

RESOLUTION NO. 2015-246

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A FINAL MAP FOR SUBDIVISION NO. 03-481.04, MADEIRA EAST
VILLAGE 4, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for the Madeira East Project (EG-03-481) on April 11, 2007, and approved amendments to the conditions of approval on July 10, 2013; and

WHEREAS, consistent with the approved Tentative Map, Taylor Morrison of California, a California Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 03-481.04, Madeira East Village 4, of the previously-approved Tentative 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 substantially satisfied; and

WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

WHEREAS, the City has determined that 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 is attached hereto.

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. 03-481.04, Madeira East Village 4 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 03-481.04, Madeira East Village 4, a copy of which is hereby attached as Exhibit A and made part of this Resolution;
- 4) Directs the City Manager to execute the Subdivision Improvement Agreement 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 for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day
of December 2015



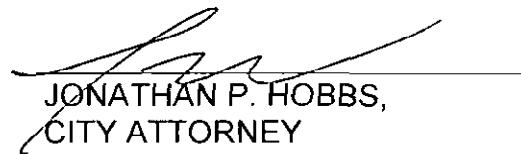
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

BASIS OF BEARINGS

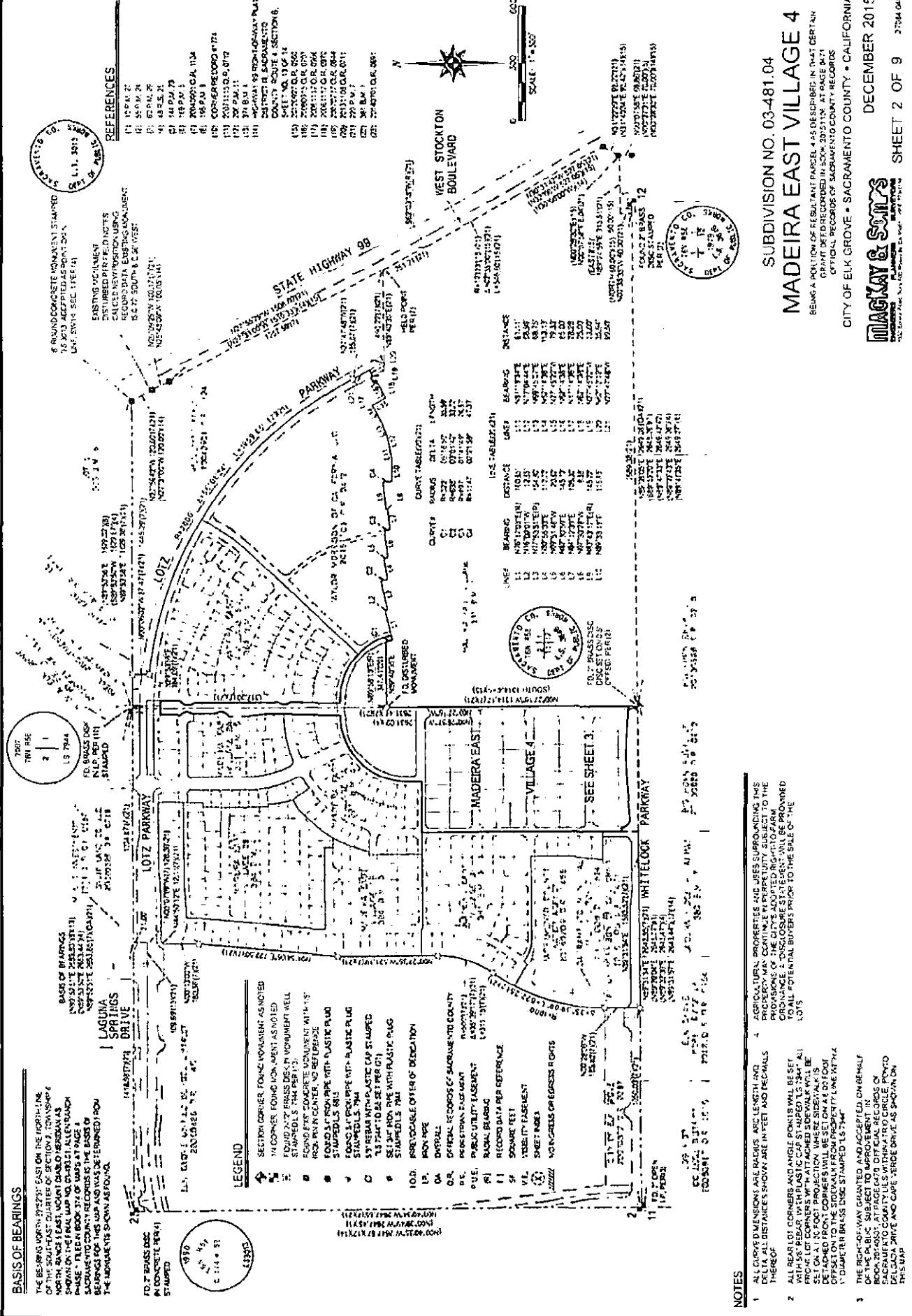
THE BEARINGS WERE DETERMINED EAST ON THE NORTH LINE
OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP
NORTH, RANGE EAST, MOUNT DIABLO MOUNTAIN AS
SHOWN ON THE REAL MAP NO. 04151 ALLENBACH
DRAWS FIELD BOOK 21, PAGE 4.
BEARINGS TO COUNTRY RECORDS ARE THE BASIS OF
BEARINGS FOR THIS SURVEY AND WAS DETERMINED FROM
THE MARKMENTS SHOWN ASTOUND.

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SIGNATURE OMISSIONS

PURSUANT TO SECTION 84A(1)(B) OF THE SUBORDINATION AGREEMENT, SIGNATURES ARE BEING OMITTED SINCE THESE INTERESTS CANNOT REIPEN INTO A FREE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENT.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 8606 (B)(1)(B) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT BE OPENED INTO A FEE TITLE AND SAID SIGNATURES ARE NOT RECORDED BY THE LOCAL AGENCY.

- CITY OF ELK GROVE EASEMENT HOLDER FOR GRANT OF WAY PURPOSES RECORDED ON MAY 1, 2014 IN BOOK 10400, AT PAGE 940, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE EASEMENT HOLDER FOR GRANT OF WAY PURPOSES RECORDED ON JUNE 24, 2014 IN BOOK 10402, AT PAGE 853, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES RECORDED MAY 1, 2015 IN BOOK 10420, AT PAGE 147, AND RECORDED JUNE 21, 2015 IN BOOK 21, PAGE 146, BOTH OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENTS ARE PLOTTED AND ARE SHOWN HEREON.
- SACRAMENTO INDUSTRIAL UTILITY DISTRICT EASEMENT HOLDER FOR DREDGE AND DREDGED MATERIALS USES INDISTINCT PURPOSES RECORDED JUNE 1, 2014 IN BOOK 10400, PAGE 940, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND IS PLOTTED AND SHOWN HEREON.

MAP SHEET 3 OF 9

SUBDIVISION NO. 03-481.04
MADEIRA EAST VILLAGE 4
BEING A PORTION OF RESIDENTIAL PARCEL 4 AS DESCRIBED IN BOOK 201510 AT PAGE M-1
GRANT DEED RECORDED OF SACRAMENTO COUNTY RECORDS
OFFICIAL RECORDS OF SACRAMENTO COUNTY • CALIFORNIA
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAGUARAI STREET

WHITELOCK PARKWAY

LOT A
NORTH 113.00 FT
EAST 146.00 FT
TOTAL AREA 17.15 SQ FT
SOUTH 113.00 FT
WEST 146.00 FT
TOTAL AREA 17.15 SQ FT

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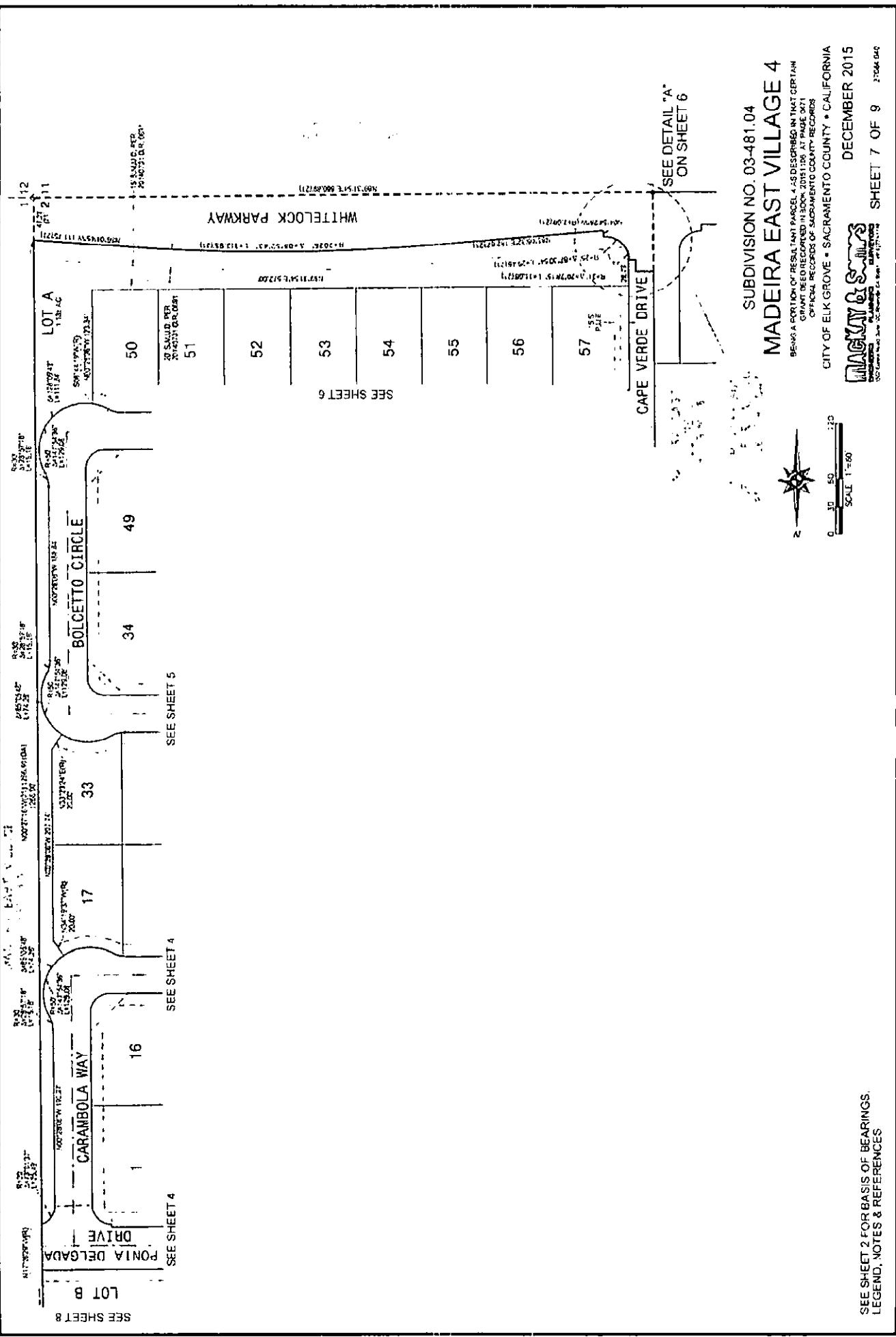


EXHIBIT B



**City of Elk Grove
NOTICE OF EXEMPTION**

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

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

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

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Subdivision No. 03-481.04, Madeira East Village 4**
PROJECT LOCATION - SPECIFIC: Northeast corner of Cape Verde Drive and Whitelock Parkway
ASSESSOR'S PARCEL NUMBER(S): 132-0280-081, 132-0280-082 and 132-0280-083
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**
PROJECT DESCRIPTION: Approval of Subdivision No. 03-481.4, Madeira East Village 4 Final Map.

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

LEAD AGENCY CONTACT: Sandy Kyles (916) 478-3620
Taylor Morrison of California, LLC
81 Blue Ravine Road
Folsom, CA 95630

APPLICANT:

EXEMPTION STATUS:

- Ministerial [Section 21080(b); 15268];
- General Rule [Section 15060(c)(3)];
- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Statutory Exemption
- Categorical Exemption

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

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), 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 Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

CITY OF ELK GROVE
Development Services - Planning

By: _____
Sandy Kyles

Date: _____

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-246

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

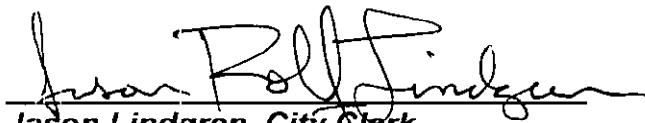
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 9, 2015 by the following vote:

AYES : COUNCILMEMBERS: Davis, Ly, Detrick, Hume, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



**Jason Lindgren, City Clerk
City of Elk Grove, California**