2.215± ACRES (GROSS)
- 2) THE SUM OF THE INTERMEDIATE DISTANCES MAY NOT EQUAL THE OVERALL DISTANCE DUE TO ROUNDING
- 3) ALL CURVE DIMENSIONS ARE ARC LENGTH AND DELTA.
- 4) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5920 AT REAR LOT CORNERS SET 1" COPPER DISK STAMPED LS 5920 ON SIDEWALK AT 1.00 FOOT OFFSET TO FRONT LOT CORNERS LOT LINE PRODUCED
- 5) THE 40-FOOT RADIUS TURNAROUND SHOWN IN LOT 6 PER 117 PM 4 IS TO BE ABANDONED PER THIS MAP

POR NE 1/4 SEC 32
 T. 7 N., R. 6 E., M.D.M.



NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, REFERENCES, AND NOTES.

POR NE 1/4 SEC 32
T. 7 N., R. 6 E., M.D.M.

20' PRIVATE ROAD & P.U.E.
PER (1) - SEE SHEET 3
TO BE ABANDONED PER THIS MAP

FINAL MAP OF
STONE SPRINGS ESTATES
SUBDIVISION NO. 24-015
PARCEL 1 AS SAID PARCEL IS SHOWN ON THE
PARCEL MAP FILED IN BOOK 117 OF PARCEL MAPS,
PAGE 4, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
SEPTEMBER, 2024

ROSE'S ENGINEERING
ENGINEERING SURVEYING PLANNING
9612 KENT STREET ELK GROVE CA 95624
BUS (916) 697-6898

SUBDIVISION NO. 24-015
SHEET 4 OF 4 SHEETS

SIERRA SPRING WAY

TRIBUTARY POINT
285 BM 7

118

119

120

STONE SPRINGS DRIVE

56

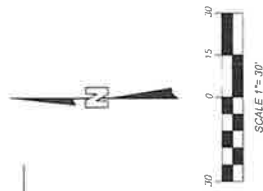
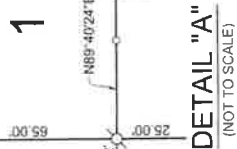
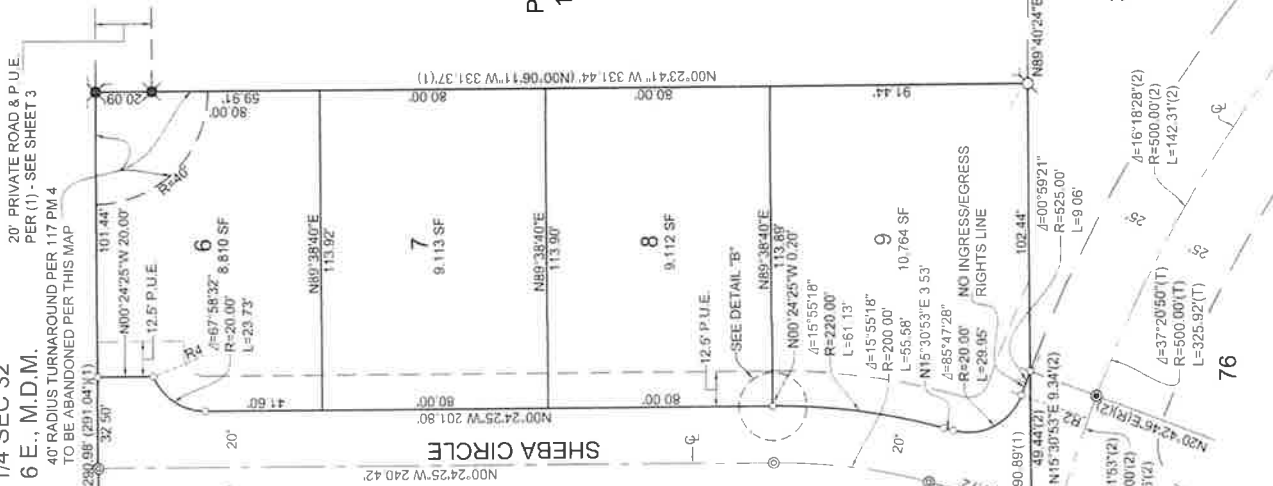
RADIAL BEARING TABLE

R1	N11°18'21"E
R2	N19°43'25"E
R3	N21°37'03"E
R4	N22°25'53"W

DIAMANTE SUBDIVISION
379 BM 14

VIOLET SPRINGS COURT

76



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-190

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