

RESOLUTION NO. 2025-228

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR THE TUSCAN RIDGE SOUTH II SUBDIVISION (SUBDIVISION NO. 15-038.00); AUTHORIZING THE CITY ENGINEER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENTS AND IMPROVEMENT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER REIMBURSEMENT AGREEMENT FOR PRIVATELY CONSTRUCTED FACILITIES; AND AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2025-26 BUDGET (CEQA EXEMPT)

WHEREAS, the City of Elk Grove City Council approved the Tentative Subdivision Map (TSM) for the Tuscan Ridge South II Subdivision Project on March 14, 2018; and

WHEREAS, staff has reviewed the Final Map for the Tuscan Ridge South II Subdivision (Subdivision No. 15-038.00) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, Subdivision Improvement Agreements (SIA) for the Final Map have been approved as to form 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 County of Sacramento after the filing of this map; and

WHEREAS, in furtherance of the development of the Laguna Ridge Specific Plan, the Developer, Lennar Homes of California, LLC, has agreed to complete certain improvements to Bruceville Road off-site from the Project; and

WHEREAS, completion of the Bruceville Improvements is subject to reimbursement under various funding programs, including the Elk Grove Roadway Fee Program, the Laguna Ridge and East Franklin Community Facilities Districts, and Measure A, and as such a Master Reimbursement Agreement for these facilities is appropriate; and

WHEREAS, the City currently has a portion of the Bruceville Improvements listed within its Capital Improvement Program, specifically the Bruceville/Bilby Signal Modification Project (WT032), which will be implemented by the Developer's construction; and

WHEREAS, amendments to the City's Capital Improvement Program and Budget are necessary to reflect the funding plan outlined in the Master Reimbursement Agreement; and

WHEREAS, the Bruceville Improvements are identified in the Laguna Ridge Specific Plan, for which an Environmental Impact Report was prepared (State Clearinghouse Number 2000082139);

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 Tuscan Ridge South II Subdivision (Subdivision No. 15-038.00) 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 Tuscan Ridge South II (Subdivision No. 15-038.00), 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; and
- 4) Authorizes and directs the City Engineer to execute (i) the Subdivision Improvement Agreements by and between the City of Elk Grove and Lennar Homes of California, LLC, a California limited liability company, and SSP-HS Lot Option A Pool 01, L.P., a Delaware limited partnership, in substantially the forms presented; and (ii) the Improvement Agreement by and between the City of Elk Grove and Lennar Homes of California, LLC, a California limited liability company, in substantially the form presented; and
- 5) Authorizes the City Manager to execute the Master Reimbursement Agreement for Privately Constructed Facilities with Lennar Homes of California, LLC, in substantially the form presented, and authorizes the execution of all related exhibits and attachments by the relevant City officials as specified in the Agreement; and
- 6) Finds that no further environmental review is required for the improvements covered under the Master Reimbursement Agreement for Privately Constructed Facilities with Lennar Homes of California, LLC pursuant to State CEQA Guidelines Section 15162 as the improvements are identified in the Laguna Ridge Specific Plan, for which an Environmental Impact Report was prepared (State Clearinghouse Number 2000082139); and
- 7) Amends the 2025-2030 Capital Improvement Program to eliminate the Bruceville/Bilby Signal Modification Project (WT032), returning the remaining funds of \$220,000 to the Measure A (Fund 394) fund balance; and
- 8) Amends the Fiscal Year 2025-26 Budget in accordance with the Master Reimbursement Agreement for Privately Constructed Facilities with Lennar Homes of California, LLC in the following amounts, and authorizes the Finance Director to adjust the amounts and allocations between the Laguna Ridge Community Facilities District and East Franklin Community Services District as appropriate to recognize changes in fund revenues between the date of this Resolution and any payments made under the Master Reimbursement Agreement.

Fund	Fund Title	Budget Adjustment
394	Measure A	\$80,000 (total of \$300,000)
341	East Franklin Community Facilities District	\$5,570,000
344	Laguna Ridge Community Facilities District	\$928,000

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2025




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 DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 15-038.00, TUSCAN RIDGE SOUTH, AND THE OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

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

LOTS A, B, C, D, AND E.

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

TO THE CITY OF ELK GROVE FOR PUBLIC STREET PURPOSES, ASHLAR DRIVE, BRUCEVILLE ROAD, ELEFA AVENUE, GARDINI DRIVE, TILIA AVENUE, CECCO WAY, GORIZIA WAY, GORIZIA COURT, MEDICI COURT, COLLINS MOLLOW DRIVE, AND MAZZINI DRIVE 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 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 LOT C AND D AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC COURTS, DRIVE, ROAD AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

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" (N.I.E.).

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE 23 DAY OF October, 2025.

AS OWNERS: SSP-HS LOT OPTION A POOL 01, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: scpm
NAME: STEVEN C. PORATH
TITLE: AUTHORIZED REP

NOTARY ACKNOWLEDGMENT:

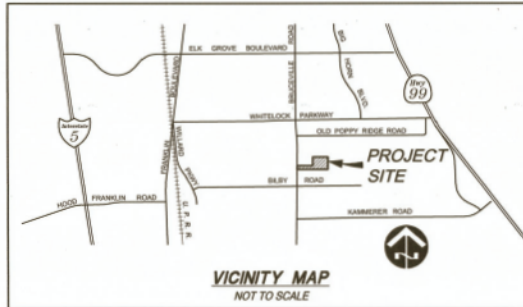
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON October 23, 2025, BEFORE ME Anusha Rajan, A NOTARY PUBLIC, PERSONALLY APPEARED Steven C. Porath 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR 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
SIGNATURE: Anusha Rajan
ANUSHA RAJAN
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL PLACE OF BUSINESS: VENTURA COUNTY
COMMISSION EXPIRES: May 25, 2029
COMMISSION # OF NOTARY: 2521364

SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 202410241362,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
Mackay & Somp
REGISTERED PROFESSIONAL ENGINEERS
31428 FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0580
OCTOBER 2025



CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 15-038.00, TUSCAN RIDGE SOUTH, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON 3/14/2018 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

KRISTIN J. PARSONS, CITY ENGINEER
CITY OF ELK GROVE, CALIFORNIA
RCE NO 55702

DATED: _____



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 15-038.00, TUSCAN RIDGE SOUTH, AND FIND IT TO BE TECHNICALLY CORRECT.

David O. Kneel
DAVID O. KNEEL, CITY SURVEYOR
P.L.S. NO. 5301

DATED: Nov. 4, 2025



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. 15-038.00, TUSCAN RIDGE SOUTH, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ASHLAR DRIVE, BRUCEVILLE ROAD, ELEFA AVENUE, GARDINI DRIVE, TILIA AVENUE, CECCO WAY, GORIZIA WAY, GORIZIA COURT, MEDICI COURT, COLLINS MOLLOW DRIVE, AND MAZZINI DRIVE FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOTS A, B, C, D, AND E IN FEE SIMPLE SUBJECT TO IMPROVEMENT, ALL AS OFFERED HEREON, AND DO HEREBY ABANDON AND VACATE THE IRREVOCABLE OFFER OF DEDICATION AS RECORDED IN DOCUMENT NUMBERS 202502110449 AND 202502110450, IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 96434(g) AND 96499.20.2 OF THE SUBDIVISION MAP ACT.

JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____



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 RICHLAND COMMUNITIES IN AUGUST 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS INDICATED HEREON ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED HEREON OR WILL BE SET WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TOTAL AREA OF THIS SUBDIVISION IS 40.09 ACRES, CONSISTING OF 114 RESIDENTIAL LOTS TOTALING 20.27 ACRES, 5 LANDSCAPE LOTS TOTALING 12.08 ACRES, AND STREET RIGHT OF WAY TOTALING 7.79 ACRES.

Ian Bruce Macdonald
IAN BRUCE MACDONALD
LS NO. 8817

DATED: October 22nd, 2025



SOILS REPORT NOTE:

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KUHL & ASSOCIATES, DATED SEPTEMBER 27, 2013, FILE NO. 9668.01. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

RECORDER'S STATEMENT:

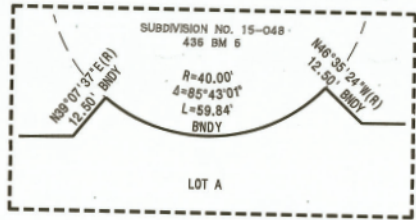
FILED FOR RECORD THIS _____ DAY OF _____, 2025 AT _____ M. IN BOOK _____ OF MAPS AT PAGE _____, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

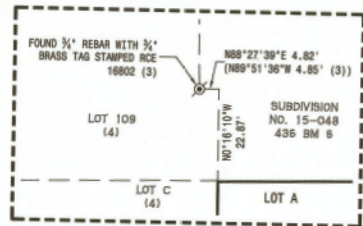
BY: _____
DEPUTY

DOCUMENT NO.: _____

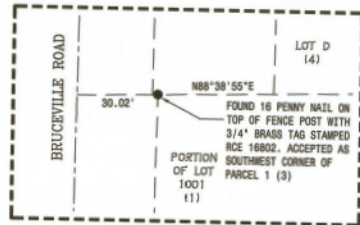
FEES: \$ _____



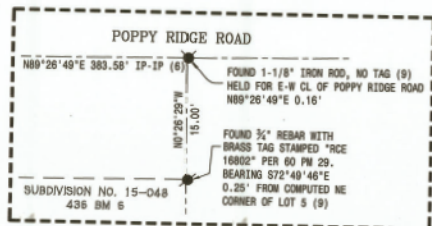
DETAIL A
SCALE: 1"=20'



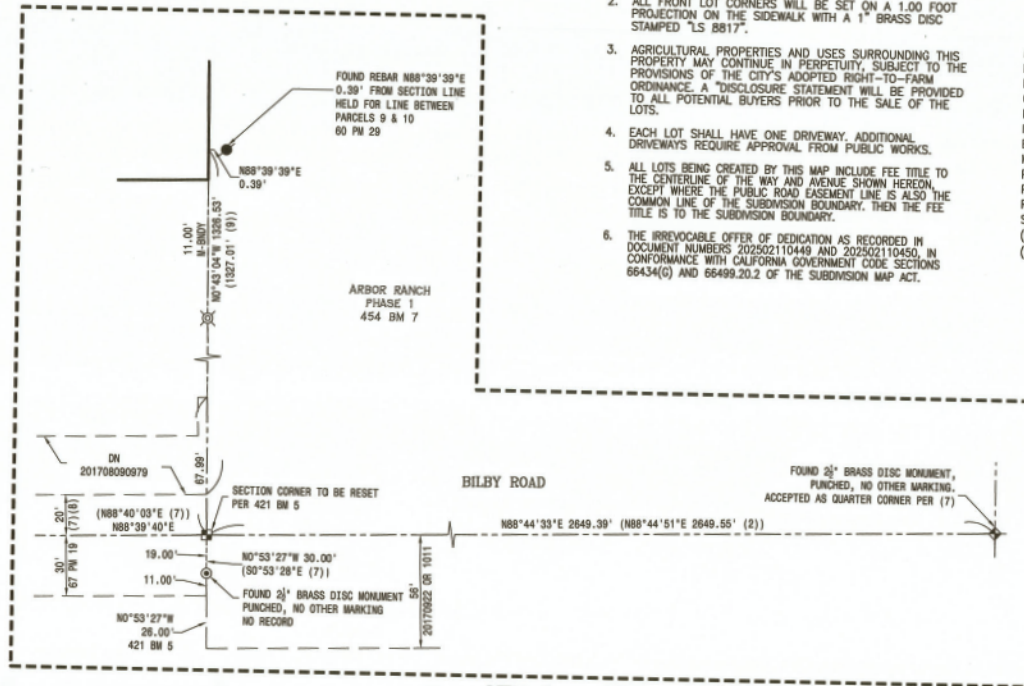
DETAIL B
SCALE: 1"=20'



DETAIL C
SCALE: 1"=30'



DETAIL D
SCALE: 1"=10'



DETAIL E
NOT TO SCALE

BASIS OF BEARINGS:

THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A "DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY AND AVENUE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
- THE IRREVOCABLE OFFER OF DEDICATION AS RECORDED IN DOCUMENT NUMBERS 202502110448 AND 202502110450, IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 66434(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- SECTION LINE
- NO INGRESS OR EGRESS RIGHTS

- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4) UNLESS OTHERWISE NOTED
- ⊙ FOUND IRON PIPE WITH PLUG STAMPED "LS 7944", PER (6)
- ⊙ FOUND REBAR AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ▲ ANGLE POINT
- BOUNDARY
- BM BOOK OF MAP
- PM PARCEL MAP
- OR OFFICIAL RECORD
- IP IRON PIPE
- IOD IRREVOCABLE OFFER OF DEDICATION
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SNF SEARCH NOTHING FOUND
- (R) RADIAL BEARING
- (T) TOTAL
- ④ INDICATE SHEET NUMBER
- ⊗ CORNER AS NOTED
- ⊗ SECTION CORNER AS NOTED

REFERENCES:

- (1) 5 BM 22
- (2) 89 ROS 26
- (3) 50 PM 13
- (4) 434 BM 3
- (5) 403 BM 1
- (6) 382 BM 6
- (7) 90 ROS 23
- (8) 104 PM 27
- (9) 60 PM 29
- (10) DN 202502110452
- (11) DN 202502110453
- (12) DN 202502110451
- (13) DN 202502110456
- (14) DN 202502110455
- (15) DN 202409040844
- (16) DN 202502110450
- (17) DN 202502110448

SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
DOCUMENT NUMBER 202410241362,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

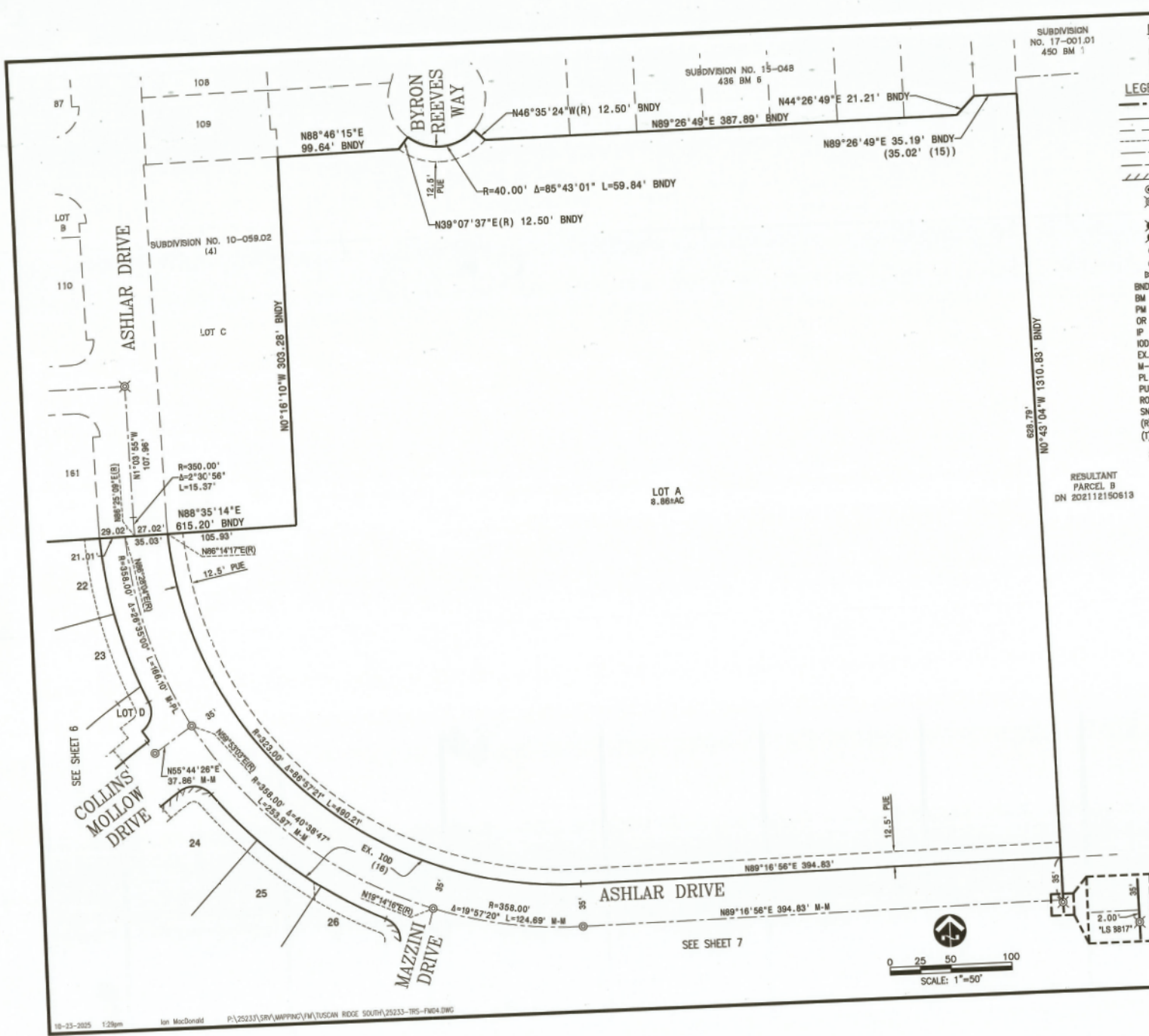
Mackay & Somps

ENGINEERS PLANNERS
51429 FRANKLIN DR. PLEASANTON, CA 94588 (916)225-0680

OCTOBER 2025

SHEET 3 OF 10

FM24-005
25233.TRS



BASIS OF BEARINGS:
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

BOUNDARY LINE
 LOT LINE/PARCEL LINE
 EXISTING LOT RIGHT OF WAY LINE
 EXISTING EASEMENT LINE
 MONUMENT LINE
 SECTION LINE
 NO INGRESS OR EGRESS RIGHTS

FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4) UNLESS OTHERWISE NOTED
 FOUND IRON PIPE WITH PLUG STAMPED "LS 7944", PER (6)
 FOUND REBAR AS NOTED
 FOUND MONUMENT AS NOTED
 SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"

ANGLE POINT
 BOUNDARY
 BNDY
 BM
 PM
 OR
 IP
 IOO
 EX
 M-M
 PL
 PUE
 ROW
 SNF
 (R)
 (T)

INDICATE SHEET NUMBER
 X CORNER AS NOTED
 SECTION CORNER AS NOTED

REFERENCE:
 (1) 5 BM 22
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SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
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 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
Mackay & Somps
 PLANNERS
 11408 FRANKLIN DR., PLEASANTON, CA 94566 (925)275-0990
 OCTOBER 2025

SEE SHEET 6

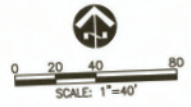
SEE SHEET 7

SEE SHEET 9

SEE SHEET 8

- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - · - · - · EXISTING LOT RIGHT OF WAY LINE
 - · - - · - · EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - · - - · SECTION LINE
 - NO INGRESS OR EGRESS RIGHTS
 - FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
 - 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4) UNLESS OTHERWISE NOTED
 - FOUND IRON PIPE WITH PLUG STAMPED "LS 7944", PER (6)
 - FOUND REBAR AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - ANGLE POINT
 - BOUNDARY
 - BM BOOK OF MAP
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 - OR OFFICIAL RECORD
 - IP IRON PIPE
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 - ROW RIGHT OF WAY
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 - (4) INDICATE SHEET NUMBER
 - ¼ CORNER AS NOTED
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- REFERENCES:**
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 - (5) 403 BM 1
 - (6) 382 BM 6
 - (7) 90 ROS 23
 - (8) 104 PM 27
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 - (14) DN 202502110455
 - (15) DN 202409040844
 - (16) DN 202502110450
 - (17) DN 202502110449

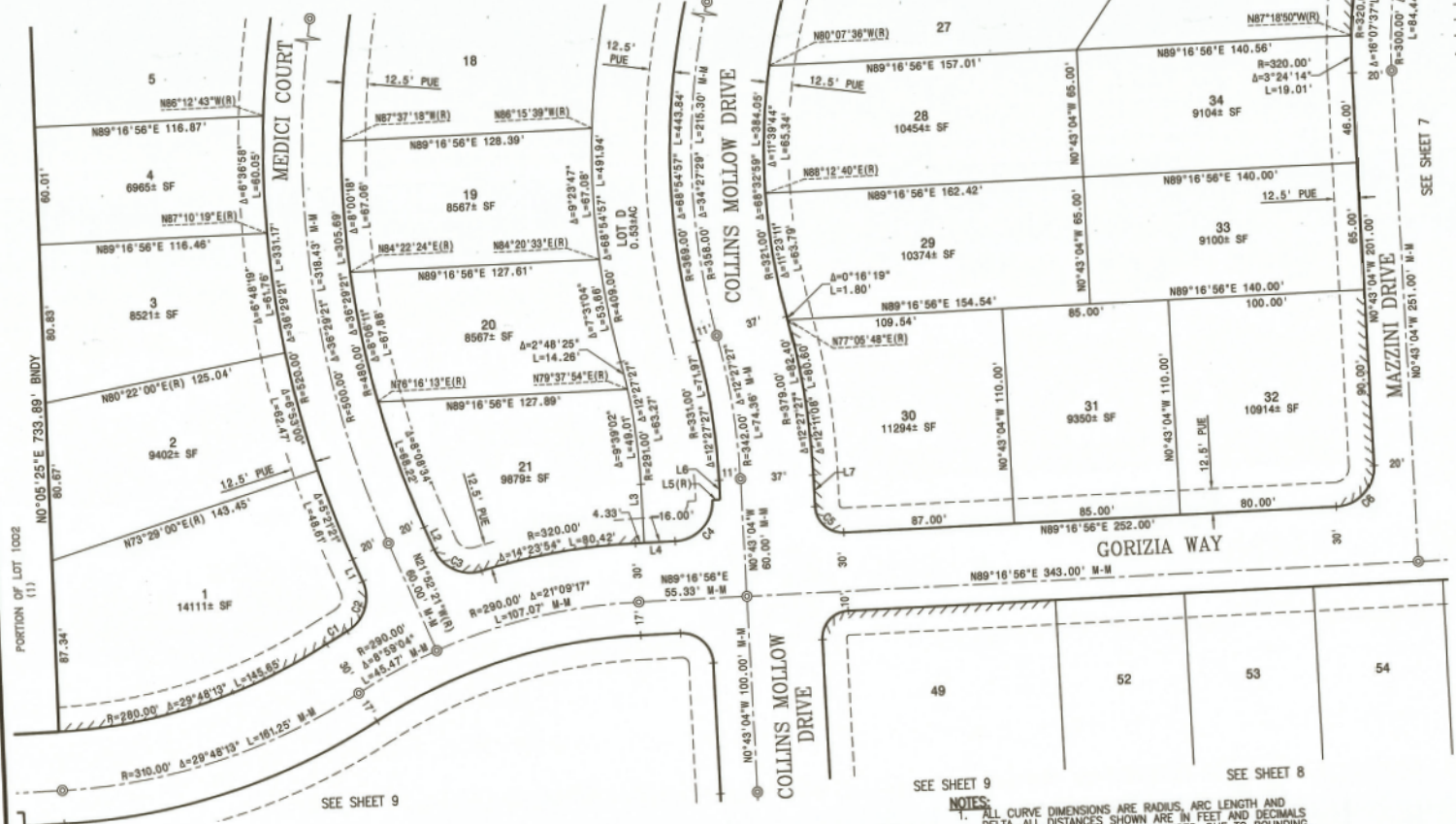


BASIS OF BEARINGS:
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 202410241362,
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
Mackay & Somps
 SURVEYORS
 51428 FRANKLIN DR. PLEASANTON, CA 94566 (925)223-0880
 OCTOBER 2025

SHEET 5 OF 10

FM24-005
 25233.TRS



Curve Table

Curve #	Radius	Delta	Length
C1	320.00'	2°13'41"	12.44'
C2	20.00'	83°14'37"	29.06'
C3	20.00'	83°14'37"	29.06'
C4	20.00'	90°00'00"	31.42'
C5	14.00'	90°00'00"	21.99'
C6	20.00'	90°00'00"	31.42'

Line Table

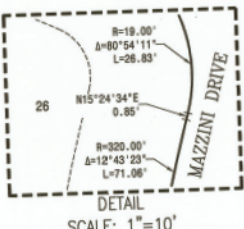
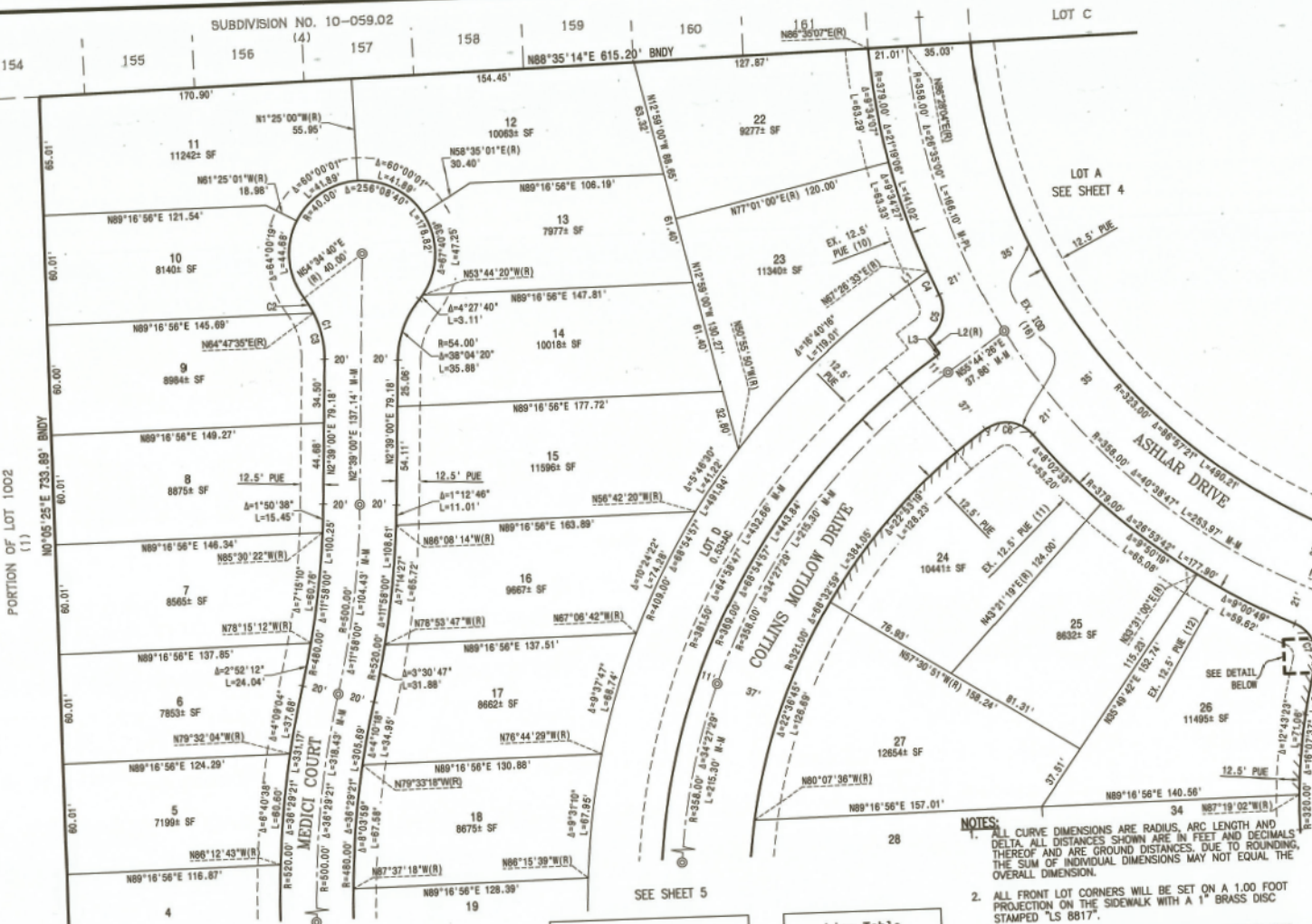
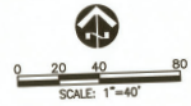
Line #	Bearing	Length
L1	N21°52'21"W	12.36'
L2	N21°52'21"W	12.36'
L3	N0°43'04"W	30.00'
L4	N89°16'56"E	20.33'
L5	N89°16'56"E	4.00'
L6	N0°43'04"W	10.00'
L7	N0°43'04"W	16.00'

- NOTES:**
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
 3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A "DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
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 5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WY AND AVENUE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
 6. THE IRREVOCABLE OFFER OF DEDICATION AS RECORDED IN DOCUMENT NUMBERS 202502110449 AND 202502110450, IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 6643(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- SECTION LINE
- NO INGRESS OR EGRESS RIGHTS
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4) UNLESS OTHERWISE NOTED
- FOUND IRON PIPE WITH PLUG STAMPED "LS 7944", PER (6)
- FOUND REBAR AS NOTED
- FOUND MONUMENT AS NOTED
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- BOOK OF MAP
- PARCEL MAP
- OFFICIAL RECORD
- IRON PIPE
- IRREVOCABLE OFFER OF DEDICATION
- EXISTING
- MONUMENT TO MONUMENT
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- SEARCH NOTHING FOUND
- RADIAL BEARING
- TOTAL
- INDICATE SHEET NUMBER
- X CORNER AS NOTED
- SECTION CORNER AS NOTED

BASIS OF BEARINGS:
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



DETAIL
 SCALE: 1"=10'

REFERENCES:

(1)	5 BM 27
(2)	89 ROS 26
(3)	50 PM 13
(4)	434 BM 3
(5)	403 BM 1
(6)	382 BM 6
(7)	90 ROS 23
(8)	104 PM 27
(9)	60 PM 29
(10)	DN 202502110452
(11)	DN 202502110453
(12)	DN 202502110451
(13)	DN 202502110456
(14)	DN 202502110455
(15)	DN 202409040644
(16)	DN 202502110450
(17)	DN 202502110449

Curve Table

Curve #	Radius	Delta	Length
C1	54.00'	38°04'20"	35.88'
C2	54.00'	10°12'55"	9.63'
C3	54.00'	27°51'25"	26.25'
C4	379.00'	2°10'32"	14.39'
C5	19.00'	80°28'28"	26.69'
C6	19.00'	86°01'24"	28.53'
C7	19.00'	80°54'11"	26.83'

Line Table

Line #	Bearing	Length
L1	N55°44'26"E	23.60'
L2	N34°15'34"W	10.00'
L3	N55°44'26"E	2.41'

- NOTES:**
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
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SUBDIVISION NO. 15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 202410241362, SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA
MACKAY & SOMPS
 REGISTERED PLANNERS SURVEYORS
 51428 FRANKLIN DR., PLACENTIA, CA 94698 (925)225-0990
 OCTOBER 2025

LEGEND

- BOUNDARY LINE
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- SECTION LINE
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- ANGLE POINT
- BOUNDARY
- BOOK OF MAP
- PARCEL MAP
- OFFICIAL RECORD
- IRON PIPE
- IRREVOCABLE OFFER OF DEDICATION
- EXISTING
- MONUMENT TO MONUMENT
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- SEARCH NOTHING FOUND
- RADIAL BEARING
- TOTAL
- (4) INDICATE SHEET NUMBER
- ¼ CORNER AS NOTED
- SECTION CORNER AS NOTED

NOTES:

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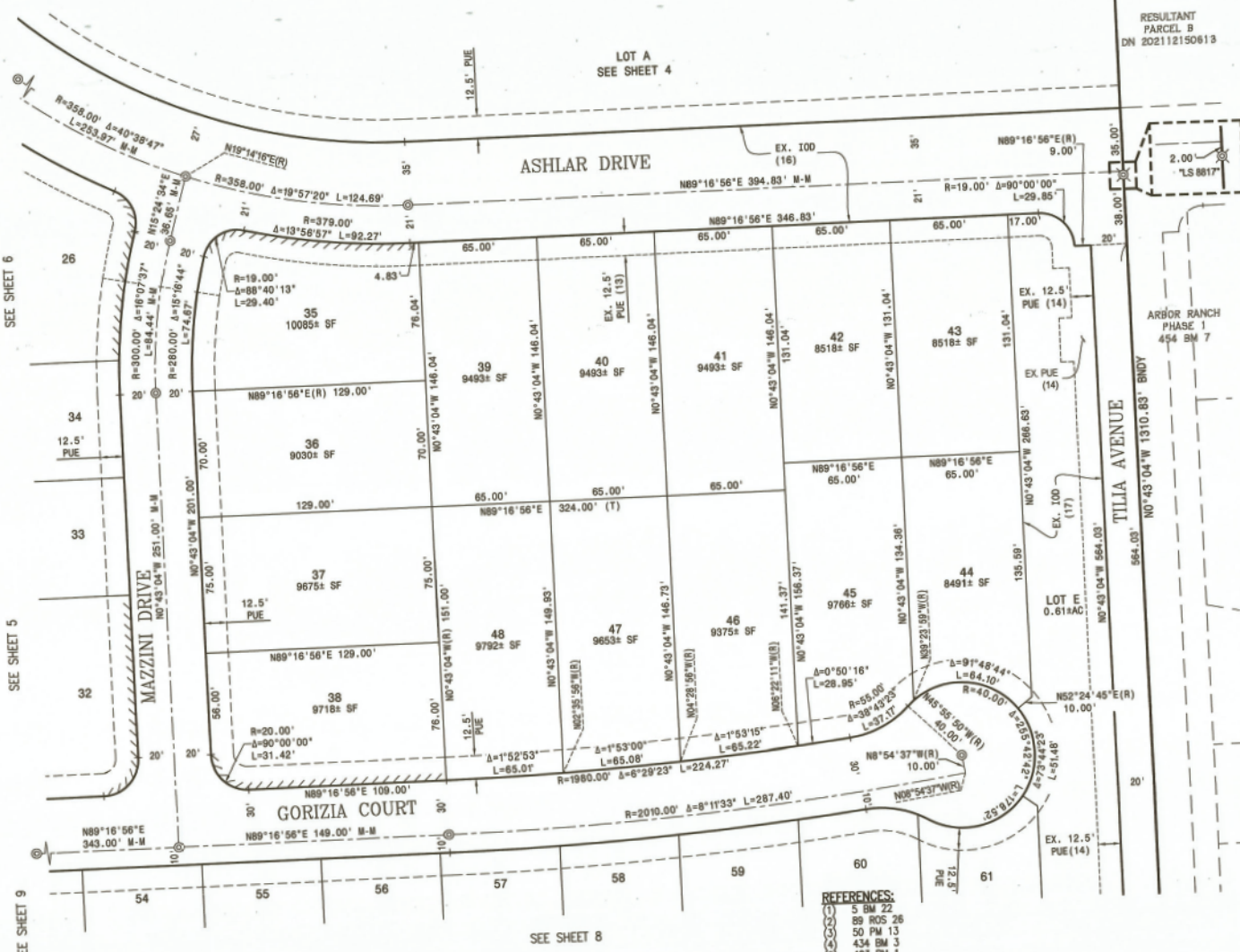
SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
 DOCUMENT NUMBER 202410241362,
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

Mackay & Soms

REGISTERED PROFESSIONAL SURVEYORS
 31428 FRANKLIN DR., FOLSOM, CA 95690 (916)225-0890
 OCTOBER 2025

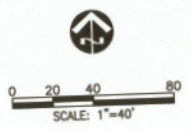
SHEET 7 OF 10

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 25233.TRS

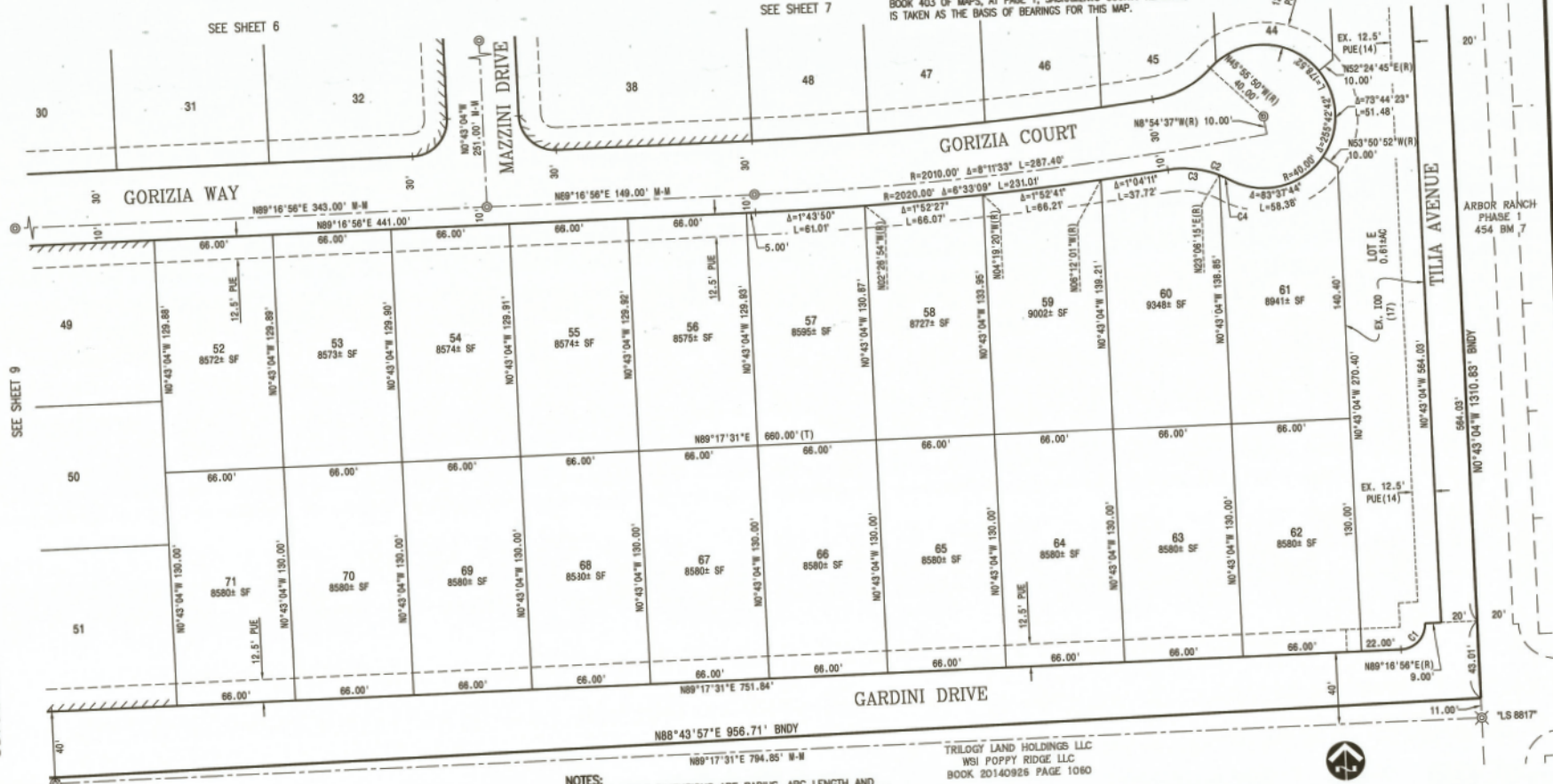


- REFERENCES:**
- (1) 5 BM 22
 - (2) 89 ROS 26
 - (3) 50 PM 13
 - (4) 434 BM 3
 - (5) 403 BM 1
 - (6) 382 BM 6
 - (7) 90 ROS 23
 - (8) 104 PM 27
 - (9) 60 PM 29
 - (10) DN 202502110452
 - (11) DN 202502110453
 - (12) DN 202502110451
 - (13) DN 202502110456
 - (14) DN 202502110455
 - (15) DN 202409040844
 - (16) DN 202502110450
 - (17) DN 202502110449

BASIS OF BEARINGS:
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



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 THE BEARING N82°24'45"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



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LEGEND

- BOUNDARY LINE
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- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ⊙ ANGLE POINT
- BNDY BOUNDARY

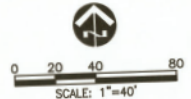
- BM BOOK OF MAP
- OR PARCEL MAP
- IP OFFICIAL RECORD
- IP IRON PIPE
- IPD IRREVOCABLE OFFER OF DEDICATION
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SNF SEARCH NOTHING FOUND
- ⊙ RADIAL BEARING
- (T) TOTAL
- 4 INDICATE SHEET NUMBER
- ⊙ CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED

NOTES:

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TRILOGY LAND HOLDINGS LLC
 WSI POPPY RIDGE LLC
 BOOK 20140926 PAGE 1060

Curve Table			
Curve #	Radius	Delta	Length
C1	14.00'	90°00'35"	21.99'
C2	55.00'	37°03'04"	35.57'
C3	55.00'	30°22'28"	29.16'
C4	55.00'	8°40'36"	6.41'



SUBDIVISION NO.15-038.00

TUSCAN RIDGE SOUTH

BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 202410241362, SACRAMENTO COUNTY RECORDS, CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

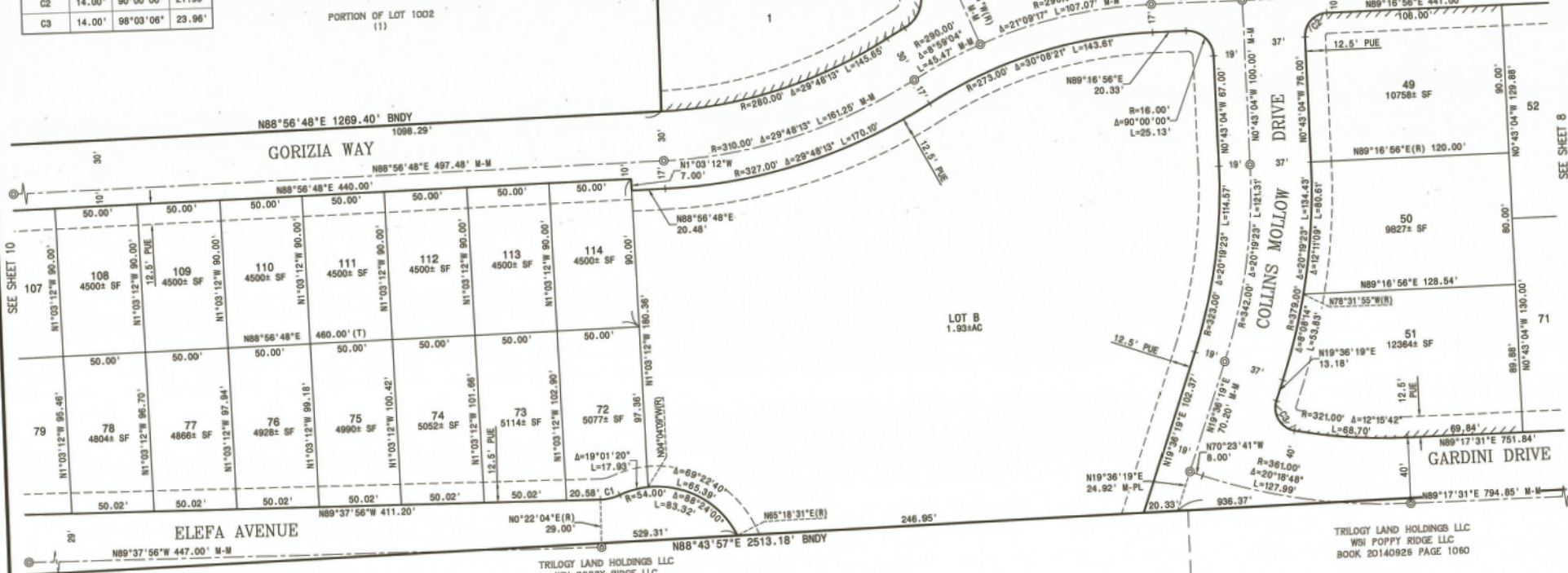
Mackay & Soms

PLANNERS SURVEYORS
 5140 FRANKLIN DR. PLEASANTON, CA 94508 (925)221-0000

OCTOBER 2025

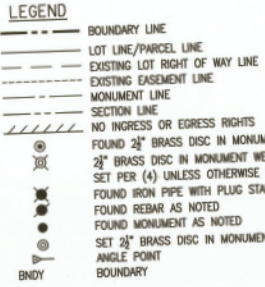
SHEET 8 OF 10

Curve #	Radius	Delta	Length
C1	30.00'	23°27'33"	12.28'
C2	14.00'	90°00'00"	21.99'
C3	14.00'	98°03'06"	23.96'

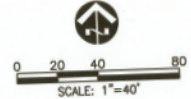


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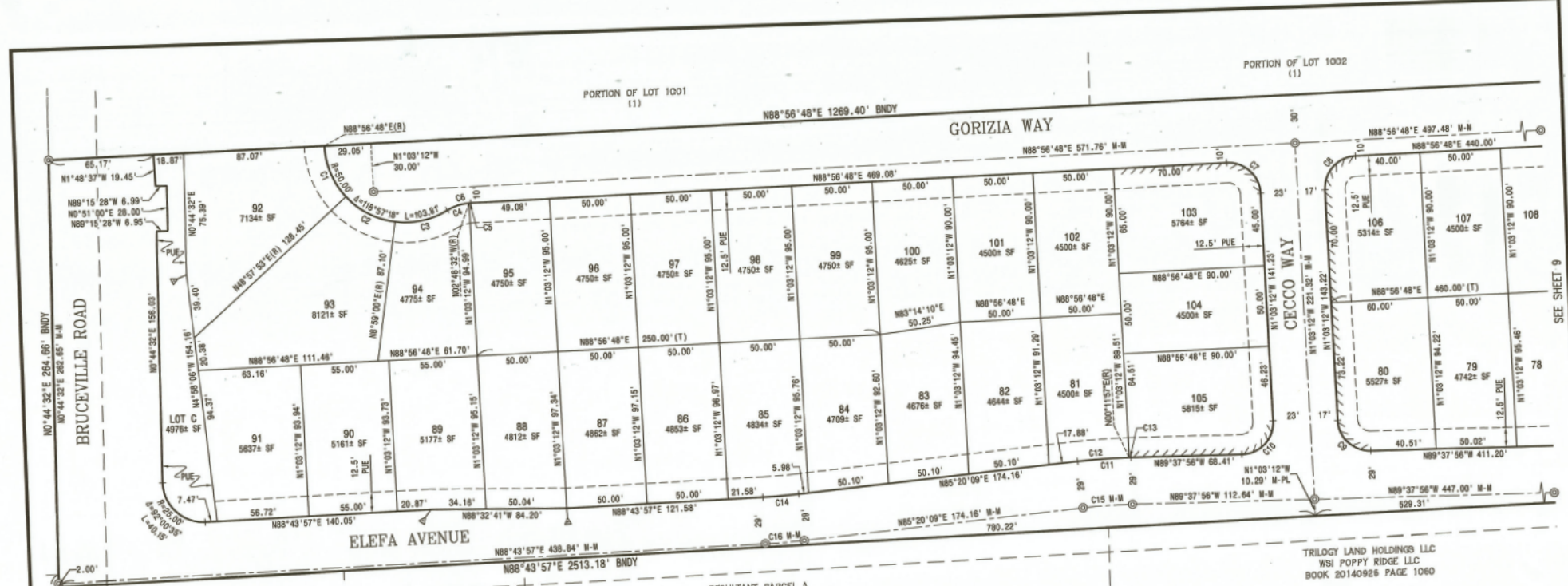
- BASIS OF BEARINGS:**
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- 5 BM 27
 - 89 ROS 26
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- BM BOOK OF MAP
- PM PARCEL MAP
- OR OFFICIAL RECORD
- IP IRON PIPE
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- EX EXISTING
- M-M MONUMENT TO MONUMENT
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SNF SEARCH NOTHING FOUND
- (R) RADIAL BEARING
- (T) TOTAL
- (4) INDICATE SHEET NUMBER
- (X) CORNER AS NOTED
- (S) SECTION CORNER AS NOTED



SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 202410241362, SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA
Mackay & Soms
 ENGINEERS PLANNERS SURVEYORS
 51428 FRANKLIN DR. FLEXINGTON, CA 95021 (925)225-0899
 OCTOBER 2025



PORTION OF LOT 1002
(1)

PORTION OF LOT 1001
(1)

GORIZIA WAY

BRUCEVILLE ROAD

ELEFA AVENUE

CECCO WAY

RESULTANT PARCEL A
20071127 OR 1163

MESA LAGUNA RIDGE
LIMITED PARTNERSHIP
DN 2208040754

RESULTANT PARCEL A
20071127 OR 1163

TRILOGY LAND HOLDINGS LLC
WSJ POPPY RIDGE LLC
BOOK 20140926 PAGE 1060

LEGEND

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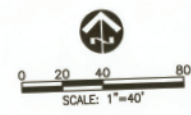
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C4	30.00'	27°11'58"	14.24'
C5	30.00'	1°45'20"	0.92'
C6	30.00'	28°57'18"	15.16'
C7	20.00'	90°00'00"	31.42'
C8	20.00'	90°00'00"	31.42'
C9	20.00'	88°34'44"	30.92'
C10	20.00'	91°25'16"	31.91'
C11	379.00'	5°01'55"	33.28'
C12	379.00'	4°51'48"	32.17'
C13	379.00'	0°10'07"	1.12'
C14	379.00'	3°23'48"	22.47'
C15	350.00'	5°01'55"	30.74'
C16	408.00'	3°23'48"	24.19'



SUBDIVISION NO.15-038.00
TUSCAN RIDGE SOUTH
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
 DOCUMENT NUMBER 202410241362,
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
Mackay & Soms
REGISTERED PROFESSIONAL SURVEYORS
 51428 FRANKLIN DR., FLEXINGTON, CA 94905 (925)223-0660
 OCTOBER 2025

SHEET 10 OF 10

FM24-005
25233.TRS

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-228

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 December 10, 2025 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California