

RESOLUTION NO. 2017-280

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR SUBDIVISION NO. 03-481.08, MADEIRA EAST VILLAGE 8, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, the City Council of the City of Elk Grove 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, LLC, a California Limited Liability Company, submitted to the City for approval, a Final Map for Subdivision No. 03-481.08, Madeira East Village 8, 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

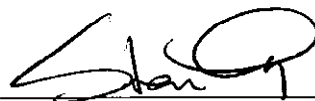
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

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.

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. 03-481.08, Madeira East Village 8 substantially comply with the previously-approved Tentative Map; and
- 2) 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 03-481.08, Madeira East Village 8, a copy of which is hereby attached as Exhibit A;
- 4) That the City Manager is hereby authorized 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 to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of December 2017




STEVE LY, 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 THIS FINAL MAP OF SACRAMENTO MADEIRA EAST VILLAGE 8 AND OFFERS FOR DESIGNATION 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, AND C.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE: WHITELOCK PARKWAY, POPPY RIDGE ROAD, SPECTRUM WAY, AND WHITE ROCK WAY 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 ELECTRIC, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UTILITIES TO BE INSTALLED HEREON, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LIVING ADJACENT TO THE PUBLIC PARKWAY, ROAD AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND CONTIGUOUS TO THE PUBLIC ROAD AND WAYS AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT". SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS (P.E.).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HOUSES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.)

THE FOLLOWING IS A DESCRIPTION OF ACCESS RIGHTS, THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND 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.).

TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: Joy Powell

TITLE: Vice President

BY: [Signature]

NAME: Alex Bazzocco

TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT

I, NOTARY PUBLIC OR OTHER OFFICER QUALIFIED TO EXECUTE 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 Sacramento

ON November 16, 2017 BEFORE ME, L. Hall

PERSONALLY APPEARED Joy Powell and Alex Bazzocco

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY WERE THE SAME AS THE PERSONS WHOSE NAMES WERE SUBSCRIBED TO THE INSTRUMENT AND THAT BY WHICH THE PERSONS WHOSE NAMES WERE SUBSCRIBED TO THE INSTRUMENT, ON THE ENTRY UPON BEHALF OF THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature] PRINTED NAME

L. Hall COUNTY

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

MY COMMISSION EXPIRES August 5, 2018 MY COMMISSION NUMBER: 2011600A

SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBMISSION NO. 03-481-08 MADEIRA EAST VILLAGE 8, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL MANGER
L.S. NO. 5154
REGISTRATION EXPIRES: 08-31-19

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-481-08 OF MADEIRA EAST VILLAGE 8 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007, AND AMENDED ON JULY 10, 2013, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL EASEMENTS, RIGHTS OF WAY, AND RIGHTS OF PUBLIC UTILITY SHOWN ON THE MAP HAVE BEEN COMPLIED WITH.



ROBERT K. MURDOCH
L.S. NO. 4784
EXPIRATION DATE: 12-31-17

DATE: _____

CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY OF ELK GROVE HAS REVIEWED AND ACCEPTED THE FINAL MAP OF SUBDIVISION NO. 03-481-08 OF MADEIRA EAST VILLAGE 8 AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, WHITELOCK PARKWAY, POPPY RIDGE ROAD, ALBERTA WAY, GREATAG FRONT WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENT, AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AS SUBSCRIBED IN FEE SIMPLE LOTS A, B, AND C, ALL AS OPENED HEREON AND HEREBY CONSENT TO THE ABANDONMENT LISTED HEREON.



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____

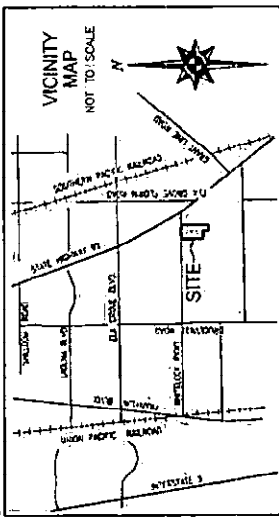
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2017, 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.

RECORDED OF SACRAMENTO COUNTY _____ DOCUMENT NO. _____

STATE OF CALIFORNIA

BY: _____ DEPUTY _____ FEE: \$ _____



RIGHT OF WAY ABANDONMENT

PURSUANT TO SECTION 90434(6) OF THE SUBDIVISION MAP ACT THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THAT PORTION OF THE PUBLIC HIGHWAY EASEMENT, WITHIN THE BORDERS OF THIS MAP, RECORDED FEBRUARY 5, 1998 IN BOOK 109 OF DEEDS, AT PAGE 215, OFFICIAL RECORDS OF SAID COUNTY NOT SHOWN ON THIS MAP.

SUBDIVISION MAP ACT SECTION 68477.5 CERTIFICATE

PURSUANT TO SECTION 68477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECOVER LOT A, AND LOT C, AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. 03-481-08, MADEIRA EAST VILLAGE 8, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ELK GROVE DOES NOT TAKE ANY ACTION TO RECOVER THE PROPERTY OR ANY PORTION THEREOF FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

SUBDIVIDER: TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ADDRESS: 211 BELLEVILLE ROAD, SUITE 228
FUSON, CA 95630

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS SWORN UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MANIFESTS ON I. OF OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2017; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 17.895 ACRES, CONSISTING OF 71 RESIDENTIAL LOTS TOTALING 12.114 ACRES, 2 LANDSCAPE LOTS TOTALING 0.371 ACRES, 1 PARK LOT TOTALING 1.118 ACRES AND STREET RIGHT-OF-WAY TOTALING 4.292 ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



[Signature]
CRAIG J. SOMPS
P.L.S. 7046 DD-104145

DATE: 11/15/17

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHIL & ASSOCIATES, DATED OCTOBER 11, 2013. FILE NO. WKA NO. 9980 02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

REFERENCES

- (1) 16 R.L. 37
- (2) 88 R.L. O.R. 481
- (3) 77 R.L. 35
- (4) 15 P.M. 24
- (5) 15 P.M. 24
- (6) 15 P.M. 24
- (7) 18 P.M. 5
- (8) 206 P.M. 11
- (9) 212 P.M. 8
- (10) 220 P.M. 7
- (11) 397 B.M. 3
- (12) 397 B.M. 3

LEGEND

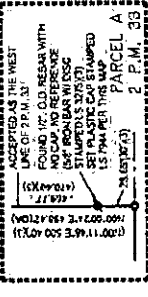
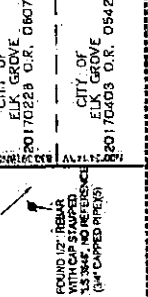
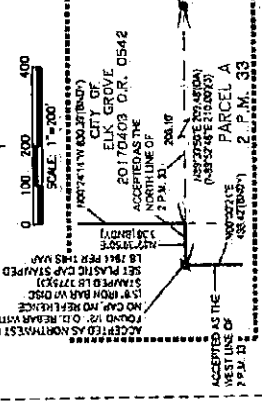
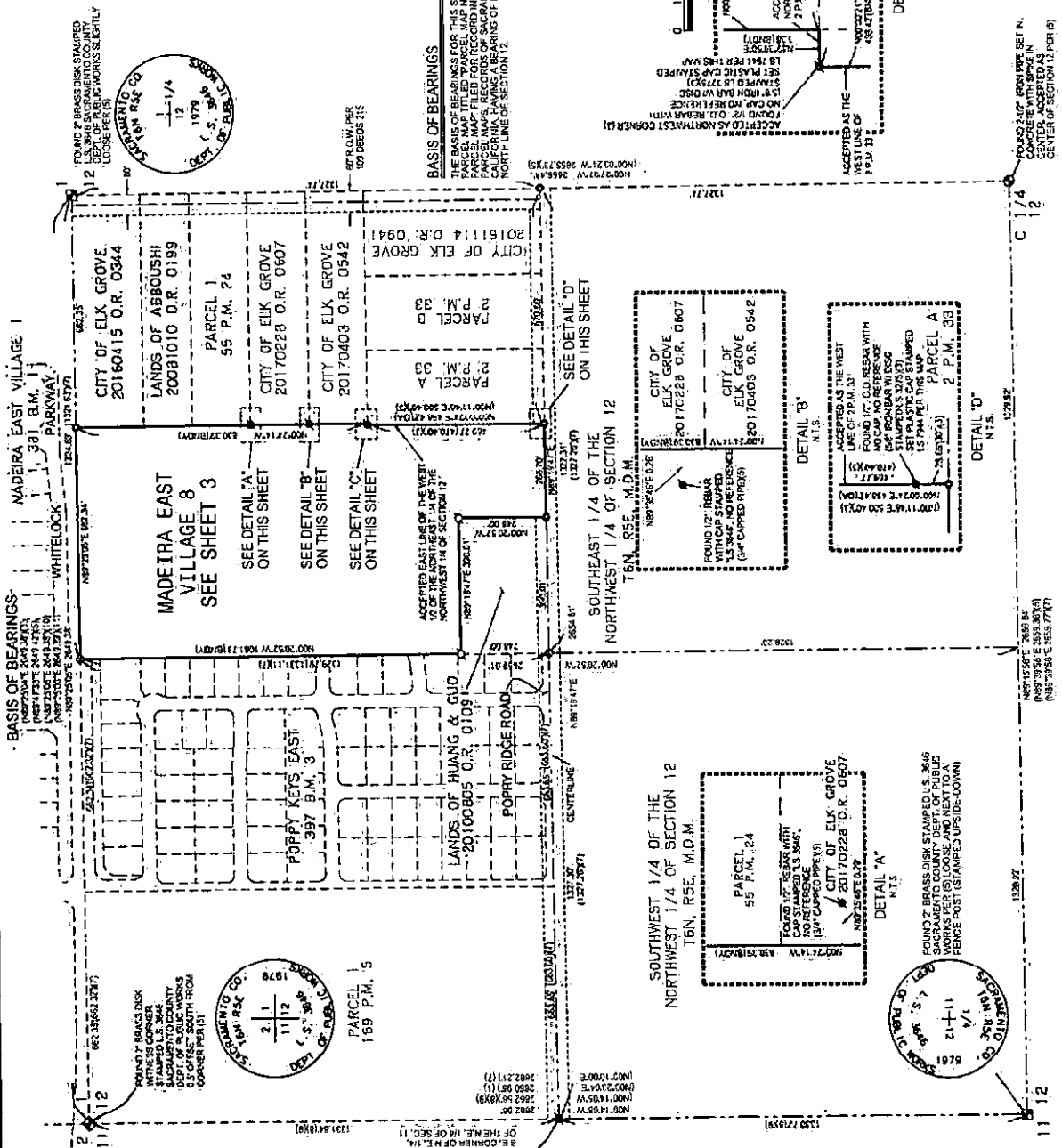
- SECTION CORNER FOUND MONUMENT AS NOTED
- 1/4 CORNER FOUND MONUMENT AS NOTED
- FOUND CENTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED U.S. 7944 (12)
- SET 1/2" BRASS DISK IN WELL MONUMENT STAMPED U.S. 7944
- SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED U.S. 7944
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED U.S. 7944
- AC. ACRE
- BOUNDARY
- OVERALL
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PEDESTRIAN EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- RECORD DATA PER REFERENCE
- S.A.S.D. SACRAMENTO AREA SEWER DISTRICT
- S.F. SQUARE FEET
- V.E. VISUALITY EASEMENT
- NO IMPROV OR EGRESS RIGHTS

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREAFTER.
2. ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH 3/4" IRON PIPE WITH PLASTIC CAP STAMPED U.S. 7944. ALL FRONT LOT CORNERS WILL BE SET WITH 1/2" BRASS DISK IN WELL MONUMENT STAMPED U.S. 7944. THERE IS AN EXISTING BRICK RETAINING WALL, SOUND WALL OR CONCRETE FOOTING A 6" REBAR WITH PLASTIC CAP STAMPED U.S. 7944 WILL BE SET WITH EPoxy TO THE FACE OF WALL. ALL FOUND MONUMENTS CANNOT BE SET. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT OFFSET ON THE SIDEWALK WHERE THE SIDEWALK IS DETACHED FROM LOT SIDEWALK. WITH A 1" DIAMETER BRASS DISC STAMPED U.S. 7944.
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY SUBJECT TO THE PROVISIONS OF THE COUNTY ORDINANCE WHICH WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY BASED ON THE PARCEL MAP TITLED "FOR RECORD IN BOOK 220 AT PAGE 12" OF THE OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HAVING A BEARING OF 189° 29' 05" E AND BEING THE NORTH LINE OF SECTION 12.



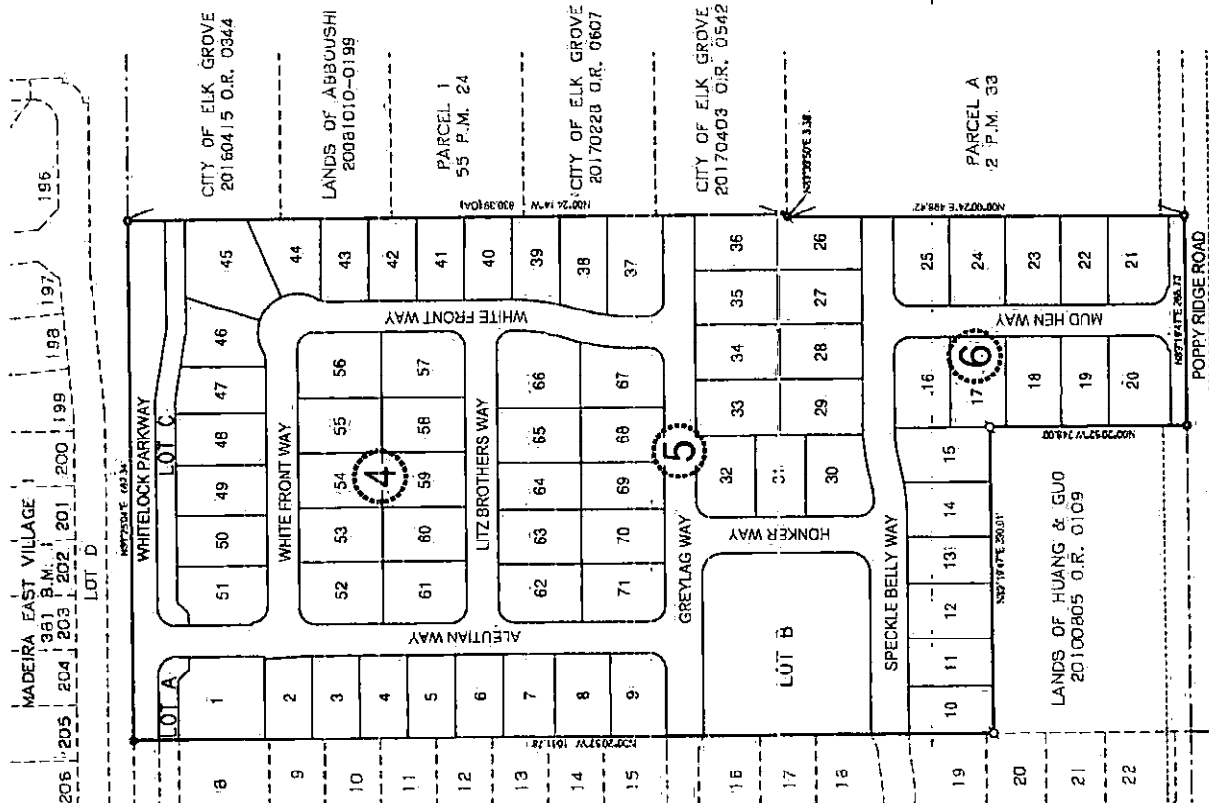
SUBDIVISION NO. 03-481.08
MADERA EAST VILLAGE 8
 A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, COUNTY OF SACRAMENTO, CALIFORNIA

MAGKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1000 Elvert Road, Suite 100, Yuba City, CA 95991 (916) 772-1100

SIGNATURE OMISSIONS

PURSUANT TO SECTION 8646 (b) (3) (A) (i) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

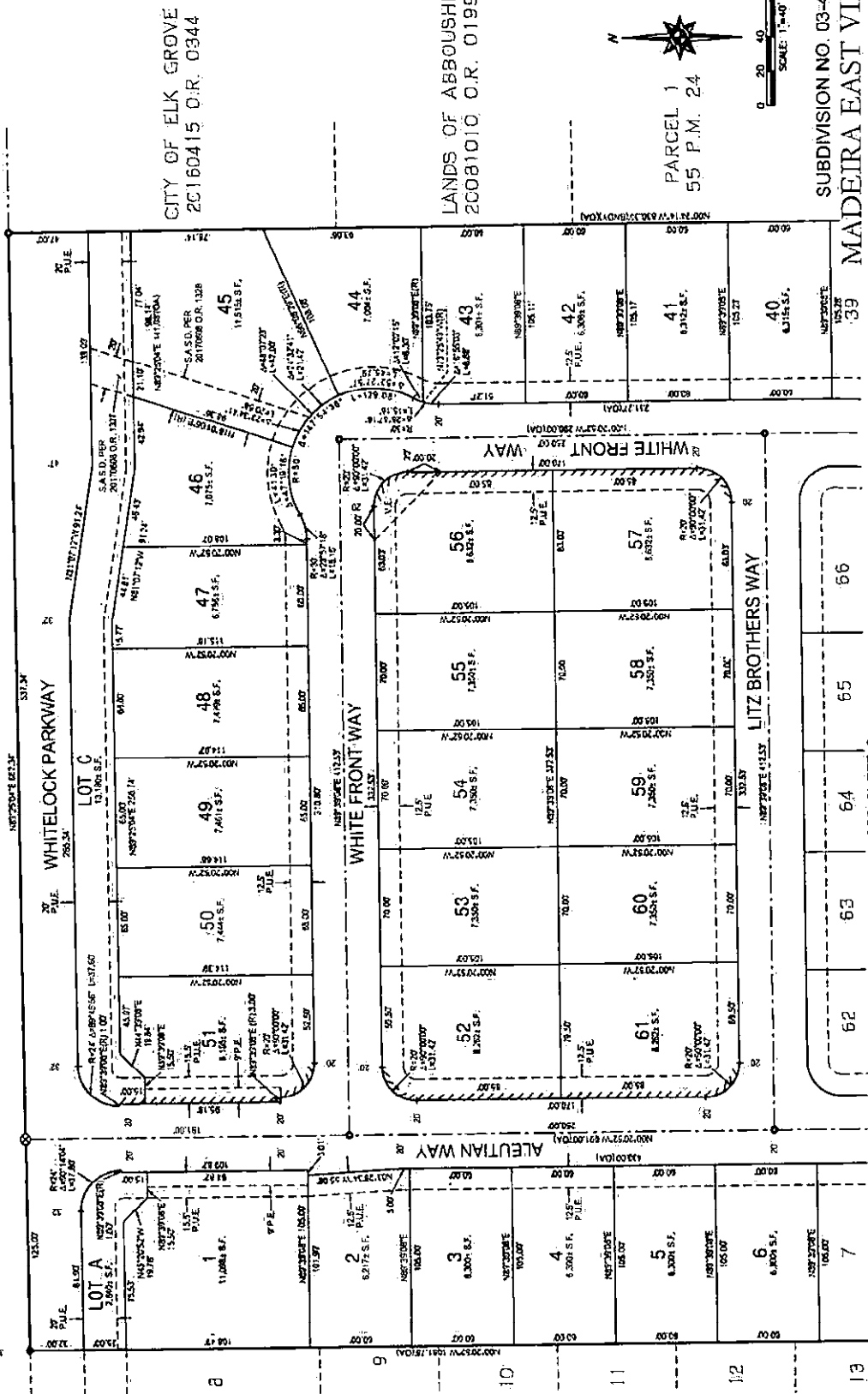
- SACRAMENTO AREA SEWER DISTRICT, EASEMENT HOLDER FOR SEWER EASEMENTS RECORDED JUNE 8, 2017 IN BOOK 20170601, AT PAGE 1377 AND BOOK 20170601, AT PAGE 1326, OF FINAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENTS ARE PLOTTED AND SHOWN HEREON.



SUBDIVISION NO. 03-481.08
MADEIRA EAST VILLAGE 8
 A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
 ENGINEERS
 1500 Folsom Blvd., Suite 100, Sacramento, CA 95811
 (916) 486-1100
 DECEMBER 2017
 SHEET 3 OF 6 27066 TAY

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

MADEIRA EAST VILLAGE 1
381 B.M. 1



CITY OF ELK GROVE
20160415 O.R. 0344

LANDS OF ABOUSHI
20081010 O.R. 0199

PARCEL 1
55 P.M. 24

SUBDIVISION NO. 03-481.08
MADEIRA EAST VILLAGE 8

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN

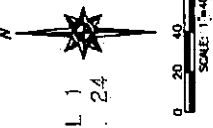
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

DECEMBER 2017

Mackay & Soms
PLANNERS & SURVEYORS
1007 Forest Hill, Suite 100, Forest Hill, CA 95629 • (916) 751-1100

SHEET 4 OF 6

2005 747



POPPY KEYS EAST
397 B.M. 3

SEE SHEET 5

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

PARCEL 1
55 P.M. 24

CITY OF ELK GROVE
20170228 O.R. 0607

CITY OF ELK GROVE
20170408 O.R. 0542

PARCEL A
2 P.M. 33

SUBDIVISION NO. 03-481.08
MADEIRA EAST VILLAGE 8

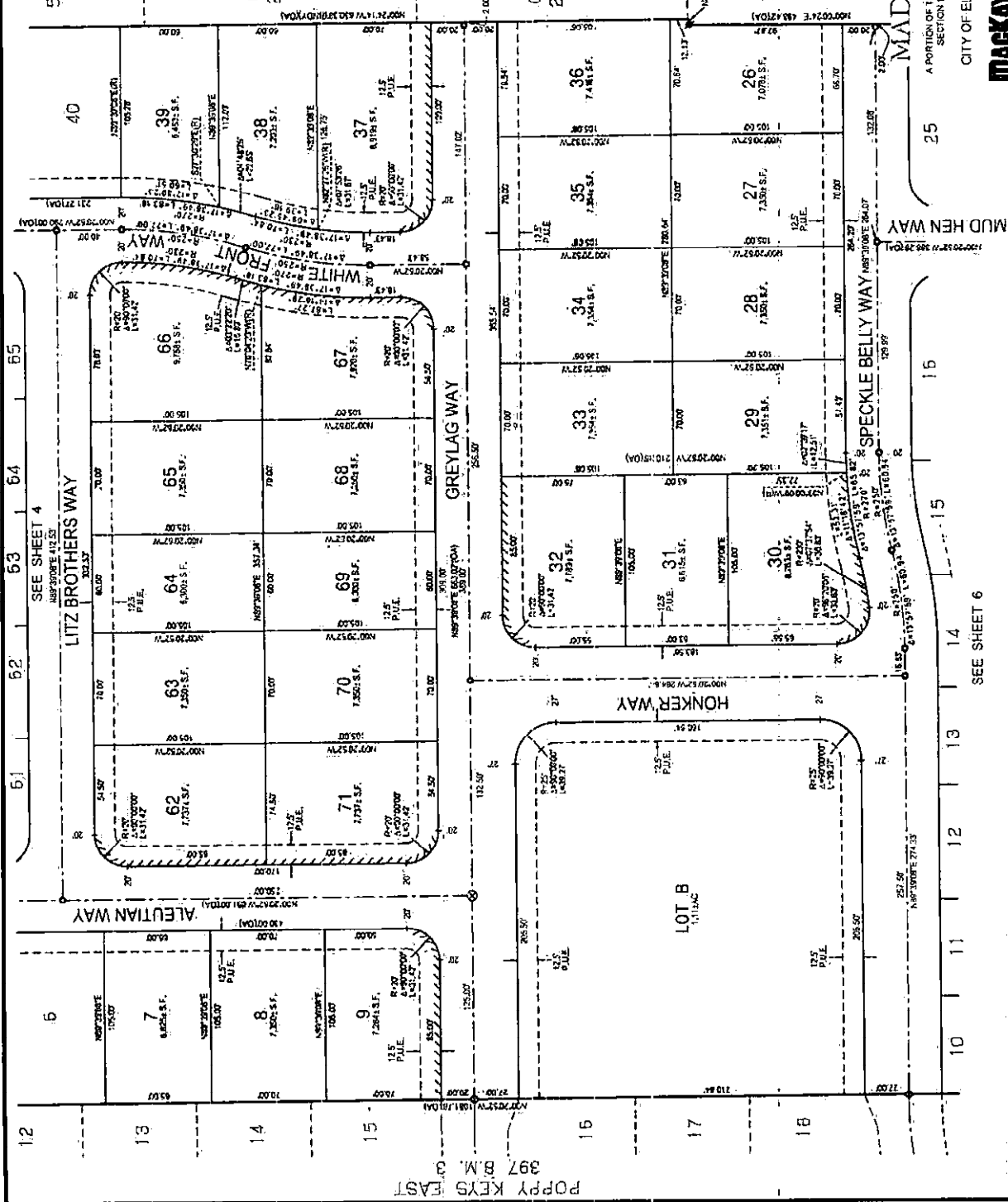
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

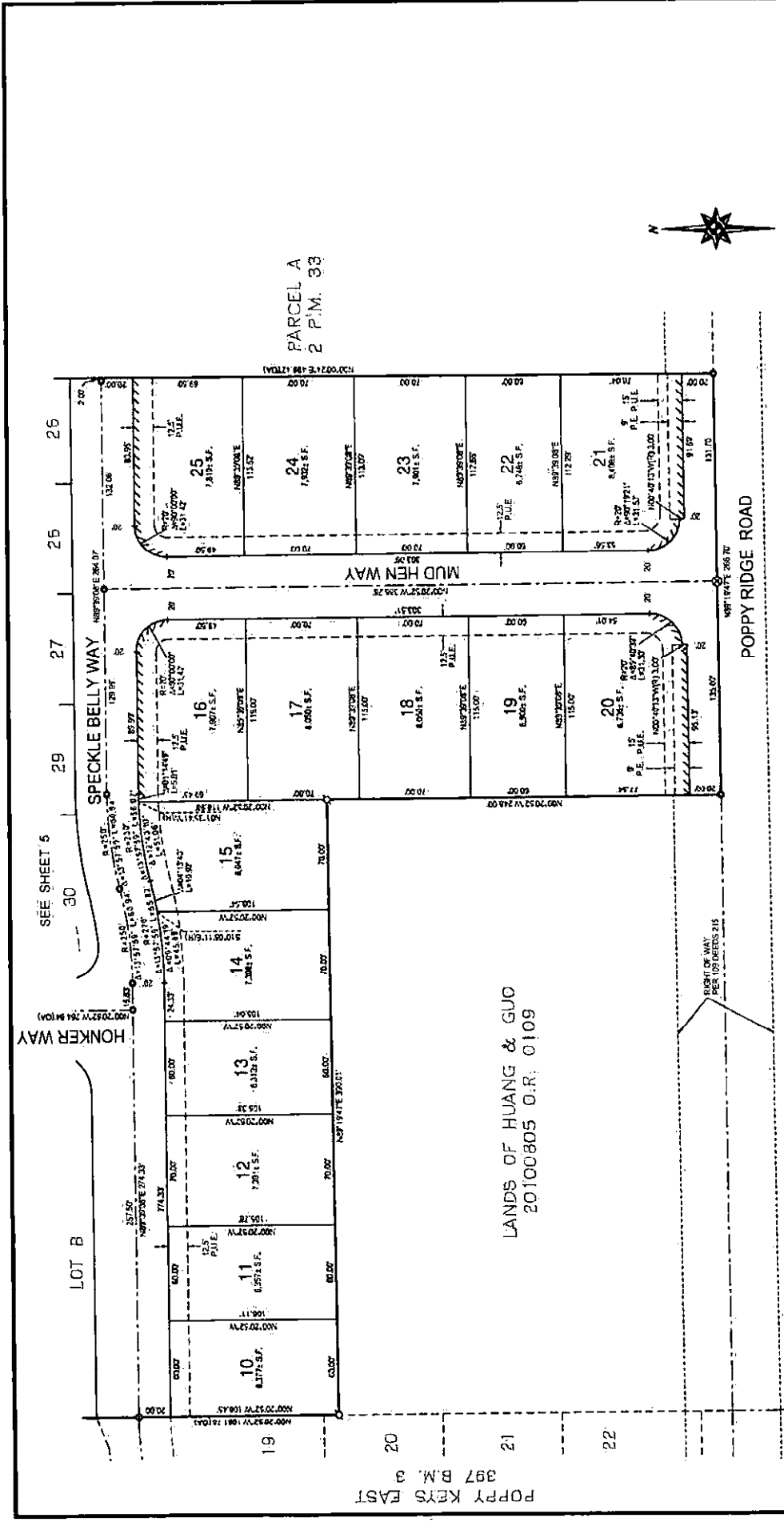
DECEMBER 2017

MAGKAY & SOMPS
PLANNERS ARCHITECTS
1357 Fairway Blvd., Sacramento, CA 95815-1816

SHEET 5 OF 6 27066 TAY



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



SUBDIVISION NO. 03-481.08
MADEIRA EAST VILLAGE 8
 A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2017

MAGKAY & SOMPS
 PLANNERS & SURVEYORS
 1500 Camino Real, Suite 100, Elk Grove, CA 95624 • 916.937.7510

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

POPPY KEYS EAST
 397 B.M. 3

SEE SHEET 5

LOT B

HONKER WAY

SPECKLE BELLY WAY

MUD HEN WAY

POPPY RIDGE ROAD

PARCEL A
 2 P.M. 33

LANDS OF HUANG & GUO
 20100805 O.R. 0109



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-280**

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

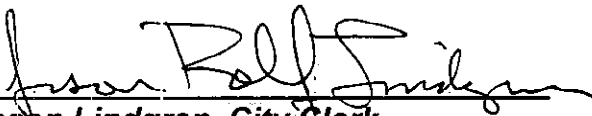
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 13, 2017 by the following vote:

AYES: **COUNCILMEMBERS:** *Ly, Suen, Detrick, Hume, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



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