

RESOLUTION NO. 2020-261

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR MADEIRA SOUTH LOT A (SUBDIVISION
NO. 19-022) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, on June 20, 2019, the City of Elk Grove (City) approved a Tentative Subdivision Map (TSM) and Design Review for Subdivision layout for the Madeira South Lot A Subdivision Project (PLNG19-022); and

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

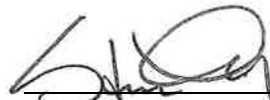
WHEREAS, a Subdivision Improvement Agreement for the Final Map has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

WHEREAS, the 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 Clerk 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 Madeira South Lot A (Subdivision No. 19-022) 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 Madeira South Lot A (Subdivision No. 19-022), a copy of which is attached as Exhibit A and made part of this Resolution; and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for the Final Map and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 18th day of November 2020.



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 - SUBDIVISION NO. 20-001, MADEIRA SOUTH LOT A - AND 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 FOR LANDSCAPING AND PEDESTRIAN USE:

LOTS A AND B

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, BLUE CORAL AVENUE, MATTY LU COURT, POPPY RIDGE ROAD, SEA TURTLE STREET AND SWORDFISH CIRCLE 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 ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC ROADS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

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." (NILE)

POPPY LANE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP
ITS MANAGER

BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION
ITS GENERAL PARTNER

BY: [Signature]
NAME: JAY TIMOTHY LEWIS

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 } SS

ON 14th DAY OF September 2020 BEFORE ME, Lisa L. Shearon
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED Jay Timothy Lewis

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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE 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.

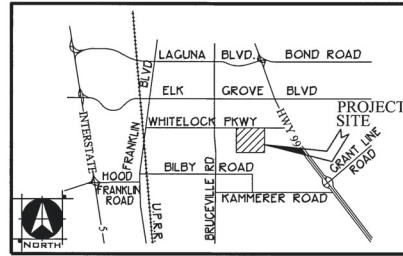
WITNESS MY HAND AND OFFICIAL SEAL: [Signature]

PRINTED NAME: Lisa L. Shearon

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: Placer

MY COMMISSION EXPIRES: November 16, 2022

MY COMMISSION No.: 2267105



VICINITY MAP - NOT TO SCALE

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 ORDINANCE AT THE REQUEST OF POPPY LANE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY SEPTEMBER 30, 2022; 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 10.862± ACRES, CONSISTING OF 73 RESIDENTIAL LOTS TOTALING 7.238± ACRES, AND 2 MISCELLANEOUS LOTS TOTALING 0.740 ACRES.

WOOD RODGERS, INC.



[Signature]
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-22

8/19/2020
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 20-001, MADEIRA SOUTH LOT A - AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JUNE 20, 2019 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



[Signature]
ROBERT K. MURDOCH
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-21

DATE

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP - SUBDIVISION NO. 20-001, MADEIRA SOUTH LOT A - AND FIND IT TO BE TECHNICALLY CORRECT.

BY: _____
NAME: _____
DATE: _____

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 - SUBDIVISION NO. 20-001, MADEIRA SOUTH LOT A - AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, BLUE CORAL AVENUE, MATTY LU COURT, POPPY RIDGE ROAD, SEA TURTLE STREET AND SWORDFISH CIRCLE, FOR PUBLIC STREET PURPOSES, ACCEPTED IN FEE SIMPLE LOTS A AND B, ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, AND ACCEPTED THE DEDICATION OF ACCESS RIGHTS, AS OFFERED HEREON.



[Signature]
JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2020, AT _____
M. IN BOOK _____ OF MAPS, AT PAGE _____ AT
THE REQUEST OF STEWART TITLE, 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: _____
DEPUTY

FEE: \$ _____

SUBDIVISION NO. 20-001 MADEIRA SOUTH LOT A

BEING A PORTION OF PARCEL C
PER 20170913 OR 0710, CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

SEPTEMBER 2020

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SUBDIVISION MAP ACT SECTION 66477.5 STATEMENT

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECONVEY LOTS A AND AS DEDICATED TO THE CITY ON THIS MAP OF SUBDIVISION NO. 20-001, MADEIRA SOUTH LOT A, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP
 ADDRESS: 3300 DOUGLAS BOULEVARD
 ROSEVILLE, CA 95661
 PHONE NUMBER: (916) 783-2300

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY MID PACIFIC ENGINEERING, INC. FILE NO. 03453-01, DATED JULY 31, 2017. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

NOTES

1. 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 "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS THE TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 14, 2017, AS BOOK 20171214, PAGE 0899 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP.

BY: *Diana L. Edwards*
 PRINT: *Diana L. Edwards*
 TITLE: *Notary Public*

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR 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) SS

ON 16 DAY OF September, 2020 BEFORE ME, Christina Edwards, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Diana Edwards

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/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE 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]*

PRINTED NAME: Christina Edwards

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

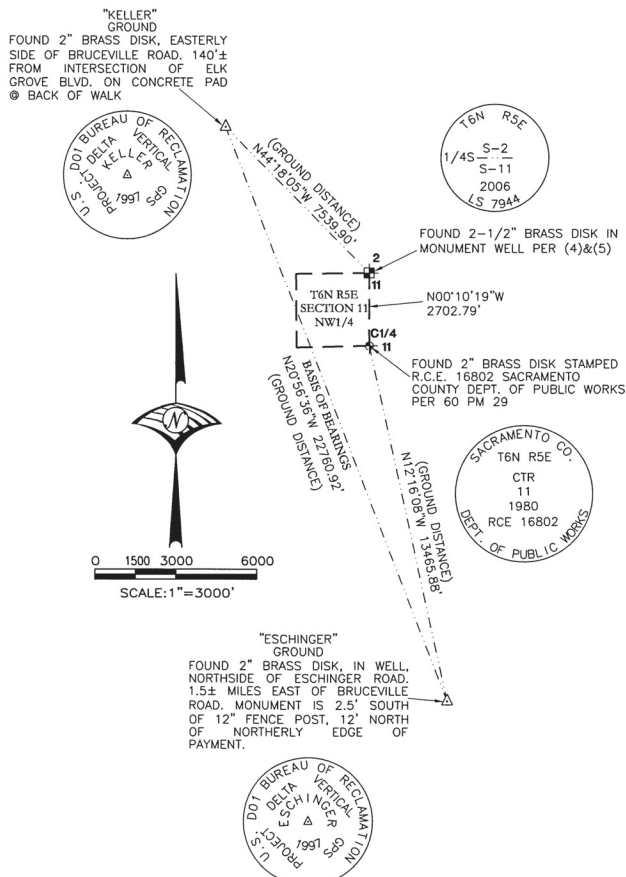
MY COMMISSION EXPIRES: May 31, 2023

MY COMMISSION No.: 2290674

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER", 1ST ORDER AND NGS STATION "KELLER", 1ST ORDER, SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

BASIS OF BEARINGS DIAGRAM



LEGEND

- 5/8" REBAR WITH CAP STAMPED "L.S. 6815" TO BE SET AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND 1" BRASS DISK STAMPED "L.S. 6815" TO BE SET AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS UNLESS OTHERWISE NOTED. REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A 5/8" REBAR WITH CAP STAMPED "L.S. 6815", SET 2.00 FEET ALONG THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED "L.S. 6815"
- 3/4" IRON PIPE WITH PLUG STAMPED "L.S. 6815" WAS TO BE SET PER 405 BM 2 BUT A 2" BRASS DISK, NO PUNCH, NO STAMP, IN MONUMENT WELL, NO RECORD FOUND, WAS SET BY OTHERS.
- FOUND 5/8" REBAR WITH CAP STAMPED "L.S. 6815"
- FOUND 1" BRASS DISK STAMPED "L.S. 6815" SET AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- NGS STATION
- (OA) OVERALL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PUE PUBLIC UTILITY EASEMENT
- SCWA SACRAMENTO COUNTY WATER AGENCY
- ± SF SQUARE FEET
- (R) RADIAL LINE
- ////// NO INGRESS OR EGRESS RIGHTS

REFERENCES:

- | | | |
|-----|------------|--------------------------------------|
| (1) | 10 PM 27 | PARCEL MAP |
| (2) | 60 PM 29 | PARCEL MAP |
| (3) | 48 RS 25 | RECORD OF SURVEY |
| (4) | 361 BM 6 | THE GROVE AT LAGUNA RIDGE VILLAGE 10 |
| (5) | 212 PM 8 | AMENDED PARCEL MAP NO. 06-1046.00 |
| (6) | 415 BM 6 | MADEIRA SOUTH VILLAGE 3B |
| (7) | 404 BM 7 | MADEIRA SOUTH VILLAGE 3A |
| (8) | 2019090512 | GRANT OF PUBLIC RIGHT-OF-WAY |

**SUBDIVISION NO. 20-001
 MADEIRA SOUTH
 LOT A**
 BEING A PORTION OF PARCEL C
 PER 20170913 OR 0710, CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 O ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

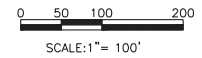
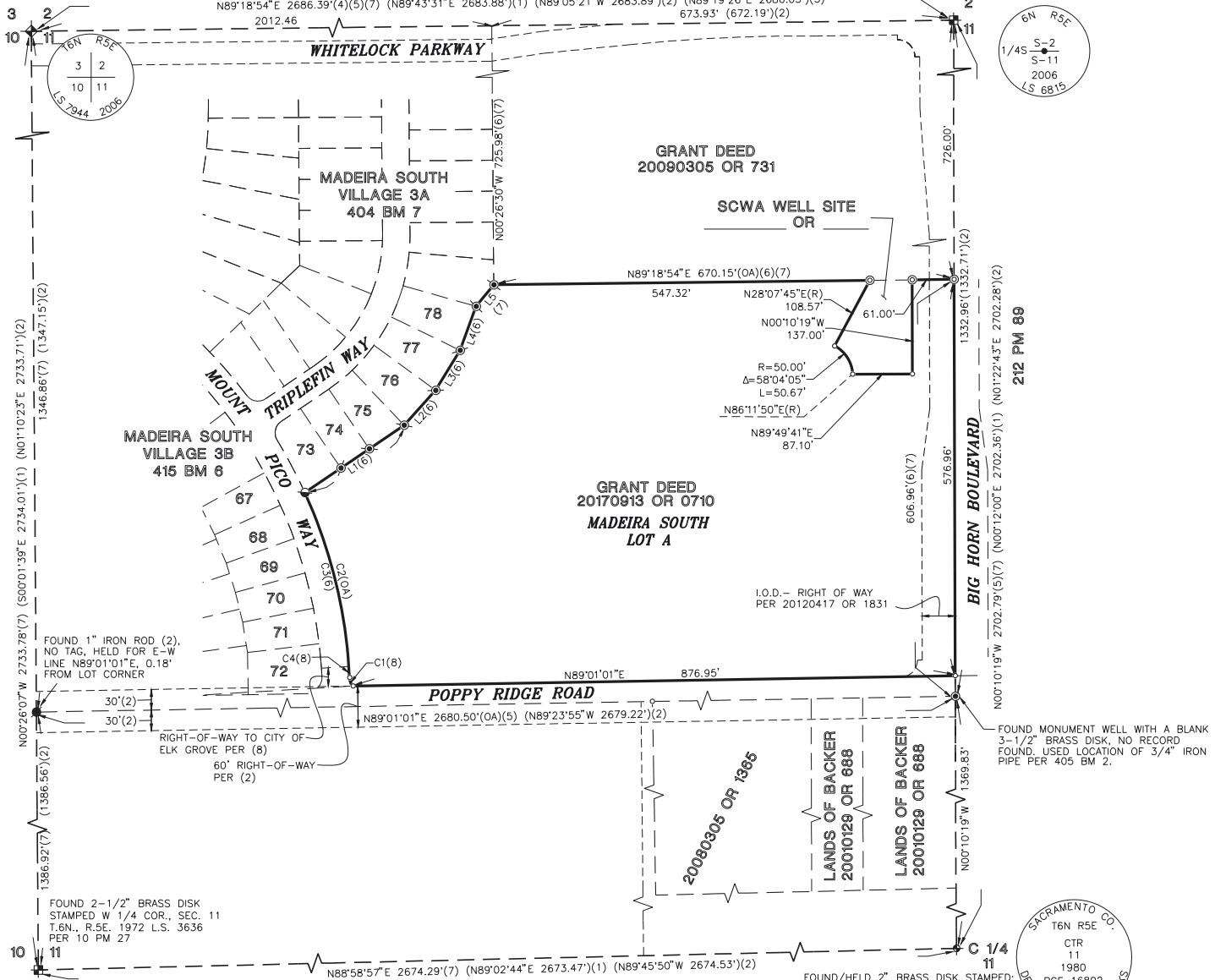
SEPTEMBER 2020
 Sheet 2 of 5
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THE GROVE AT LAGUNA RIDGE
VILLAGE 10
361 BM 6

2-1/2" BRASS DISK
IN MONUMENT WELL PER
(4) & (5) STAMPED:



FOUND 2-1/2" BRASS DISK
IN MONUMENT WELL PER
359 BM 2 STAMPED:



Curve Table - This Sheet Only

No.	Radius	Delta	Length
C1	20.00'	38°48'16"	13.55'
C2	736.00'	21°41'34"	278.66'
C3	736.00'	20°25'01"	262.27'
C4	736.00'	1°16'33"	16.39'

Line Table - This Sheet Only

No.	Bearing	Length
L1	N55°48'31"E	174.57'
L2	N42°04'51"E	68.39'
L3	N31°30'18"E	68.24'
L4	N19°55'54"E	68.24'
L5	N39°35'18"E	40.51'

SUBDIVISION NO. 20-001
MADEIRA SOUTH
LOT A
BEING A PORTION OF PARCEL C
PER 20170913 OR 0710, CITY OF ELK GROVE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SEPTEMBER 2020



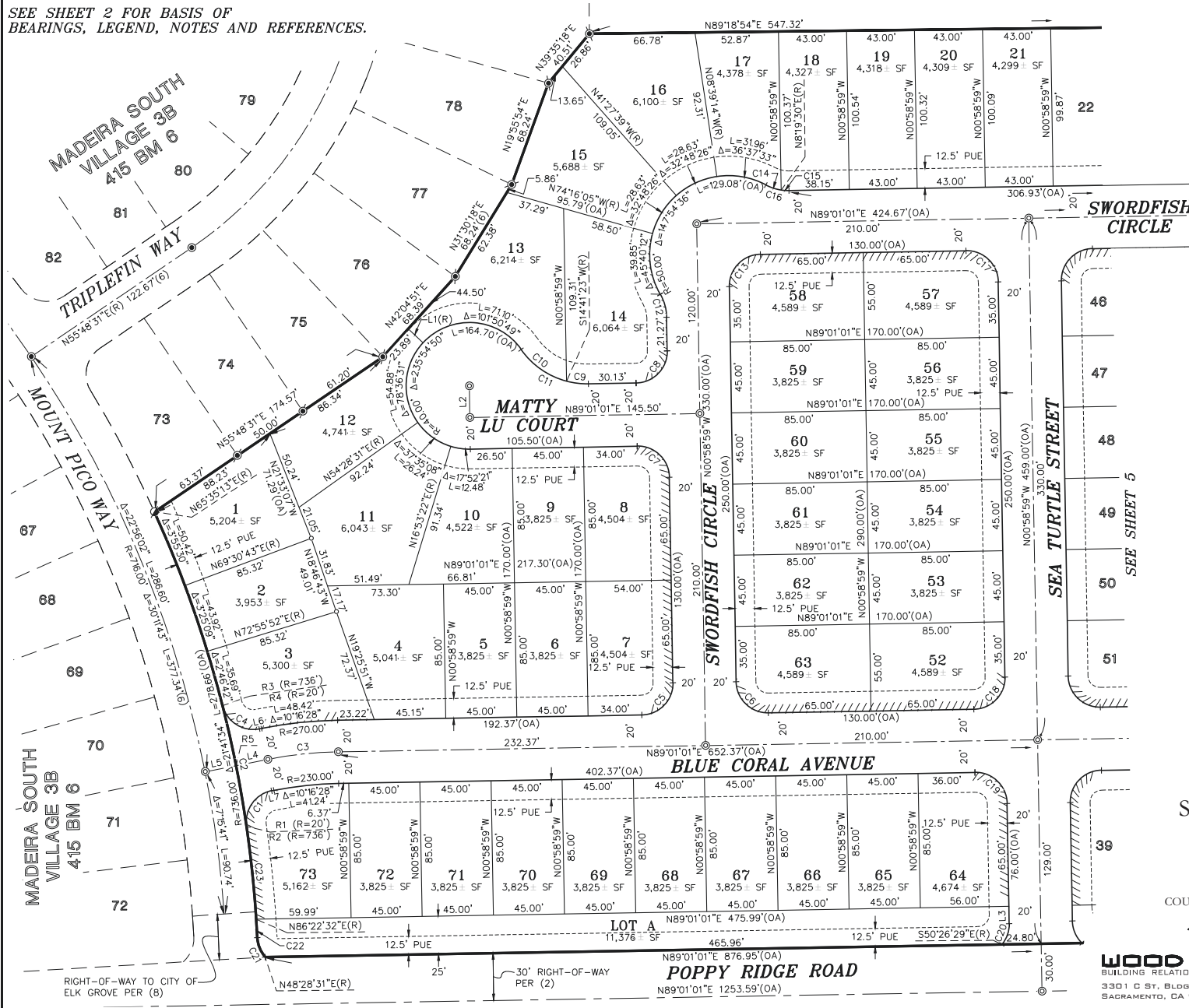
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



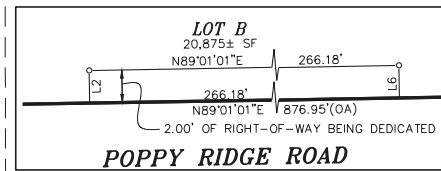
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



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

Line Table - This Sheet Only		
No.	Bearing	Length
L1	N00°58'59"W	9.94'
L2	N00°58'59"W	2.00'
L3	N11°45'48"	18.00'
L4	N89°49'41"E	7.00'
L5	N89°49'41"E	87.10'
L6	N00°58'59"W	2.00'

Curve Table - This Sheet Only			
No.	Radius	Delta	Length
C1	20.00'	44°40'24"	15.59'
C2	20.00'	90°00'00"	31.42'
C3	30.00'	16°21'26"	8.56'
C4	30.00'	12°35'53"	6.60'
C5	30.00'	28°57'18"	15.16'
C6	30.00'	2°08'16"	1.12'
C7	30.00'	26°49'02"	14.04'
C8	30.00'	28°57'18"	15.16'
C9	20.00'	89°11'20"	31.13'
C10	30.00'	28°57'18"	15.16'
C11	30.00'	28°57'18"	15.16'
C12	20.00'	90°48'40"	31.70'
C13	20.00'	90°00'00"	31.42'
C14	25.00'	72°55'43"	31.82'
C15	20.00'	90°00'00"	31.42'
C16	32.00'	89°11'20"	49.81'
C17	32.00'	32°49'11"	18.33'
C18	32.00'	56°22'09"	31.48'



DETAIL 'A'
SCALE = 1:5



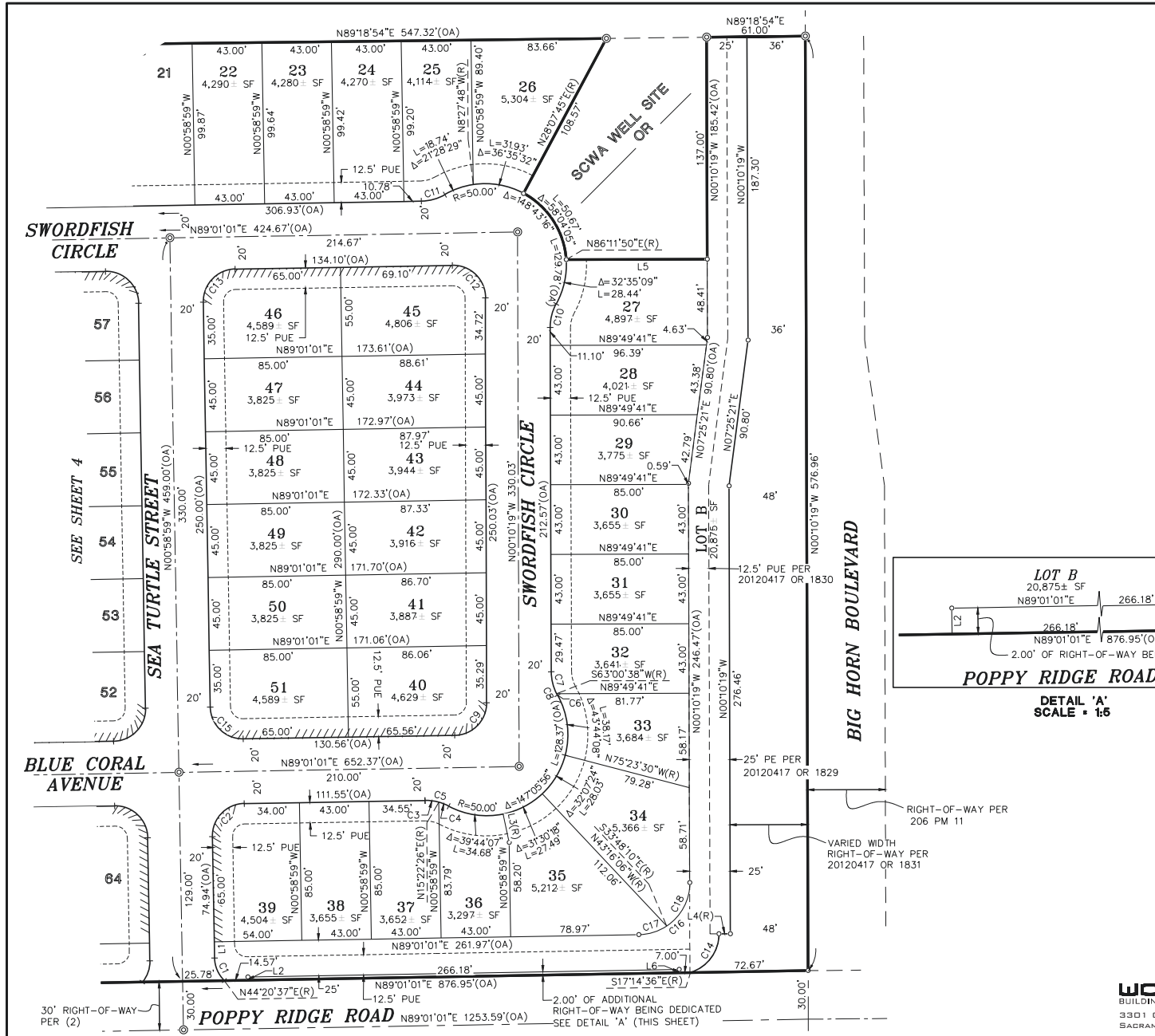
0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 20-001
MADEIRA SOUTH
LOT A
BEING A PORTION OF PARCEL C
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30' RIGHT-OF-WAY PER (2)
N44°20'37"E(R) L25'
N89°01'01"E 876.95'(OA)
N89°01'01"E 1253.59'(OA)
2.00' OF ADDITIONAL RIGHT-OF-WAY BEING DEDICATED SEE DETAIL 'A' (THIS SHEET)

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-261

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 special meeting of said Council held on November 18, 2020 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California