

RESOLUTION NO. 2011-65

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SUBDIVISION NO. 04-727.01, FRANKLIN CROSSING VILLAGE 1
FINAL MAP AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Franklin Crossing Amendments Project (EG-09-062) on July 14, 2010; and

WHEREAS, consistent with the approved Tentative Map, Taylor Morrison of California, LLC, a California limited Liability Company, submitted to the City for approval Subdivision No. 04-727.01, Franklin Crossing Village 1 Final Map; and

WHEREAS, staff has reviewed the proposed Final Map and finds it to be technically correct and that all applicable final map conditions of approval have been satisfied; and

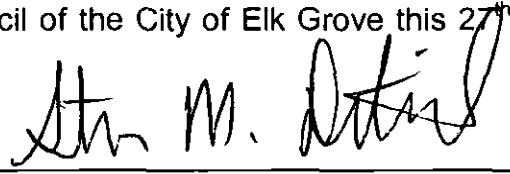
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and a cash deposit has been made to the (City) for the construction of the required improvements for this final map; and

WHEREAS, the City has determined that this Final Map is categorically 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 is attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by Subdivision No. 04-727.01, Franklin Crossing Village 1 substantially comply with the previously approved Tentative Map; and
- 2) The Final Map is categorically 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 04-727.01, Franklin Crossing Village 1 Final Map, a copy of which is hereby attached as Exhibit A and made part of this Resolution and directs the City Manager to execute the Subdivision Improvement Agreement incorporated herein by this reference and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of April 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THE SUBMISSION NO. 04-727.01 FRANKLIN CROSSING VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS INSTRUMENT AND TO THE REMAINDER OF THE INSTRUMENT AND TO THE OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE.

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

WILLARD PARKWAY FOR PUBLIC STREET AND HIGHWAY, PURPOSES AS SHOWN HEREIN.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE, ARTIFACT COURT, EPOCH DRIVE, STOWALL DRIVE, AND STOWALL DRIVE, SUBJECT TO THE RECORDS OF THE CITY OF ELK GROVE, SUBJECT TO IMPROVEMENT.

RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A WATER MAIN AND SEWER MAINS AND OTHER UTILITIES AND ACCESSORIES PERTAINING THEREON ON OVER UNDER AND ACROSS THOSE STRIPS OF LAND FOURTEEN (14) FEET IN WIDTH CONTIGUOUS TO THE PUBLIC PARKWAYS AND ROADS AS SHOWN HEREON AND DESIGNATED PEDESTRIAN EASEMENT. SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS. (P.L.)

TO THE CITY OF ELK GROVE AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINERS AND MAINTAINING THEREON ON OVER UNDER AND ACROSS THOSE STRIPS OF LAND TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON, ON OVER UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET AND VARYING WIDTHS LIVING ADJACENT TO THE PUBLIC COURT, DRIVES, ROAD AND VARIOUS RIGHTS SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.L.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS. THE EXCLUSIVE RIGHT OF VEHICULAR ACCESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE AND THE CITY OF ELK GROVE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND DESIGNATED "NO ACCESS OR EGRESS" RIGHT LINE. (U.L.L.L.L.)

TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Taylor Morrison
TITLE: President

BY: [Signature]
NAME: Jason G. Johnson
TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Sacramento } SS

ON THE 15th DAY OF February, 2011, BEFORE ME, Kathleen, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Kathleen Page Lopez, James G. Johnson, WHO PROVED TO ME ON THE BASIS OF THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HE/SHE EXERCISED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I, CLERK UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

PRINTED NAME: Kathleen Page Lopez

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: SACRAMENTO

MY COMMISSION EXPIRES: July 31, 2013

MY COMMISSION NO.: 1129512

SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBMISSION NO. 04-727.01 FRANKLIN CROSSING VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
RAYMOND MICHAEL WANDER
L.S. NO. 5134
REGISTRATION EXPIRES: 04-30-11

CITY CLERK'S STATEMENT

I, JASON UNKORIN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL INSTRUMENT AND THE CITY OF ELK GROVE HAS APPROVED THIS FINAL INSTRUMENT IN ACCORDANCE WITH THE CITY OF ELK GROVE CHARTER AND CITY CODE IN THE CITY OF ELK GROVE, AND WILL BE SUBJECT TO IMPROVEMENT, ARTIFACT COURT, STOWALL DRIVE, EPOCH DRIVE, WILLARD PARKWAY, ELY ROAD, FOSSE, WAY, CLACAL WAY, AND WOODSTOCK WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE INSTRUMENT FOR PUBLIC STREET PURPOSES AND THE NECESSARY EGRESS RIGHTS ALL AS OFFERED HEREON.

DATE: _____
JASON UNKORIN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2011, AT _____ M. IN BOOK _____ OF MAPS _____ AT THE REQUEST OF WOOD MORRISON, THE TITLE TO THE LAND RECORDED IN THIS FINAL INSTRUMENT LISTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

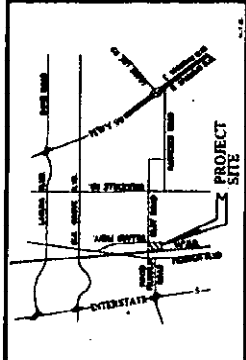
RECORDED IN _____ DOCUMENT NO.: _____
STATE OF CALIFORNIA COUNTY OF SACRAMENTO
BY: _____ DEPUTY FEE: \$ _____

SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20089719, AT PAGE 1224, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTIONS 8 AND 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROBBERS
DEVELOPMENT - INNOVATIVE - DESIGN - SOLUTIONS
3801 C ST., SUITE 1000 TEL: 916-941-7780
SACRAMENTO, CA 95825 FAX: 916-941-7782

APRIL 2011
Sheet 1 of 9
1129512



NOTARY'S ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Sacramento } SS

ON THE 21st DAY OF February, 2011, BEFORE ME, Kathleen, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, James G. Johnson, WHO PROVED TO ME ON THE BASIS OF THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HE/SHE EXERCISED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I, CLERK UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: Kathleen Page Lopez

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: SACRAMENTO

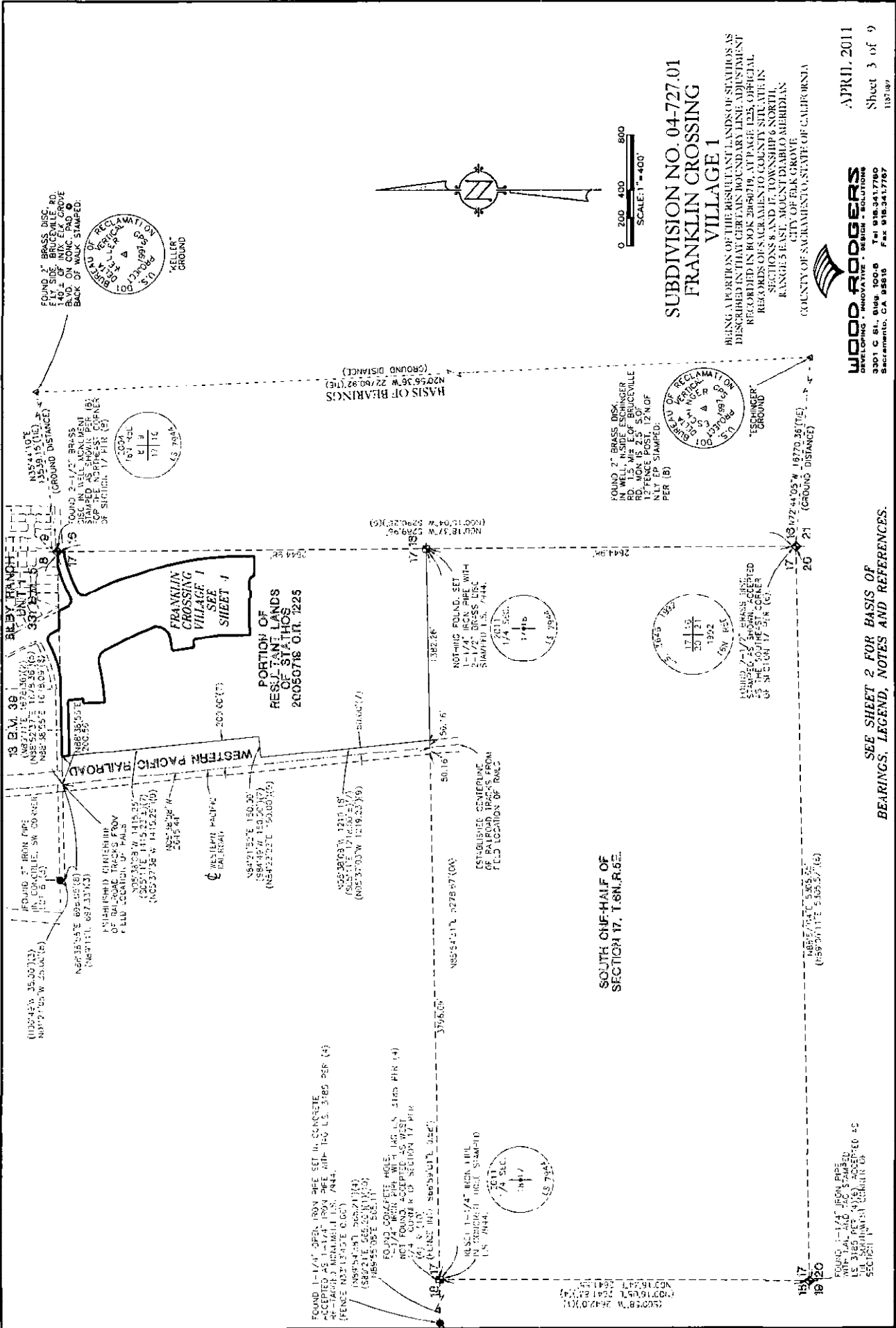
MY COMMISSION EXPIRES: July 31, 2013

MY COMMISSION NO.: 1129512

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-727.01 OF FRANKLIN CROSSING VILLAGE 1 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF SACRAMENTO COUNTY AND THE CITY OF ELK GROVE, AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
EDWARD W. STURAND
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 104-39
EXPIRATION DATE: 09-30-11



**SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1**

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2868719, PAGE 123, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN, CITY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL, 2011
Sheet 3 of 9
1137.087

WOOD ROGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 G ST., SUITE 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7760



0 200 400 600
SCALE: 1" = 400'

FOUND 2" BRASS DISC, 80 IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

FOUND 2" BRASS DISC IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

FOUND 2" BRASS DISC IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

FOUND 2" BRASS DISC IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

FOUND 2" BRASS DISC IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

FOUND 2" BRASS DISC IN WELL, INSIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. 1/4 CORNER OF SECTION 17, T1N, R5E. BACK OF WALK STAMPED:

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

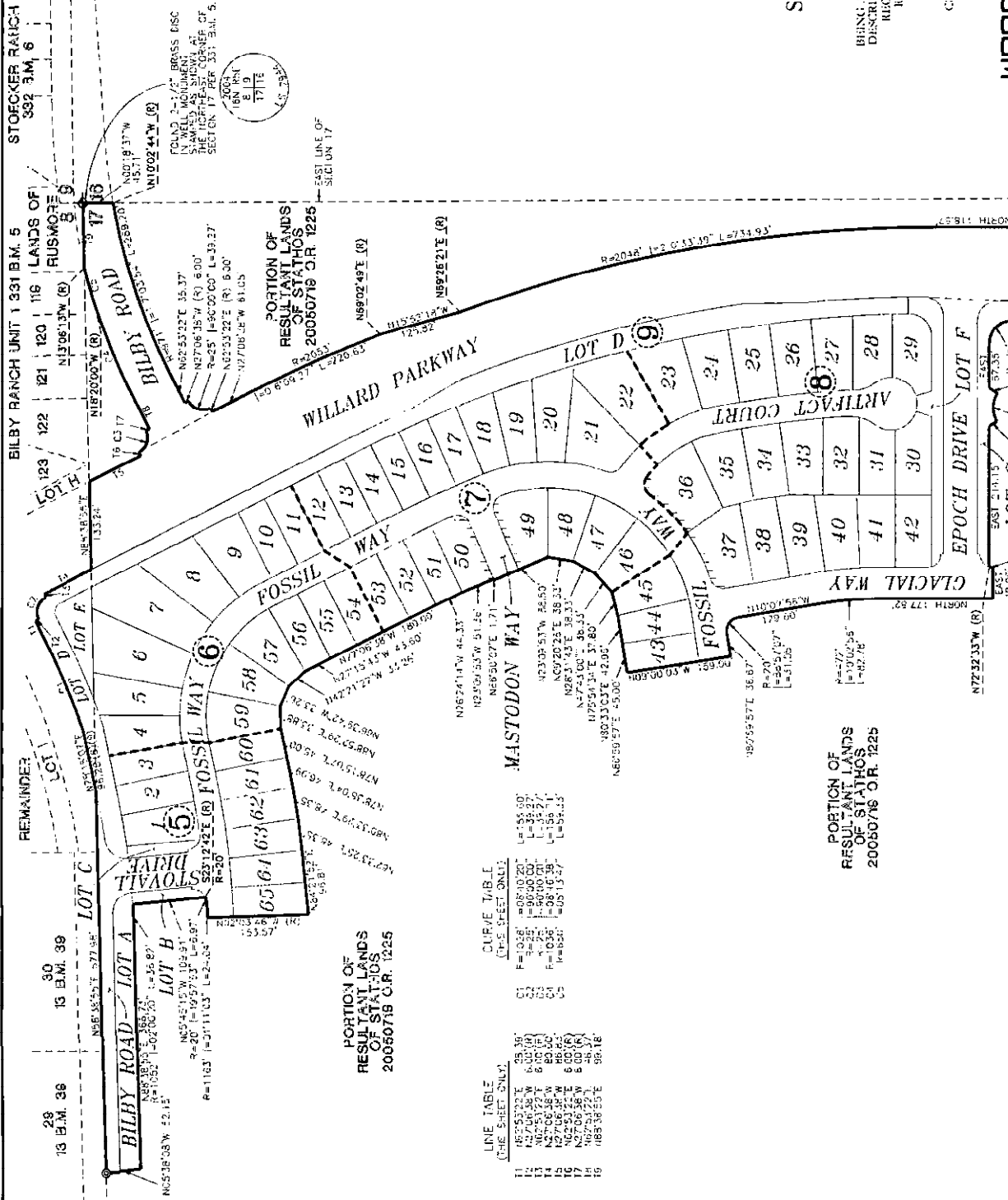
SOUTH ONE-HALF OF SECTION 17, T.6N, R.5E.

FOUND 1-1/4" IRON PIPE SET IN CONCRETE ACCEPTED AS 1-1/4" IRON PIPE PER 1944 U.S. 7444. (PENCE NO. 713157E 0.00')

FOUND CONCRETE HOLE, 1/4" DIA. 1100 PER (4) NOT FOUND ACCEPTED AS 1/4" CORNER OF SECTION 17, T1N, R5E.

FOUND 1-1/4" IRON PIPE SET IN CONCRETE ACCEPTED AS 1-1/4" IRON PIPE PER 1944 U.S. 7444.

FOUND 1-1/4" IRON PIPE SET IN CONCRETE ACCEPTED AS 1-1/4" IRON PIPE PER 1944 U.S. 7444.



SCALE: 1" = 100'

**SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1**

BEING A PORTION OF THE RESULTANT LANDS OF STATIOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 29698719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
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3301 C ST., SUITE 100-B Sacramento, CA 95815
Tel 916-341-7760 Fax 916-341-7767

APRIL 2011
Sheet 4 of 9
1/17/08

BILBY RANCH UNIT 1 331 B.M. 5
STOCKER RANCH
392 3/4 B.M. 6

REMAINDER
LOT 1
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LOT 3
LOT 4
LOT 5
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LOT 49
LOT 50

PORTION OF
RESULTANT LANDS
OF STATIOS
20050718 C.R. 1225

PORTION OF
RESULTANT LANDS
OF STATIOS
20050718 C.R. 1225

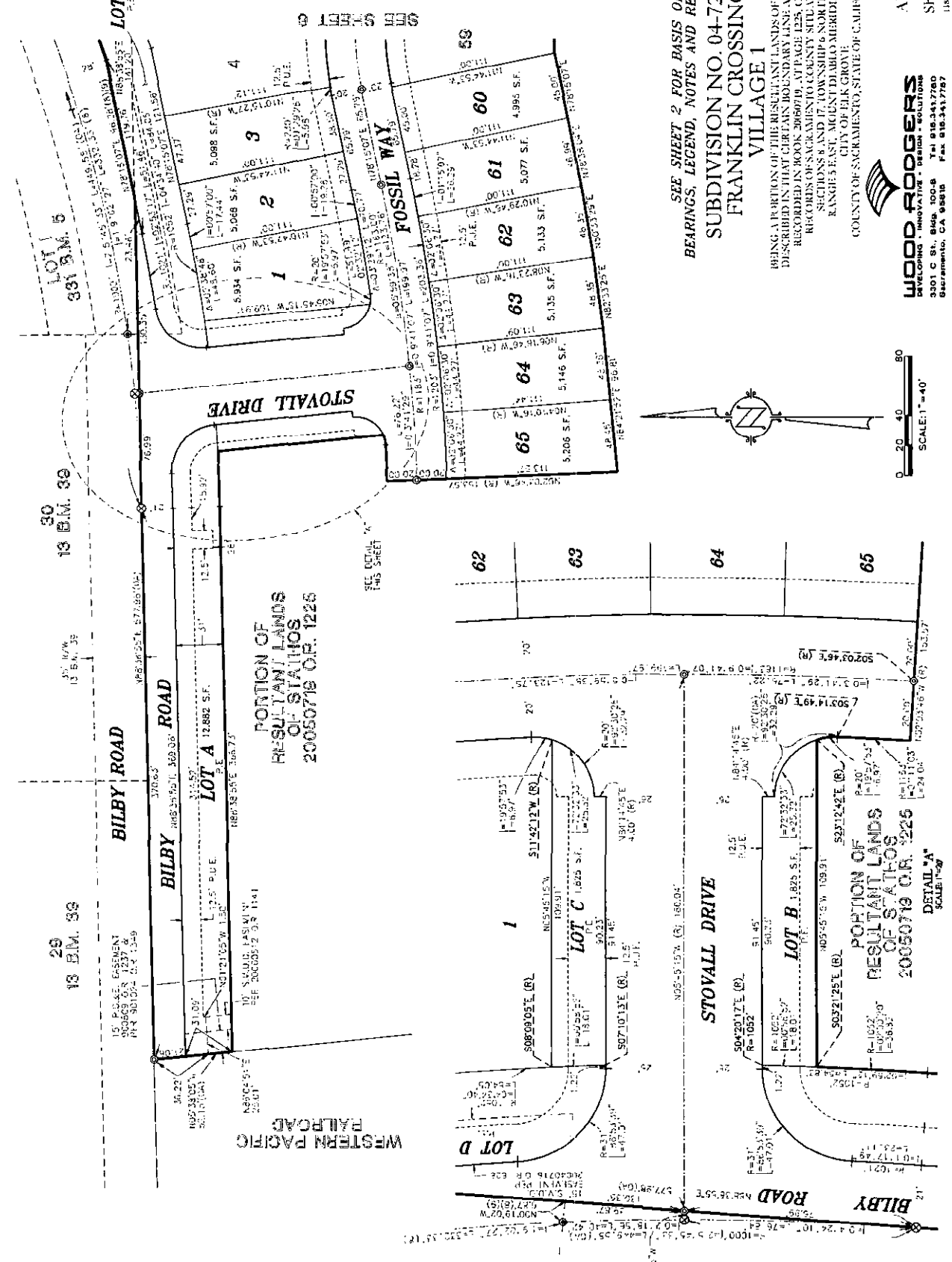
LINE TABLE
(SEE SHEET ONLY)

LINE NO.	BEARING	DISTANCE	CURVE DATA
11	N65°53'22"E	35.38'	F=1028' R=6810.20'
12	N27°06'28"W	6.00' (R)	F=225' R=9638.00'
13	N37°03'16"W	80.00'	F=1045' R=2840.19'
14	N27°06'38"W	86.65'	F=858' R=2051.37'
15	N65°53'22"E	6.00' (R)	
16	N65°53'22"E	34.51'	
17	N88°38'55"E	96.18'	

CURVE TABLE
(P-S SPEED ONLY)

LINE NO.	BEARING	DISTANCE	CURVE DATA
11	N65°53'22"E	35.38'	F=1028' R=6810.20'
12	N27°06'28"W	6.00' (R)	F=225' R=9638.00'
13	N37°03'16"W	80.00'	F=1045' R=2840.19'
14	N27°06'38"W	86.65'	F=858' R=2051.37'
15	N65°53'22"E	6.00' (R)	
16	N65°53'22"E	34.51'	
17	N88°38'55"E	96.18'	

SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING VILLAGE 1

BEING A PORTION OF THE RESIDUAL LANDS OF STATIONS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20060719 AT PAGE 1225 OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 3 EAST, MERIDIAN CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



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Tel: 916-444-7860
Fax: 916-941-7157

BILBY RANCH
UNIT 1
331 B.M. 5

LANDS OF
RUSMORE

FOUND 4-1/2" BRASS DISC
MARKED "S" WHICH IS ACCEPTED
AS THE NORTHEAST CORNER OF
SECTION 17 PER 331 B.M. 5.

123

122

120

119

LANDS OF E.G.C.S.D.

BILBY ROAD

PORTION OF
RESIDUAL LANDS
OF STATHOS
20050719 O.H. 1225

WILLARD PARKWAY

WILLARD PARKWAY

LOT 1
BILBY ROAD

LOT 2
BILBY ROAD

LOT 3
BILBY ROAD

LOT 4
BILBY ROAD

LOT 5
BILBY ROAD

LOT 6
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LOT 15
BILBY ROAD

LOT 16
BILBY ROAD

LOT 17
BILBY ROAD

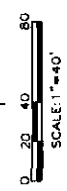
LOT 18
BILBY ROAD

LOT 19
BILBY ROAD

LOT 20
BILBY ROAD

SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1

BEING A PORTION OF THE RESIDUAL LANDS OF STATHOS AS
DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT
RECORDED IN BOOK 20050719, AT PAGE 1225, OFFICIAL
RECORDS OF SACRAMENTO COUNTY, STATE IN
SECTIONS 8 AND 17, TOWNSHIP 6 NORTH,
RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



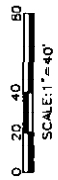
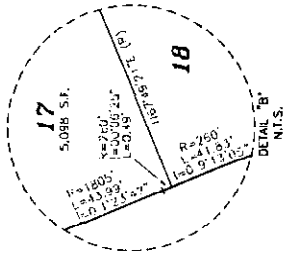
APRIL, 2011
Sheet 6 of 9
1187.100

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Sacramento, CA 95816 Fax. 916.341.7767

SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

PORTION OF
RESIDUAL LANDS
OF STATHOS
20050719 O.H. 1225

PORTION OF
RESULTANT LANDS
OF STATHOS
20050719 O.R. 1225

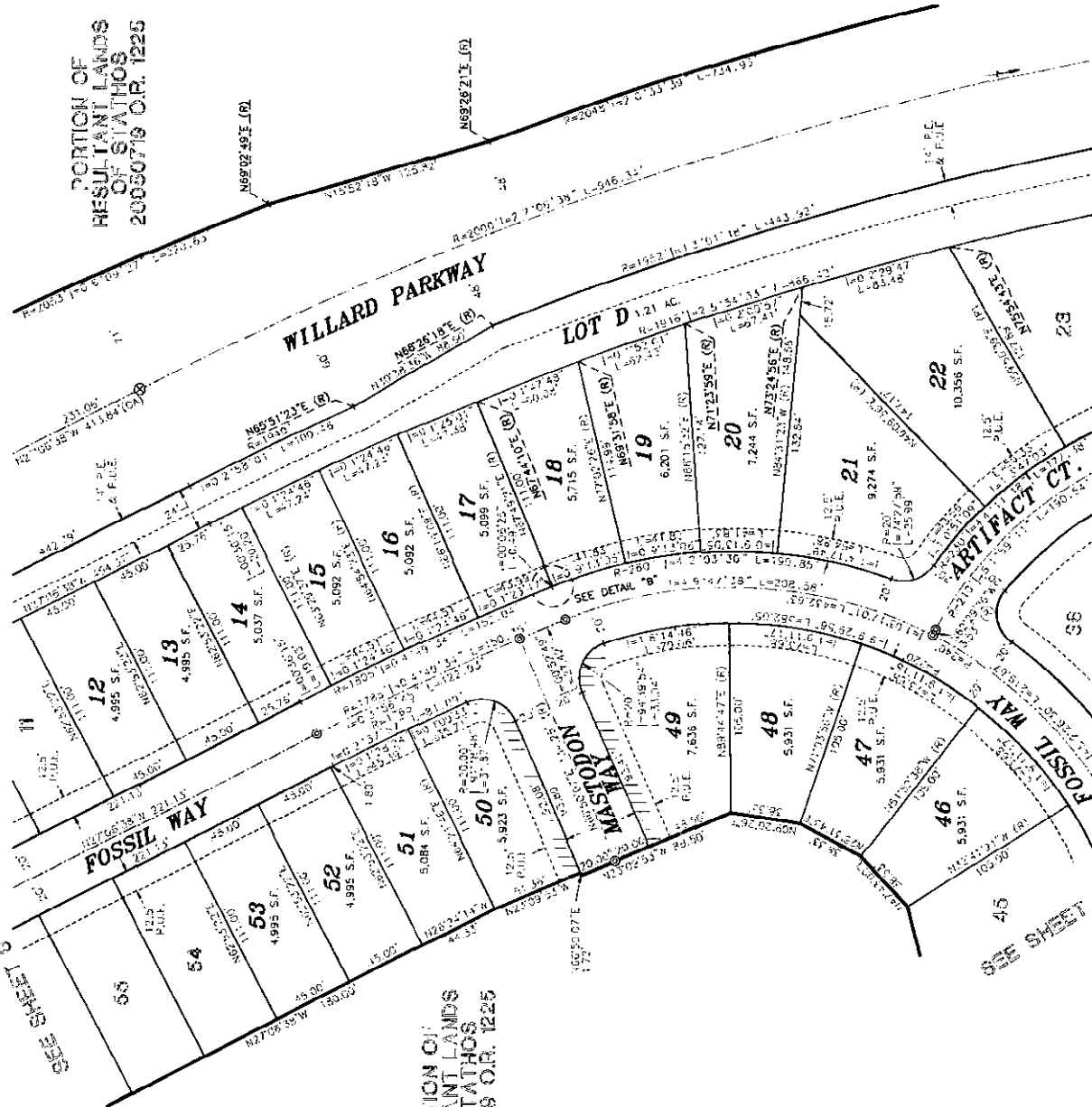


**SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1**

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2006719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTIONS 18 AND 19, T4N, R12E, S11E, NORTH 1/4, RANGE 5 EAST, T4N, R12E, S11E, NORTH 1/4, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL, 2011
Sheet 7 of 9
1187089

WOOD RODGERS
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Sacramento, CA 95818 Fax 916.343.7767



PORTION OF
RESULTANT LANDS
OF STATHOS
20050719 O.R. 1225

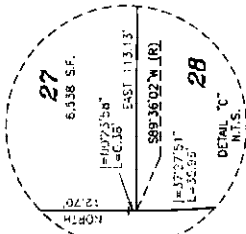
SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 8

SEE SHEET 5

SEE SHEET 6

PORTION OF
RESULTANT LANDS
OF STATOS
20050719 O.R. 1225



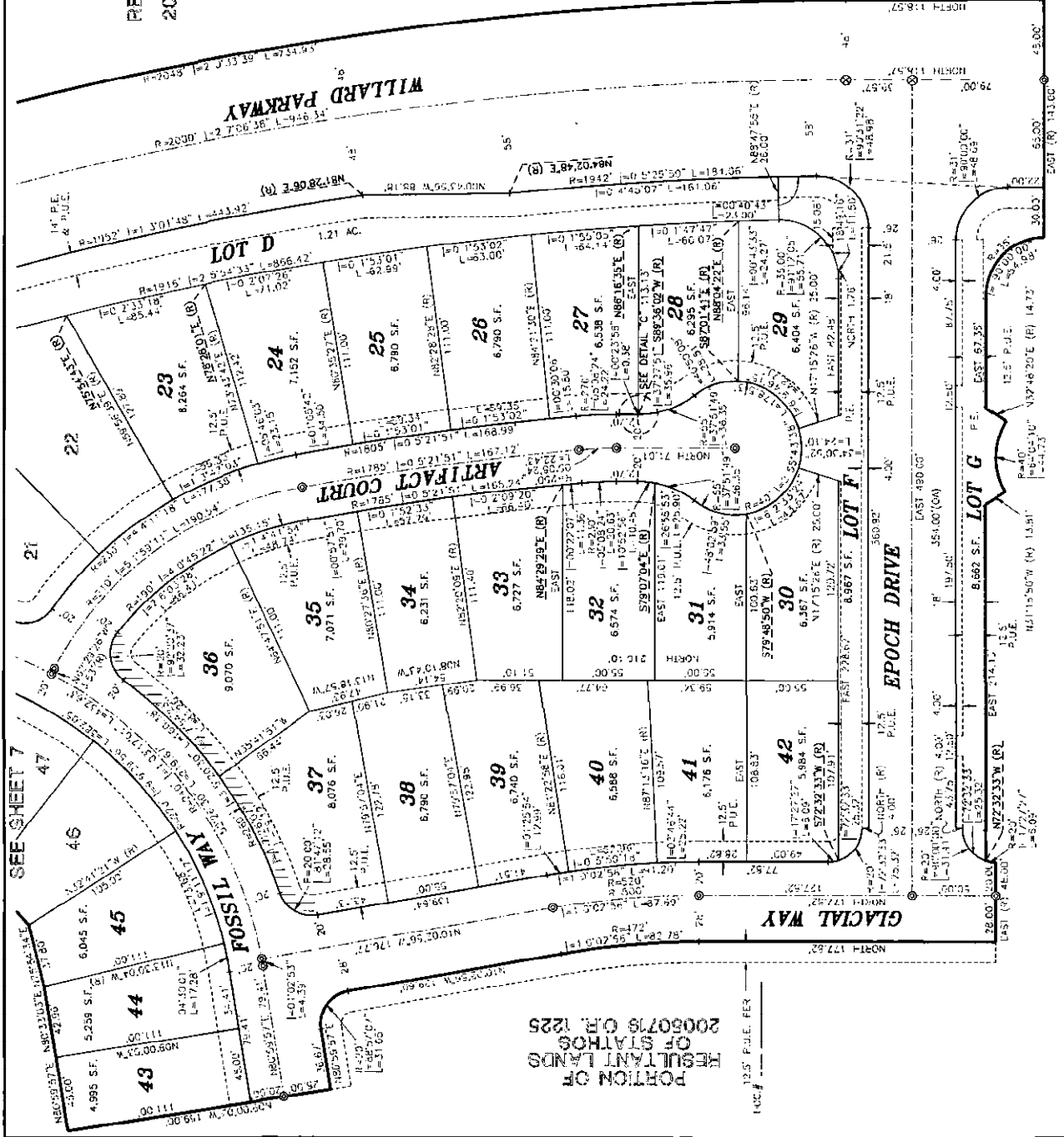
SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.
SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1

BEING A PORTION OF THE RESULTANT LANDS OF STATOS AS
DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT
RECORDED IN BOOK 20650719, AT PAGE 1225, OFFICIAL
RECORDS OF SACRAMENTO COUNTY SITUATED IN
SECTIONS 8 AND 17, TOWNSHIP 6 NORTH,
RANGE 5 EAST, MOUNT Diablo MERIDIAN
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



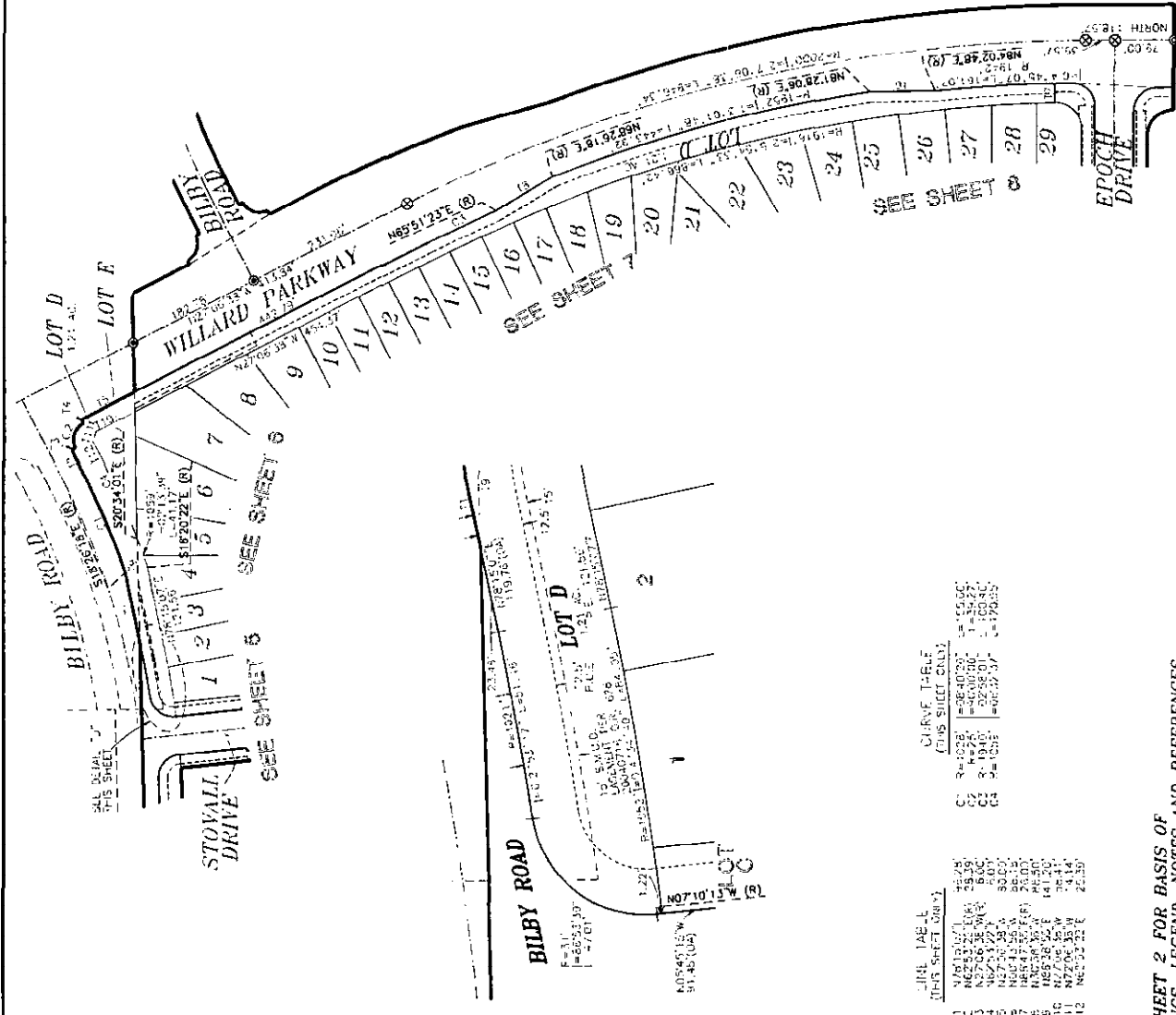
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Sacramento, CA 95816 Fax 916.341.7767

APRIL 2011
Sheet 8 of 9
JRM/089



PORTION OF
RESULTANT LANDS
OF STATOS
20050719 O.R. 1225

12.5' P.U.E. PER



**SUBDIVISION NO. 04-727.01
FRANKLIN CROSSING
VILLAGE 1**

BEING: A PORTION OF THE RESIDUAL LANDS OF STATIONS AS DESCRIBED IN TITAN CHERMAN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20650719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SUCCESSION SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 3 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD ROGERS
 DEVELOPING COMMERCIAL - RESIDENTIAL - SUBDIVISIONS
 2501 C ST., SUITE 100-8 TEL: 916.447.7800
 SACRAMENTO, CA 95816 FAX: 916.447.7787

APRIL 2011

Sheet 9 of 9
 18x24in

CURVE TABLE (THIS SHEET ONLY)

11	94°15'17"	75.29'
12	82°53'22"	114.13'
13	82°53'22"	114.13'
14	82°53'22"	114.13'
15	82°53'22"	114.13'
16	82°53'22"	114.13'
17	82°53'22"	114.13'
18	82°53'22"	114.13'
19	82°53'22"	114.13'
20	82°53'22"	114.13'
21	82°53'22"	114.13'
22	82°53'22"	114.13'
23	82°53'22"	114.13'
24	82°53'22"	114.13'
25	82°53'22"	114.13'
26	82°53'22"	114.13'
27	82°53'22"	114.13'
28	82°53'22"	114.13'
29	82°53'22"	114.13'

CURVE TABLE (THIS SHEET ONLY)

C1	34°23'31"	106.4073'	1=352.55'
C2	34°23'31"	106.4073'	1=352.55'
C3	34°23'31"	106.4073'	1=352.55'
C4	34°23'31"	106.4073'	1=352.55'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

EXHIBIT B

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

Project Title: Subdivision No 04-727-01, Franklin Crossing, Village 1 Final Map – EG-09-062

Project Location - Specific: Northeast corner of Bruceville Road and Whitelock Parkway

Assessor's Parcel Number(s):

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for Village 1 of the Franklin Crossing subdivision, subdivision number 04-727-01.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Taro Echiburu, Planning Director
(916) 478 3619

Applicant: Taylor Morrison
c/o Jay Pawlek
1180 Iron Point Road, Suite 100
Folsom, CA 95630
916.355.8900

- Exemption Status:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption []
 - Statutory Exemption [Guidelines Section 15268(b)]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Final Map is a project under CEQA.

Staff has reviewed the project to determine the required level of review under CEQA. The proposed project is exempt from CEQA under Section 15268(b) of Division 6 of Chapter 3 of Title 14 of the

California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in July 2010. An Initial Study/Mitigated Negative Declaration (MND) was prepared for the project and adopted by the City Council as part of the project approval. This MND adequately addressed environmental issues related to the development of the subject property. Consequently, pursuant to CEQA Guidelines Section 15628(b), no further environmental review is required for this project.

City of Elk Grove
Development Services - Planning

By _____
Taro Echiburu, *Planning Director*
Date: April 27, 2011

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-65

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

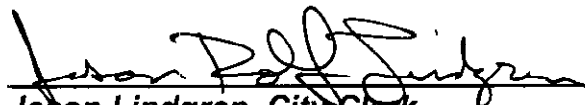
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 27, 2011 by the following vote:

AYES : **COUNCILMEMBERS:** *Detrick, Cooper, Davis, Hume, Scherman*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California