

**RESOLUTION NO. 2026-049**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR THE BACKER PHASE 2 SUBDIVISION AND  
AUTHORIZING THE CITY ENGINEER TO EXECUTE THE SUBDIVISION  
IMPROVEMENT AGREEMENT  
(SUBDIVISION NO. 10-020.06.02) (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove (City) Planning Commission approved the Tentative Subdivision Map (TSM) for the Madeira South Subdivision Project on November 16, 2006, and subsequently approved amendments to the TSM conditions of approval in 2007, 2010, and 2018; and

**WHEREAS**, staff has reviewed the Final Map for a portion of Madeira South, Village 6, now known as Backer Phase 2 Subdivision (Subdivision No. 10-020-06.02) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, construction of the public improvements contemplated in the Final Map are complete and were accepted by the City on January 14, 2026; 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 Backer Phase 2 Subdivision (Subdivision No. 10-020.06.02) substantially comply with the previously approved TSM; 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 Backer Phase 2 Subdivision (Subdivision No. 10-020.06.02), a copy of which is hereby 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 the City Engineer to execute the Subdivision Improvement Agreement by and between the City of Elk Grove and Beazer Homes Holdings, LLC, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25<sup>th</sup> day of March 2026



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. 10-020.06.02, BACKER PHASE 2, 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:

- LOT A

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

- AN EASEMENT FOR PUBLIC USE MONDALE WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES.
- 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 TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC AVENUES, CIRCLES, COURTS, DRIVE, ROAD, STREET AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUB).
- 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." (1111)

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 17th DAY OF February, 2026.

AS OWNERS: KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

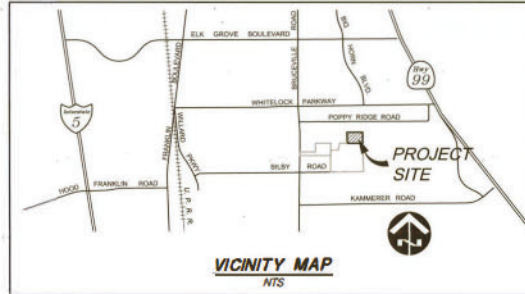
BY: [Signature]

NAME: Ed Hadley

TITLE: Authorized Signatory

SUBDIVISION NO. 10-020.06.02  
**BACKER PHASE 2**  
 BEING A SUBDIVISION OF LOT A AS SHOWN ON THE MAP  
 OF BACKER PHASE 1, RECORDED IN BOOK 458 OF MAPS  
 AT PAGE 6, SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Soms**  
 GEORGE S. MACKAY, FLS 10085 SUPERVISOR  
 5145 FRANKLIN DR., FOLSOM, CA 95630 916-225-0899  
 JANUARY 2026



## OPTIONEE STATEMENT:

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER THE DOCUMENT RECORDED APRIL 3, 2024 AS DOCUMENT NUMBER 202404030852, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 2/19/26

ITS: President Divisional - Northern California

## 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 Placer  
 ON February 19th, 2026, BEFORE ME Inna Miller, NOTARY PUBLIC,  
 PERSONALLY APPEARED Lucas C. Wisniamm, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR 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 AND OFFICIAL SEAL:  
 SIGNATURE: [Signature]  
Inna Miller  
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 PRINCIPAL PLACE OF BUSINESS: Sacramento County  
 COMMISSION EXPIRES: June 30, 2026  
 COMMISSION # OF NOTARY: 2406801

## 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~~ ARIZONA  
 COUNTY OF Maricopa  
 ON February 17th, 2026, BEFORE ME Julie Gillett, NOTARY PUBLIC,  
 PERSONALLY APPEARED Ed Hadley, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR 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~~ ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:  
 SIGNATURE: [Signature]  
Julie Gillett  
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 PRINCIPAL PLACE OF BUSINESS: Maricopa County  
 COMMISSION EXPIRES: 09/15/2026  
 COMMISSION # OF NOTARY: 62544

## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 10-020.06.02, BACKER PHASE 2, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JULY 19, 2018 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

BY: [Signature]  
 KRISTIN J. PARSONS, CITY ENGINEER  
 CITY OF ELK GROVE, CALIFORNIA  
 RCE NO 55702  
 DATED: 2/24/2026



## 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. 10-020.06.02, BACKER PHASE 2, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, MONDALE WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOT A IN FEE SIMPLE ALL AS OFFERED HEREON AND IN ACCORDANCE WITH GOVERNMENT CODE 66434(b) AND 66999.20.2 OF THE SUBDIVISION MAP ACT.

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



## RECORDER'S STATEMENT:

FILED FOR RECORD THIS 20 DAY OF FEBRUARY, 2026 AT ELK GROVE IN BOOK 458 OF MAPS AT PAGE 6 AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, 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  
 DOCUMENT NO.: \_\_\_\_\_

BY: \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
 DEPUTY

**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 BEAZER HOMES IN AUGUST 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP AND THE COMPLETION OF IMPROVEMENTS, 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.

TOTAL AREA OF THIS SUBDIVISION IS 3.31 ACRES, CONSISTING OF 19 RESIDENTIAL LOTS TOTALING 2.71 ACRES, 1 LANDSCAPE LOT TOTALING 0.10 ACRES, AND STREET RIGHT OF WAY TOTALING 0.50 ACRES.


  
IAN BRUCE MACDONALD  
LS NO. 8817

DATED: **FEBRUARY 13<sup>TH</sup>** 2026



**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-020.06.02, BACKER PHASE 2, AND FIND IT TO BE TECHNICALLY CORRECT.

  
ANDREW P. TAPLEY, CITY SURVEYOR  
CITY OF ELK GROVE, CALIFORNIA  
PLS NO. 9554



DATED: **02/23** 2026

**SOILS REPORT NOTE:**

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED JUNE 28, 2023, WKA NO. 4630.2300055.0000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

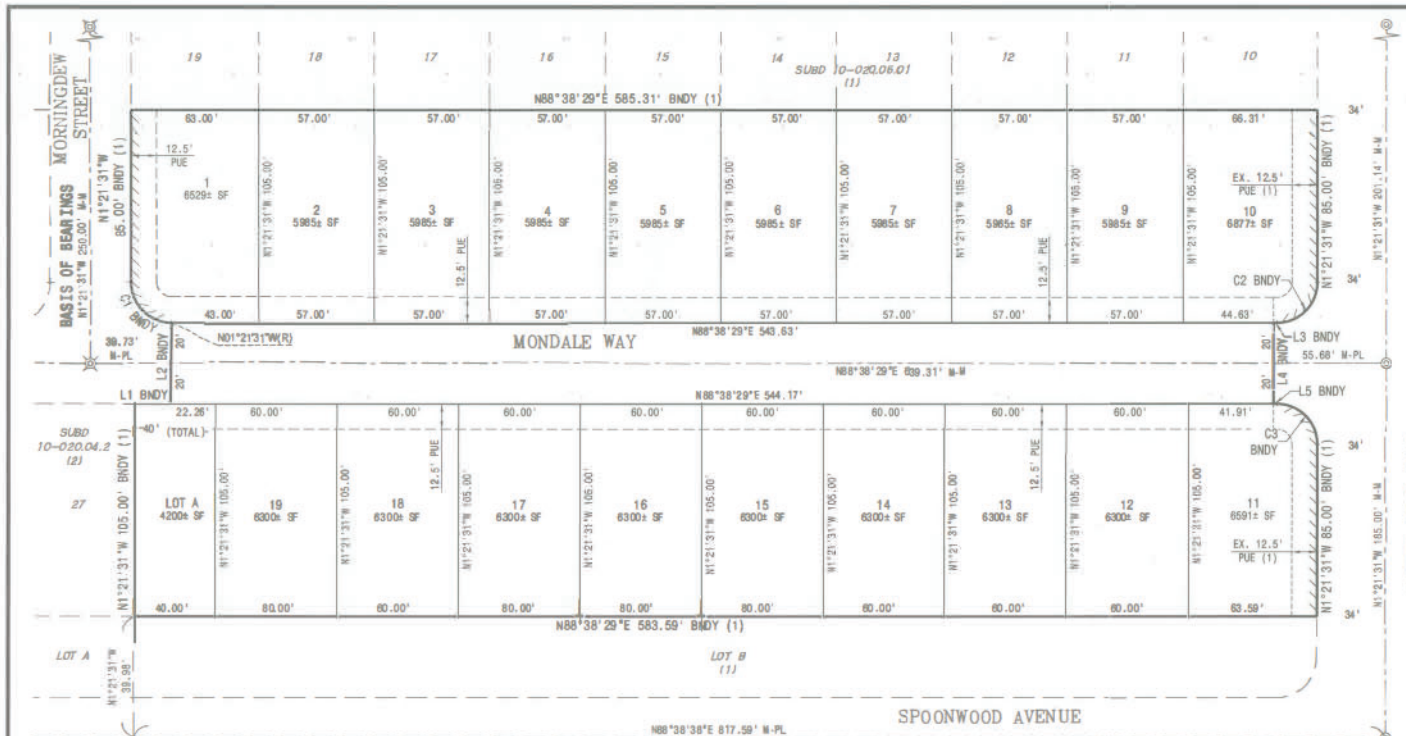
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CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Soms**

ENGINEERS PLANNERS SURVEYORS  
5405 FERRIS BL. ALGONQUIN, CA 95020 (916) 332-6666

JANUARY 2026

FM 23-006  
25233.BAC.D.B2R



Line Table		
Line #	Bearing	Length
L1 BNDY	N88°38'29"E	17.74'
L2 BNDY	N0°34'56"W	40.00'
L3 BNDY	N88°38'29"E	1.88'
L4 BNDY	N1°21'31"W	40.00'
L5 BNDY	N88°38'29"E	1.88'

Curve Table			
CURVE #	RADIUS	DELTA	LENGTH
C1 BNDY	20.00'	90°00'00"	31.42'
C2 BNDY	20.00'	90°00'00"	31.42'
C3 BNDY	20.00'	90°00'00"	31.42'

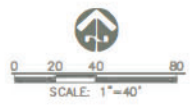
- LEGEND**
- BOUNDARY LINE
  - - - LOT LINE/PARCEL LINE
  - - - EASEMENT LINE
  - - - EXISTING LOT/RIGHT OF WAY LINE
  - - - EXISTING EASEMENT LINE
  - - - MONUMENT LINE
  - - - RELINQUISHMENT OF ABUTTERS RIGHTS
  - ⊙ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (1)
  - ⊗ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (2)
  - AC ACRES
  - BNDY BOUNDARY
  - BM BOOK OF MAP
  - DN DOCUMENT NUMBER
  - EX EXISTING
  - M MONUMENT
  - PL PROPERTY LINE
  - PUE PUBLIC UTILITY EASEMENT
  - TCE TEMPORARY CONSTRUCTION EASEMENT
  - SF SQUARE FEET
  - (R) RADIAL BEARING

- 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 FEET TITLE TO THE CENTERLINE OF THE DRIVE, WAY, COURT, CIRCLE AND AVENUE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEET TITLE IS TO THE SUBDIVISION BOUNDARY.
  - THE TEMPORARY DRAINAGE BASIN ACCESS AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 202408210750 IS NOT SHOWN HEREON. THE AGREEMENT TERMINATES UPON THE REMOVAL OF THE TEMPORARY BASIN FACILITIES AND ACCEPTANCE OF PERMANENT DRAINAGE FACILITIES.

**REFERENCES:**  
 (1) 458 BM 6  
 (2) 458 BM 4

**BASIS OF BEARINGS:**  
 THE BEARING N1°21'31"W BETWEEN MONUMENTS IN MORNINGDEW STREET AS SHOWN ON SUBDIVISION NO. 10-020.04.2, RECORDED IN BOOK 458 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

PARCEL MAP 22-007  
 250 PM 10



SUBDIVISION NO. 10-020.06.02  
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 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
 ENGINEERS PLANNERS SURVEYORS  
 11402 TRINIDAD BLVD., PLACENTIA, CA 95663 (916) 865-1000  
 JANUARY 2026

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-049**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )       ss  
CITY OF ELK GROVE         )

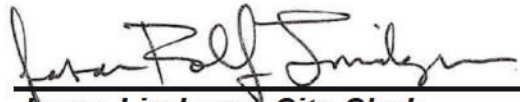
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 25, 2026 by the following vote:*

**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**