

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



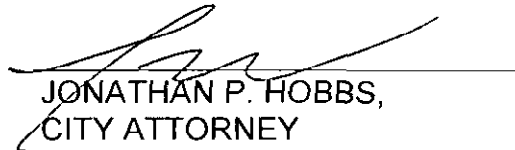
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



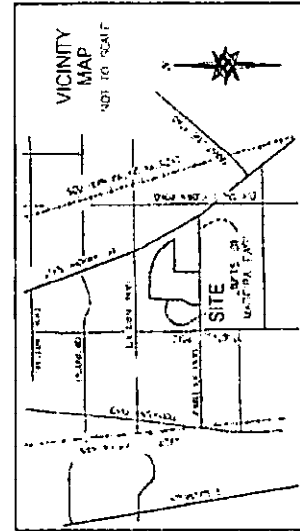
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THE FINAL MAP AND INSTRUMENTS FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED BELOW TO THE CITY OF ELK GROVE...

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO CITY OF ELK GROVE... THE REAL PROPERTY DESCRIBED BELOW ARE DESIGNATED AS EASEMENTS TO THE CITY OF ELK GROVE FOR PUBLIC USE...

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THE FINAL MAP AND INSTRUMENTS FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED BELOW TO THE CITY OF ELK GROVE...

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THE FINAL MAP AND INSTRUMENTS FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED BELOW TO THE CITY OF ELK GROVE...

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THE FINAL MAP AND INSTRUMENTS FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED BELOW TO THE CITY OF ELK GROVE...

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THE FINAL MAP AND INSTRUMENTS FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED BELOW TO THE CITY OF ELK GROVE...

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC ON THIS DATE HAS COMPLETED HIS DUTY IN THE PRESENCE OF THE SIGNER OF THE INSTRUMENTS WHOSE IDENTIFICATION CREDENTIALS HAVE BEEN VERIFIED BY ME...

ON THIS 11th DAY OF MAY 2017, I HAVE PERSONALLY KNOWN AND KNOWN TO ME THE SIGNER OF THE INSTRUMENTS WHOSE IDENTIFICATION CREDENTIALS HAVE BEEN VERIFIED BY ME...

WITNESSES MY HAND AND THE SEAL OF MY OFFICE ON THIS 11th DAY OF MAY 2017. KATHLEEN LOPEZ, Notary Public, State of California.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE SUBDIVISION NO. 03-481.04 MADEIRA EAST VILLAGE AND FIND IT TO BE TECHNICALLY CORRECT.



RYAN W. MICHAEL, LICENSED PROFESSIONAL ENGINEER, REGISTRATION EXPIRES 09/30/17

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 03-481.04 OF MADEIRA EAST VILLAGE AND FIND IT TO BE TECHNICALLY CORRECT...



RICHARD W. SHEPARD, LICENSED PROFESSIONAL ENGINEER, REGISTRATION EXPIRES 09/30/17

CITY CLERK'S STATEMENT

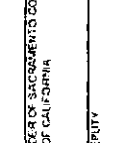
I, JASON UNDERHILL, CITY CLERK OF THE CITY OF ELK GROVE HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 03-481.04 MADEIRA EAST VILLAGE...



JASON UNDERHILL, CITY CLERK, CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

I HEREBY STATE THAT I HAVE REVIEWED THE INSTRUMENTS AND FIND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT...



JASON UNDERHILL, CITY CLERK, CITY OF ELK GROVE, CALIFORNIA

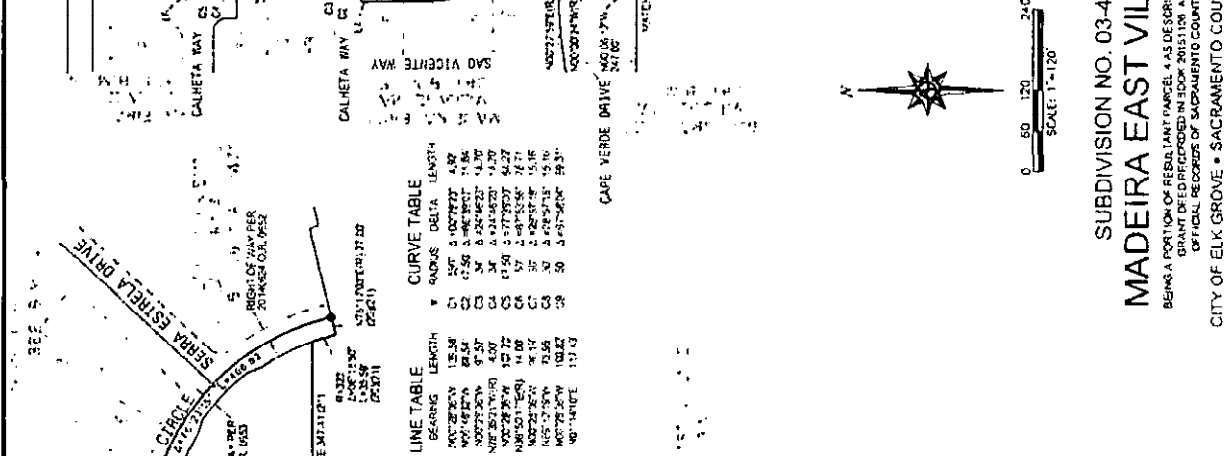
SOILS REPORT

A FIELD SOILS REPORT WAS PREPARED BY YALACE & SONS ASSOCIATES, DATED AUGUST 22, 2016, FILE NO. WKA-NO-402. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



DECEMBER 2015 SHEET 1 OF 9 2/004.DWG

GRANT TO THE CITY OF ELK GROVE
PER 2014054-012, 0654



LINE TABLE

LINE	BEARING	LENGTH
L1	N 89° 22' 27" W	12.38
L2	N 89° 22' 27" W	25.34
L3	N 89° 22' 27" W	4.37
L4	N 89° 22' 27" W	4.37
L5	N 89° 22' 27" W	4.37
L6	N 89° 22' 27" W	4.37
L7	N 89° 22' 27" W	4.37
L8	N 89° 22' 27" W	4.37
L9	N 89° 22' 27" W	4.37
L10	N 89° 22' 27" W	4.37

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	50'	100° 00' 00"	157.08
C2	50'	100° 00' 00"	157.08
C3	50'	100° 00' 00"	157.08
C4	50'	100° 00' 00"	157.08
C5	50'	100° 00' 00"	157.08
C6	50'	100° 00' 00"	157.08
C7	50'	100° 00' 00"	157.08
C8	50'	100° 00' 00"	157.08
C9	50'	100° 00' 00"	157.08
C10	50'	100° 00' 00"	157.08



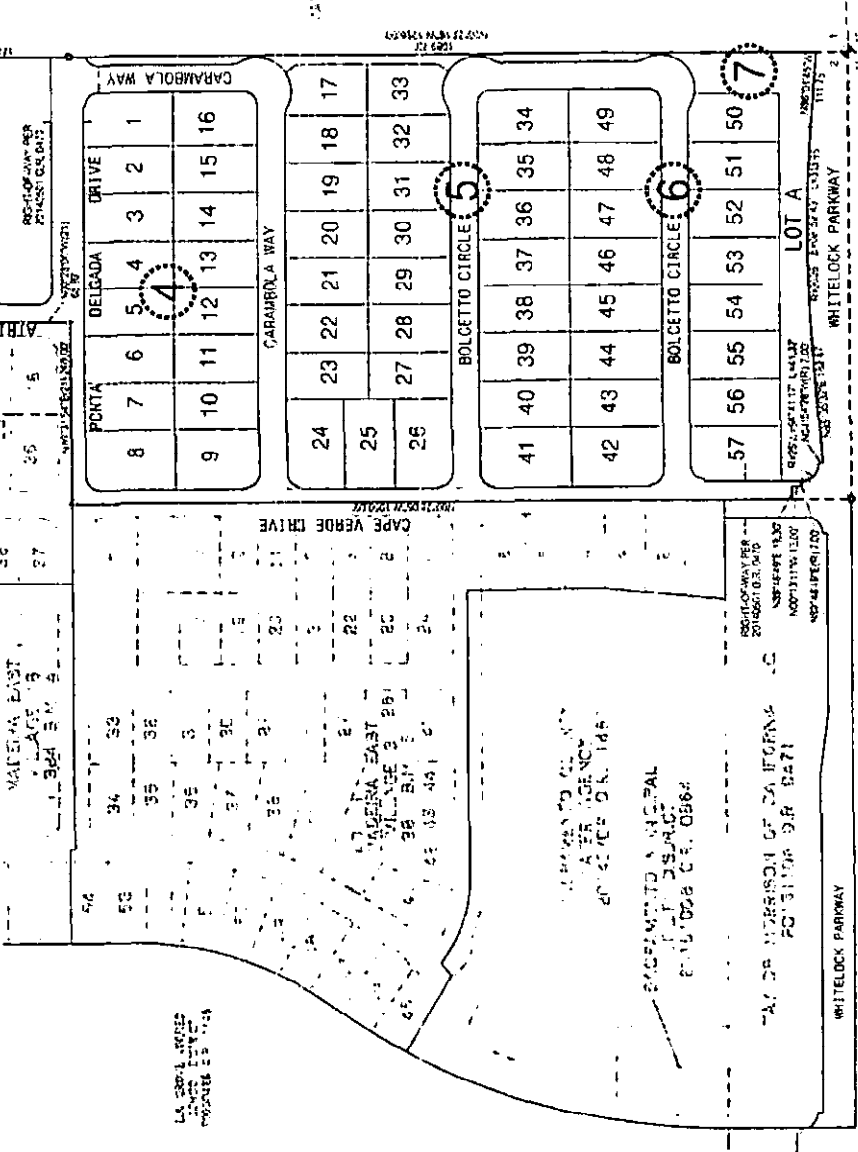
0 50 100 246
SCALE: 1"=120'

SUBDIVISION NO. 03-481.04
MADEIRA EAST VILLAGE 4
BEING A PORTION OF FEDERAL PARCEL AS DESCRIBED IN THAT CERTAIN
ORIGINAL RECORD RECORDED IN BOOK 2014054-012, PAGE 101
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

DECEMBER 2015
SHEET 3 OF 9
3/2014 OAC

SIGNATURE OMISSIONS

- 1. PURSUANT TO SECTION 26424.5(b) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED BECAUSE THEIR INTEREST CANNOT BE IDENTIFIED IN THE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
- 2. CITY OF ELK GROVE EASEMENT HOLDER FOR RIGHT-OF-WAY PURPOSES RECORDED ON MAY 1, 2014 IN BOOK 2014054-012, PAGE 640, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 3. CITY OF ELK GROVE EASEMENT HOLDER FOR RIGHT-OF-WAY PURPOSES RECORDED ON JUNE 24, 2014 IN BOOK 2014054-012, PAGE 363, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 4. SACRAMENTO MUNICIPAL UTILITY DISTRICT EASEMENT HOLDER FOR OVERHEAD AND UNDERGROUND CABLES, WIRES AND INSTRUMENTAL PURPOSES RECORDED JAN 11, 2014 IN BOOK 2014054-012, PAGE 064, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENTS ARE PLOTTED AND SHOWN HEREON.



ELK GROVE
POPPY RIDGE - P
2014054-012, PAGE 101
SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES

LAJUNA RIDGE - P
380 B
WHITELOCK PARKWAY

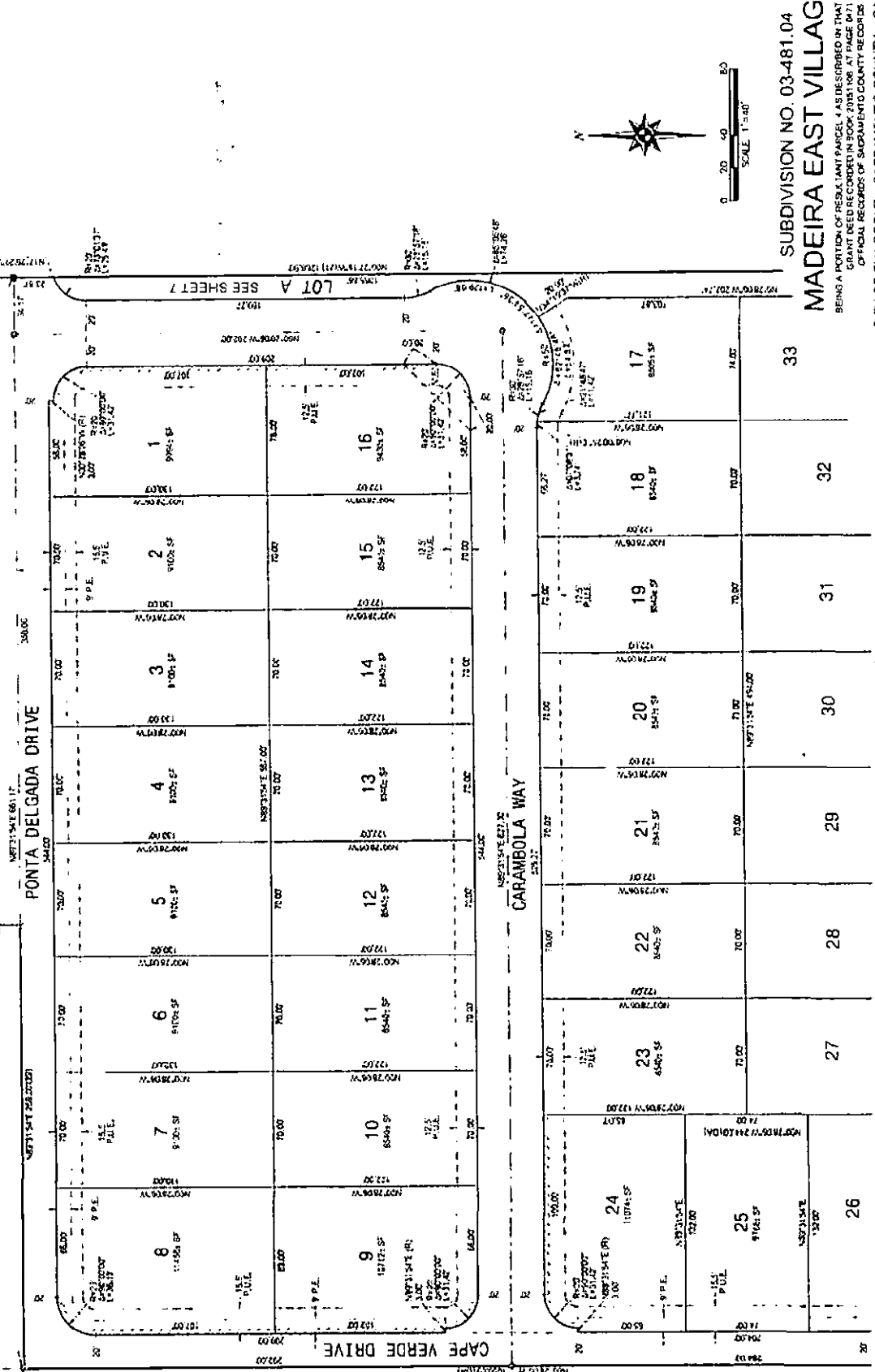
SEE SHEET 8
 27' RIGHT OF WAY PER
 27'4558' D.R. 1470

LOT B
 ATRIO
 CIRCLE

MADEIRA PASS
 LOT B - 6

SEE SHEET 5

CAPE VERDE DRIVE



**SUBDIVISION NO. 03-481.04
 MADEIRA EAST VILLAGE 4**

BEING A PORTION OF RESUBMIT PARCEL 4 AS DESCRIBED IN THAT CERTAIN
 GRANT RECORDED IN BOOK 20851.06 AT PAGE 0471
 OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 DECEMBER 2015

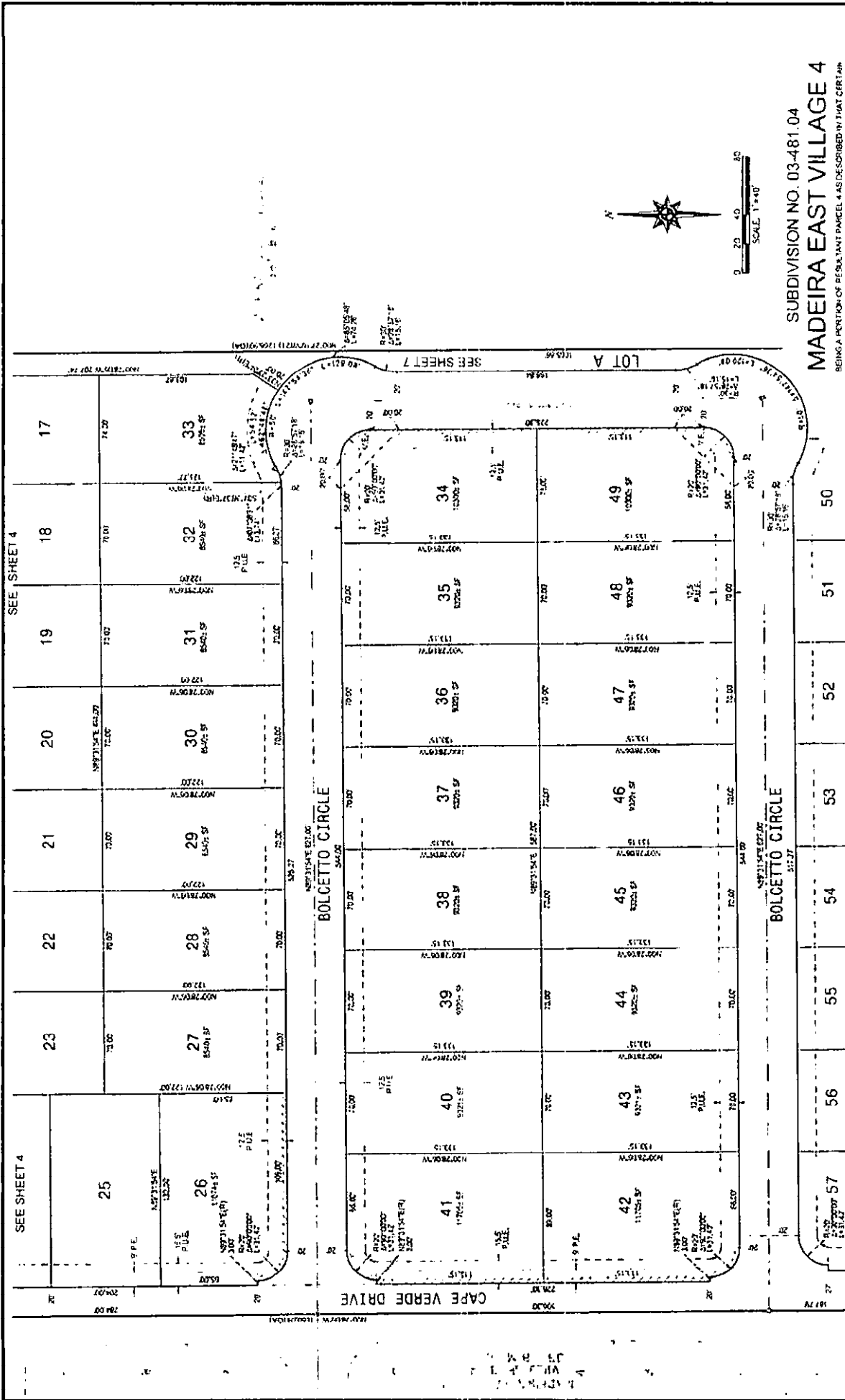


SHEET 4 OF 9
 27864 040

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS,
 LEGEND, NOTES & REFERENCES



SUBDIVISION NO. 03-481.04
MADEIRA EAST VILLAGE 4
 BEING A PORTION OF RESUBDIVISION 4 AS DESCRIBED IN THAT CERTAIN
 GRANT RECORDED IN BOOK 27000 PAGE 307
 OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MAGWAY & SONS
 REGISTERED PROFESSIONAL SURVEYORS
 1401 W. 14th St., Elk Grove, CA 95757
 DECEMBER 2015
 SHEET 5 OF 9 3/20/15/049

SEE SHEET 2 FOR BASIS OF BEARINGS,
 LEGEND, NOTES & REFERENCES

SEE SHEET 4

SEE SHEET 4

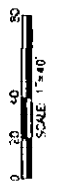
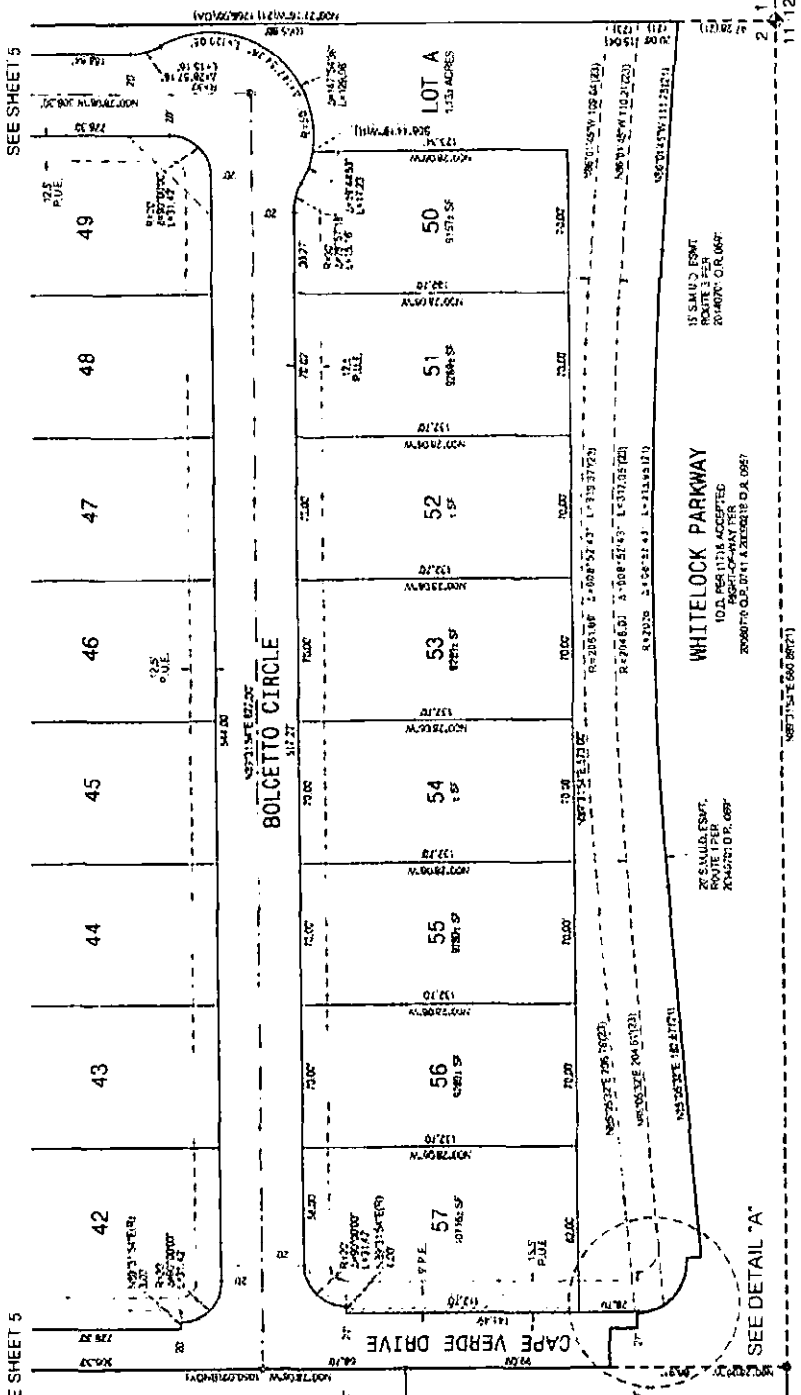
SEE SHEET 6

SEE SHEET 6

SEE SHEET 5

MADEIRA EAST
SUBDIVISION
SACRAMENTO COUNTY
CALIFORNIA

RAYON MORRISON
OR CALIFORNIA
2012106 OR 0471



SUBDIVISION NO. 03-481.04 MADEIRA EAST VILLAGE 4

BEING A PART OF CERTAIN PARCELS AS DESCRIBED IN TRACT CERTAIN
NUMBERED AS SET FORTH IN BOOK 1112 PAGE 1112
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2015



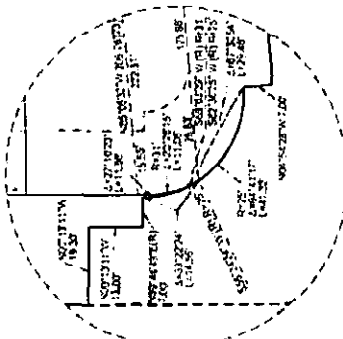
SHEET 6 OF 9 27204 000

WHITECLOAK PARKWAY

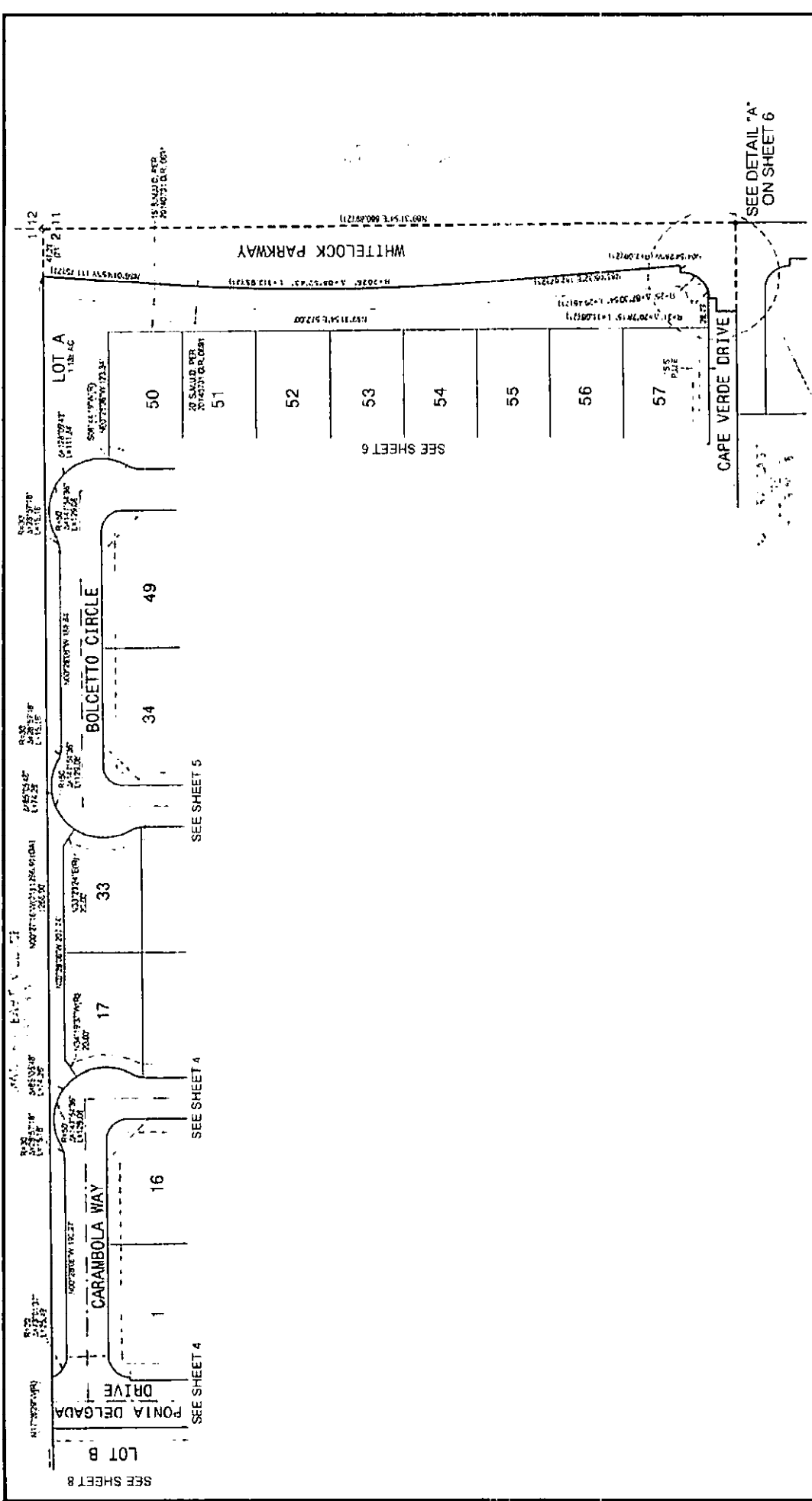
15.5644 ACRES
ROUTE 3 PER
2014070 O.R. 0867

CAPE VERDE DRIVE

15.5644 ACRES
ROUTE 1 PER
2014070 O.R. 0867

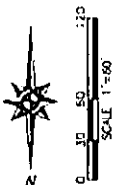


SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES

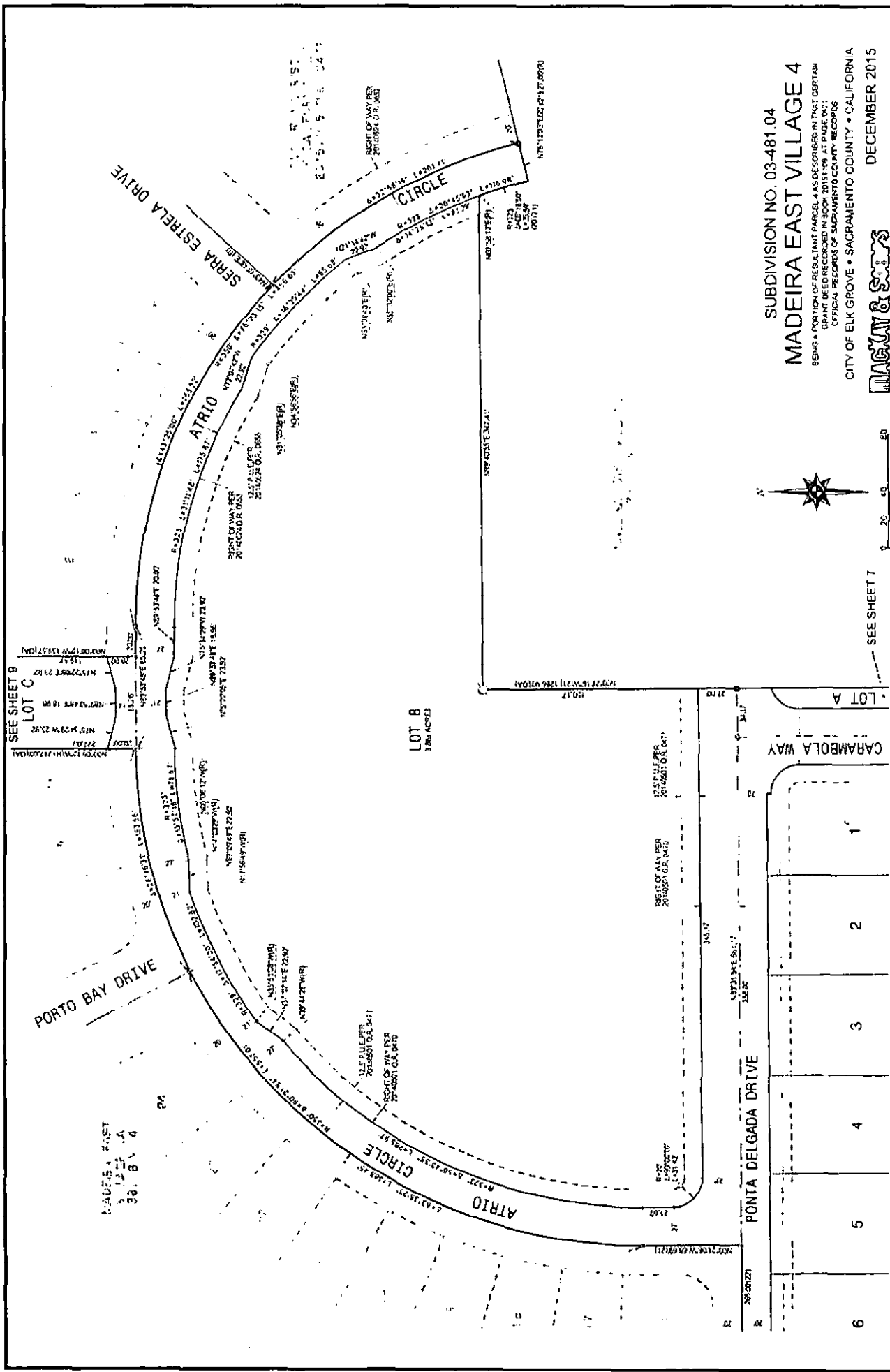


SUBDIVISION NO. 03-481.04
MADEIRA EAST VILLAGE 4
 BEING A PORTION OF RESUBMIT PARCEL 4 AS DESCRIBED IN TRACT CERTIFICATE NO. 101663, IN THE COUNTY OF SACRAMENTO, CALIFORNIA, OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2015
AGUILAR & SONS
 CIVIL ENGINEERS
 1300 COLLETT AVENUE, SUITE 200, ELK GROVE, CALIFORNIA 95759
 SHEET 7 OF 9 3/2014 (04)



SEE SHEET 2 FOR BASIS OF BEARINGS,
 LEGEND, NOTES & REFERENCES



SEE SHEET 9
LOT C

MADEIRA EAST
30.8 ACRES
LOT A

LOT B
3.88 ACRES

SEE SHEET 7



SUBDIVISION NO. 03-481.04
MADEIRA EAST VILLAGE 4
BEING A PORTION OF RESUBDIVISION 4 AS DESCRIBED IN TRACT CERTAIN
TO BE MORE FULLY DESCRIBED IN SACRAMENTO COUNTY RECORDS ON
PAGE 001
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2015



SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

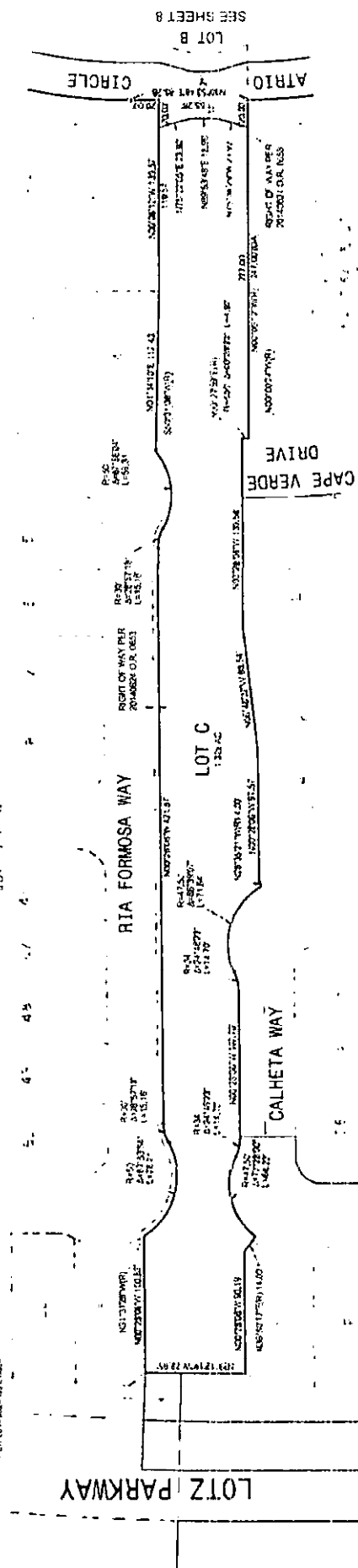
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

GRANT TO THE CITY OF ELK GROVE
PER RESOLUTION D.A. 1854

LOT 2 PARKWAY



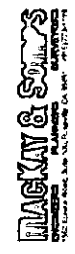
SEE SHEET 8

SUBDIVISION NO. 03-481.04

MADEIRA EAST VILLAGE 4

BEING A PORTION OF RESUBMIT PARCEL 4 AS DESCRIBED IN FIRST CERTAIN
GRANT DEED RECORDED IN BOOK 20151106 AT PAGE 28171
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



DECEMBER 2015

SHEET 9 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS,
LEGEND, NOTES & REFERENCES

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

APPLICANT: 81 Blue Ravine Road
Folsom, CA 95630

- 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)

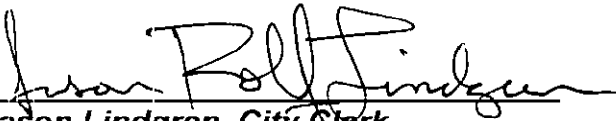
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 9, 2015 by the following vote:

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