

**RESOLUTION NO. 2013-240**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING SUBDIVISION NO. 04-727.04, FRANKLIN CROSSING VILLAGE 4  
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. 04-727.04, Franklin Crossing Village 4 Final Map; and

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

**WHEREAS**, the City has determined that this 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. 04-727.04, Franklin Crossing Village 4 substantially comply with the previously-approved Tentative Map; and
- 2) This 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 04-727.04, Franklin Crossing Village 4, a copy of which is hereby attached as Exhibit A and made part of this Resolution, and authorizes 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 County for filing.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of December 2013.

  
\_\_\_\_\_  
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 THIS FINAL MAP SUBDIVISION NO. 04-727.04, FRANKLIN CROSSING VILLAGE 4 AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY PUBLIC PURPOSE THE RIGHT OF WAY ON, OVER AND ACROSS AND UNDER THE PARCEL OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" (OVER ENTIRE LOT A) AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE ANMOULTE WAY AND TUSK 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 ELECTROLERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND 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 THE PUBLIC WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

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 OF LOTS 1, 21, 22, 42, 43, AND 62 DELINEATED HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (U/////)

TAYLOR MORRISON OF CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME:  
TITLE:

BY: \_\_\_\_\_  
NAME:  
TITLE:

## NOTARY'S ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, \_\_\_\_\_

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 CAPACITIES, 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: \_\_\_\_\_

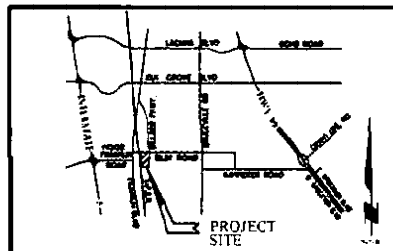
PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE  
COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

ADDITIONAL OWNER'S STATEMENT NOTARY'S  
ACKNOWLEDGMENT ON SHEET 2.



VICINITY MAP

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 04-727.04 FRANKLIN CROSSING VILLAGE 4, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: \_\_\_\_\_



RAYMOND MICHAEL MANGER  
L.S. NO. 5154  
REGISTRATION EXPIRES: 06-30-15

## 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 TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN MAY 2009. 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 DECEMBER 31, 2014; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT 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 26.66± ACRES, CONSISTING OF 89 RESIDENTIAL LOTS TOTALING 11.94± ACRES, 1 MISCELLANEOUS LOT TOTALING 12.09± ACRES AND STREET RIGHTS-OF-WAY TOTALING 2.63± ACRES.

WOOD RODGERS, INC.



MICHAEL E. LONG  
P.L.S 6815 EXP. 09-30-14

DATE \_\_\_\_\_

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, 1983, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER", 1ST ORDER AND NGS STATION "KELLEY", 1ST ORDER. SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLM & ASSOCIATES, FILE NO. WKA NO. 7608.01, DATED MAY 24, 2007. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-727.04 OF FRANKLIN CROSSING VILLAGE 4 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JULY 14, 2010, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_



RICHARD W. SHEPARD  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 35439  
EXPIRATION DATE: 09-30-15

## CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT IN CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 04-727.04, FRANKLIN CROSSING VILLAGE 4, AND ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ANMOULTE WAY AND TUSK WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON. SAID COUNCIL DID ALSO CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION OFFERED HEREON.

DATE: \_\_\_\_\_



JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDED IN SACRAMENTO COUNTY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

FEE: \$ \_\_\_\_\_

## SUBDIVISION NO. 04-727.04 FRANKLIN CROSSING VILLAGE 4

BEING A PORTION OF THE RESULTANT LANDS OF STATIOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2409710, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



NOVEMBER 2013

Sheet 1 of 6

3301 G St., 5166, 500-8 Sacramento, CA 95816  
Tel 916.241.7780 Fax 916.241.7767

(12/1/03)

LEGEND

- └ 5/8" REBAR WITH CAP L.S. 6815 TO BE SET AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 6815 TO BE SET AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A 5/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944 PER TO BE SET PER 378 B.M. 01
- FOUND MONUMENT AS NOTED
- ◆ FOUND SECTION CORNER AS NOTED
- ◆ FOUND ONE-QUARTER CORNER AS NOTED
- ▲ NGS STATION
- AC. ACRES
- ⊕ CENTERLINE
- OA OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- S.F.± SQUARE FEET PLUS OR MINUS
- V.E. VISIBILITY EASEMENT
- ////// NO INGRESS OR EGRESS RIGHTS
- ⓧ SHEET INDEX

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. 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 "DISCLOSURE STATEMENT" WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF LOTS.

REFERENCES:

- (1) 3 R.S. 80
- (2) 13 B.M. 39
- (3) 24 B.M. 24
- (4) 27 R.S. 5
- (5) 86 R.S. 24
- (6) 129 P.M. 22
- (7) 20021213 O.R. 1546
- (8) 331 B.M. 5
- (9) 20050719 O.R. 1225
- (10) 20060426 O.R. 1600
- (11) 379 B.M. 1

NOTARY ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME,  
 \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
 PERSONALLY APPEARED, \_\_\_\_\_  
 WHO PROVED TO ME ON THE BASIS  
 SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED  
 TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED  
 THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), 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: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 MY PRINCIPAL PLACE OF BUSINESS IS THE  
 COUNTY OF: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 MY COMMISSION NO.: \_\_\_\_\_

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) [i-iii] OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, EASEMENT HOLDER FOR AERIAL AND UNDERGROUND WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS PER BOOK 2230, PAGE 189 OF OFFICIAL RECORD. SAID EASEMENT NOT PLOTTABLE BY RECORD AND IS NOT SHOWN HEREON.
2. SACRAMENTO MUNICIPAL UTILITY DISTRICT, EASEMENT HOLDER FOR ELECTRICAL AND COMMUNICATION SYSTEMS PER BOOK 850719, PAGE 1323, OF OFFICIAL RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.
3. SACRAMENTO MUNICIPAL UTILITY DISTRICT, EASEMENT HOLDER FOR NATURAL GAS PIPELINE, UNDERGROUND ELECTRICAL, AND COMMUNICATION SYSTEMS PER BOOK 20060512, PAGE 1141, OF OFFICIAL RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.

**SUBDIVISION NO. 04-727.04  
 FRANKLIN CROSSING  
 VILLAGE 4**

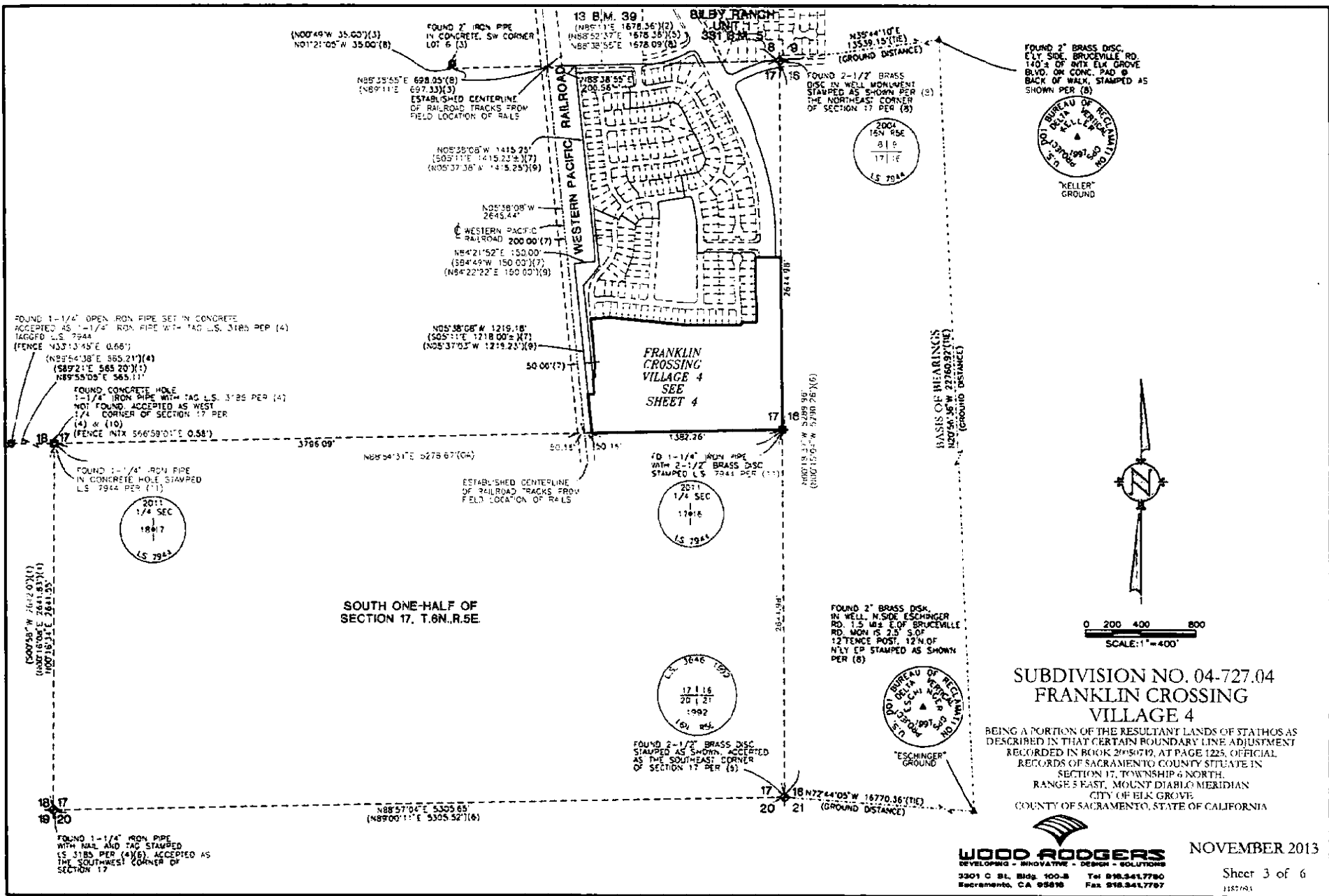
BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20050719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



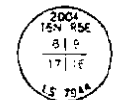
**WOOD RODGERS**  
 DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS  
 3301 C ST., Ste. 100-B Tel 916.341.7760  
 Sacramento, CA 95818 Fax 916.341.7767

NOVEMBER 2013

Sheet 2 of 6  
11/7/09



FOUND 2" BRASS DISC. CITY SIDE, BRUCEVILLE RD. 140' ± OF INTX ELK GROVE BLVD. ON CONC. PAD @ BACK OF WALK, STAMPED AS SHOWN PER (8)



0 200 400 800  
SCALE: 1" = 400'

### SUBDIVISION NO. 04-727.04 FRANKLIN CROSSING VILLAGE 4

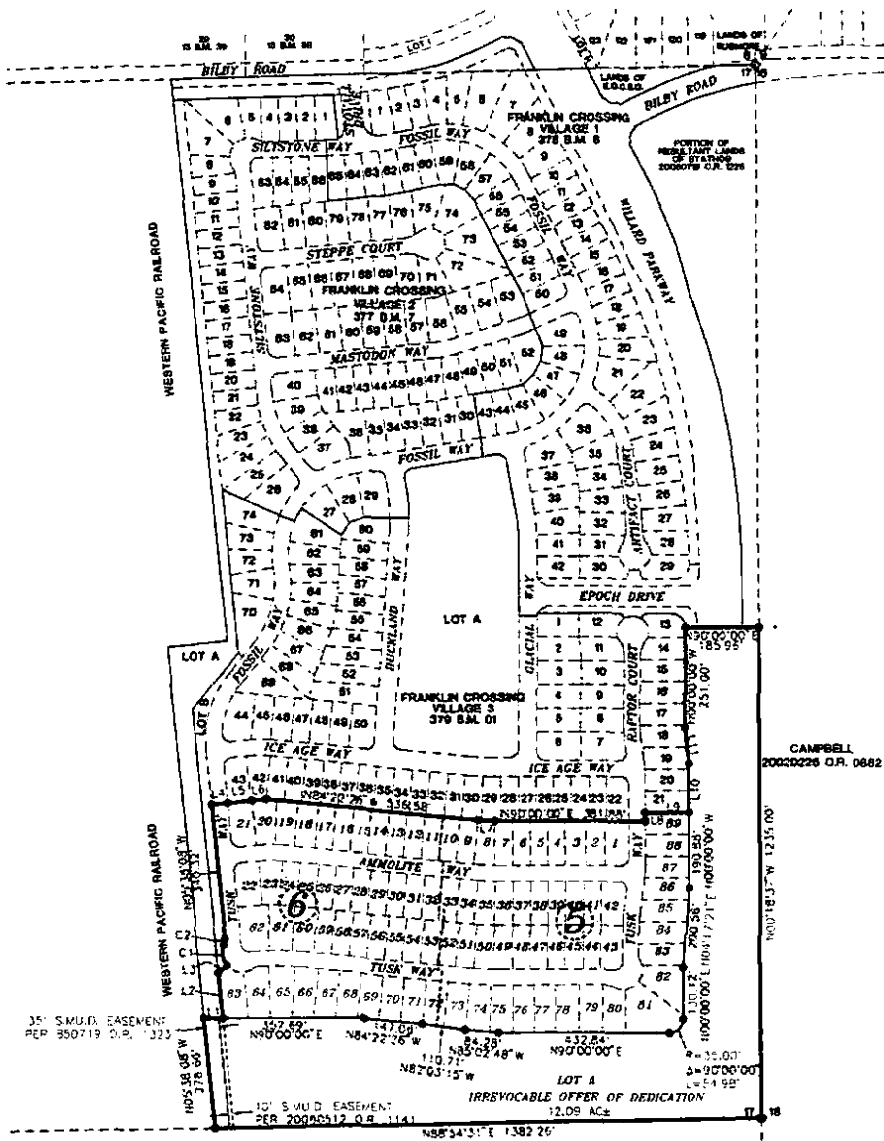
BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20190719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**WOOD ROGERS**  
DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS  
3301 C St., Bldg. 100-B Sacramento, CA 95816  
Tel: 916.341.7780 Fax: 916.341.7787

NOVEMBER 2013

Sheet 3 of 6  
11/27/13

BILBY RANCH UNIT 1 331 B.M. 5



LINE TABLE  
(THIS SHEET ONLY)

#	BEARING	DISTANCE
L1	S86°00'00"W	47.23'
L2	N62°39'08"W	174.11'
L3	N49°17'03"E	28.43'
L4	N84°22'22"E	40.00'
L5	N84°21'52"E	62.50'
L6	N85°02'47"E	36.77'
L7	N87°38'04"W	43.67'
L8	N00°00'00"W	21.50'
L9	N50°00'00"W	111.00'
L10	N00°00'00"E	124.00'
L11	N05°59'06"W	90.67'

CURVE TABLE  
(THIS SHEET ONLY)

#	RADIUS	DELTA	LENGTH
C1	50.00'	64°02'07"	55.68'
C2	30.00'	28°57'18"	15.15'



0 100 200 400  
SCALE: 1" = 200'

**SUBDIVISION NO. 04-727.04  
FRANKLIN CROSSING  
VILLAGE 4**

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20050719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS  
3301 C St., Ste. 100-B Tel: 916.341.7760  
Sacramento, CA 95833 Fax: 916.341.7767

NOVEMBER 2013

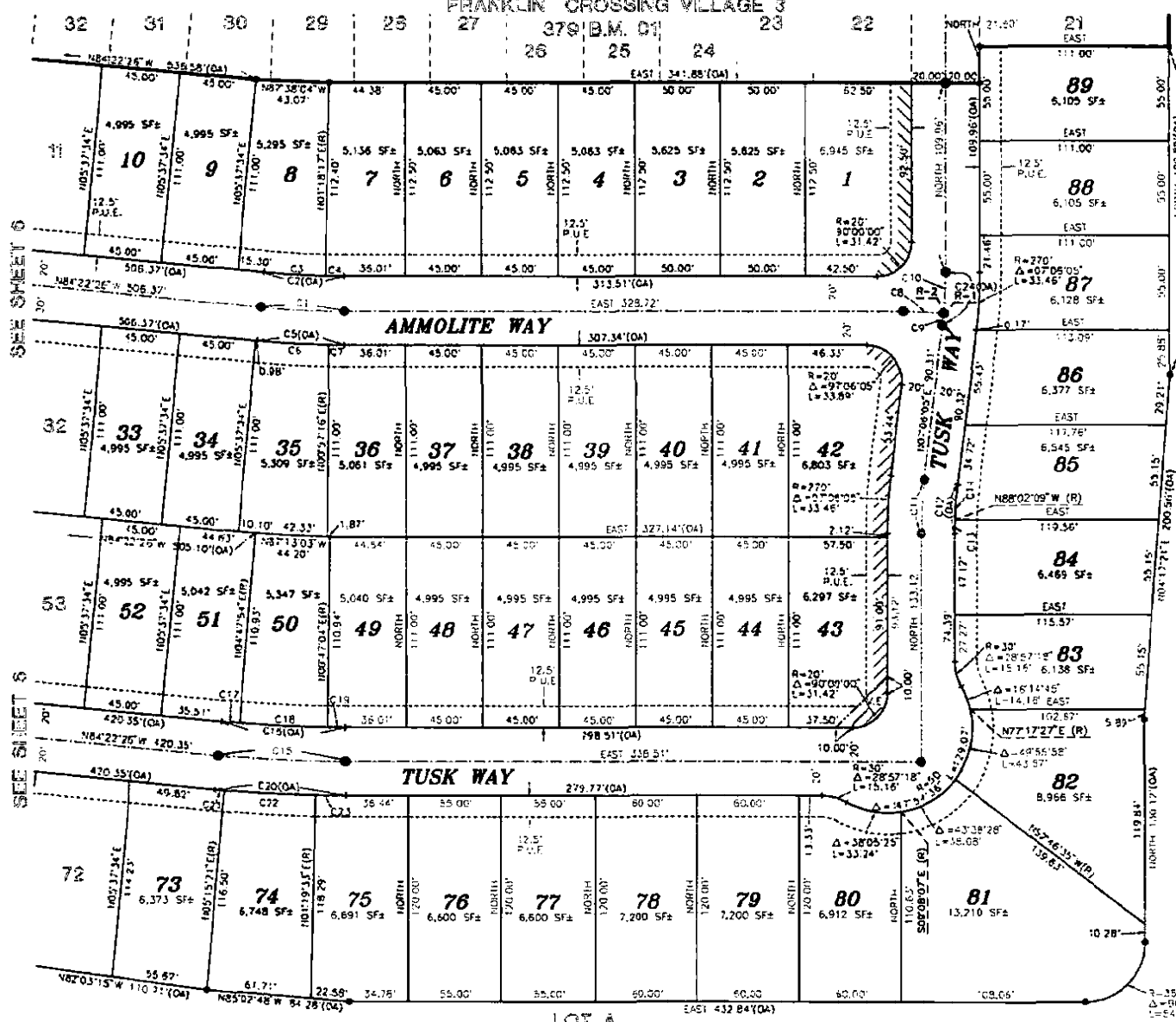
Sheet 4 of 6

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

30.00 AC±  
20060327 O.R. 0782

FRANKLIN CROSSING VILLAGE 3

379 B.M. 01



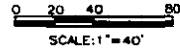
**RADIAL TABLE**  
(THIS SHEET ONLY)

P-1 N85°25'58"E (AMMOLITE WAY)  
P-2 S84°34'04"E (TUSK WAY)

**CURVE TABLE**  
(THIS SHEET ONLY)

#	RADIUS	DELTA	LENGTH
01	500.00'	5°37'34"	49.10'
02	480.00'	5°37'34"	47.21'
03	480.00'	4°15'17"	36.20'
04	480.00'	11°19'17"	10.93'
05	520.00'	5°37'34"	51.06'
06	520.00'	4°10'18"	42.40'
07	520.00'	0°57'16"	5.66'
08	520.00'	5°25'56"	23.70'
09	250.00'	11°40'09"	7.28'
10	250.00'	5°25'56"	23.70'
11	280.00'	7°06'05"	30.99'
12	230.00'	7°06'05"	28.51'
13	230.00'	15°51'11"	7.82'
14	230.00'	5°08'14"	20.62'
15	742.00'	5°37'34"	74.82'
16	742.00'	5°37'34"	72.96'
17	742.00'	0°49'10"	10.72'
18	742.00'	4°00'50"	51.96'
19	742.00'	0°47'04"	10.16'
20	782.00'	5°37'34"	76.79'
21	782.00'	0°22'13"	5.05'
22	782.00'	3°55'46"	55.64'
23	782.00'	11°15'13"	18.09'
24	250.00'	7°06'05"	30.99'

LOT A  
SEE SHEET 4



**SUBDIVISION NO. 04-727.04**  
**FRANKLIN CROSSING**  
**VILLAGE 4**

BEING A PORTION OF THE RESULTANT LANDS OF STATUS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20050719, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS  
3301 G ST., SUITE 100-B TEL 916.341.7780  
SACRAMENTO, CA 95818 FAX 916.341.7787

NOVEMBER 2013

Sheet 5 of 6  
1127193

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

LOT A  
SEE SHEET 4

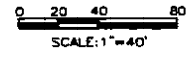
FRANKLIN CROSSING VILLAGE 3  
379 B.M. 01

CURVE TABLE  
(LINK SHEET ONLY)

#	RADIUS	DELTA	LENGTH
C1	270.00'	11°15'42"	55.07'
C2	270.00'	8°30'28"	40.08'
C3	270.00'	2°45'14"	12.88'
C4	250.00'	11°15'42"	48.14'
C5	200.00'	11°15'42"	45.21'
C6	20.00'	89°38'55"	31.41'
C7	670.00'	0°28'48"	5.22'
C8	670.00'	3°31'01"	41.12'
C9	670.00'	4°48'34"	55.85'
C10	670.00'	7°20'16"	78.29'
C11	30.00'	300°11'44"	15.72'
C12	630.00'	2°24'11"	26.42'
C13	630.00'	6°00'51"	66.14'
C14	630.00'	1°31'15"	15.72'

SEE SHEET 5

SEE SHEET 5



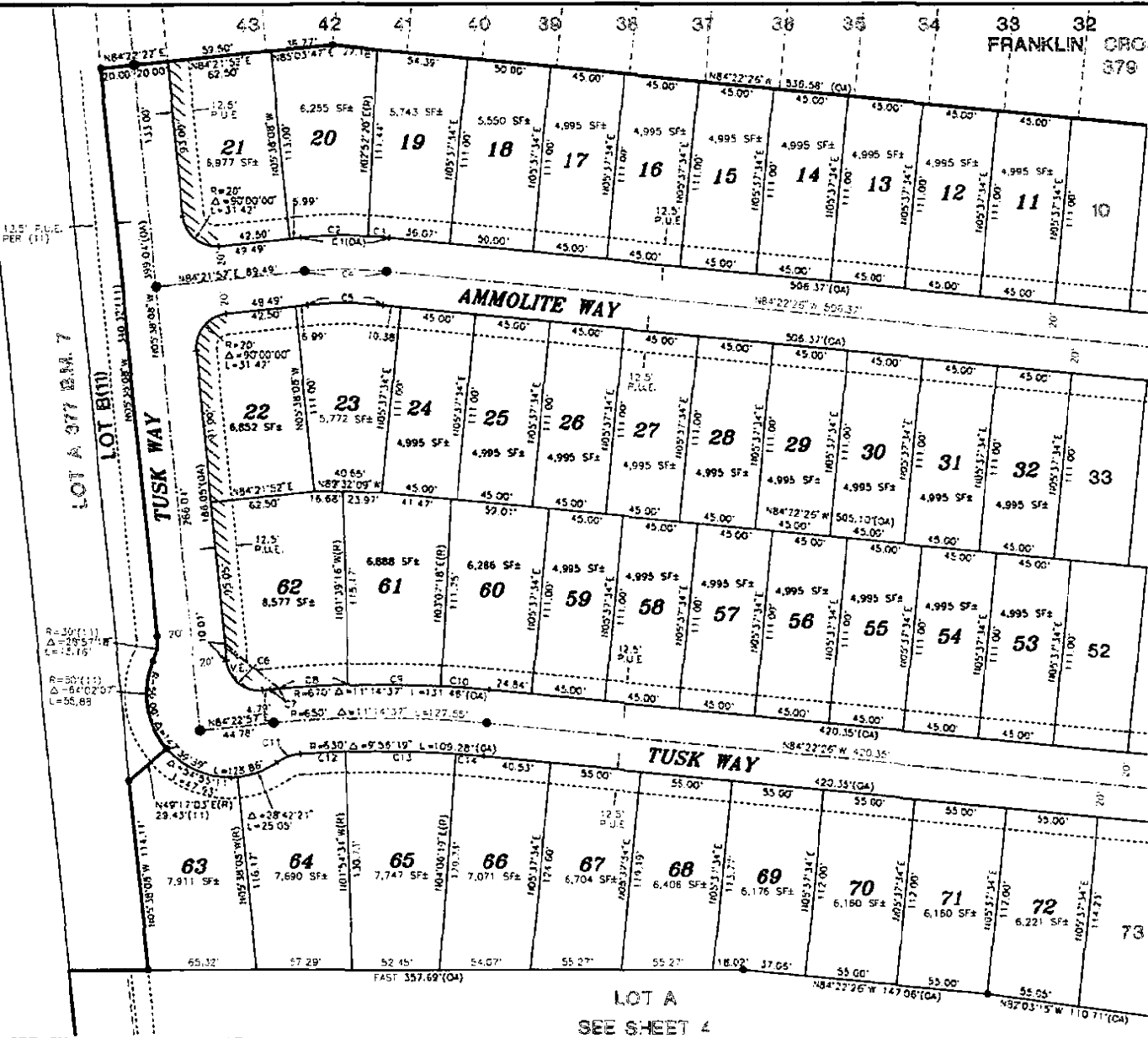
SUBDIVISION NO. 04-727.04  
FRANKLIN CROSSING  
VILLAGE 4

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2845219, AT PAGE 1225, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**WOOD RODGERS**  
DEVELOPER - INNOVATIVE - DESIGN - SOLUTIONS  
3501 C ST., SUITE 100-B TEL 916.341.7780  
SACRAMENTO, CA 95819 FAX 916.341.7787

NOVEMBER 2013

Sheet 6 of 6  
115103



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

LOT A  
SEE SHEET 4





# 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

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

**County Recorder Filing**

**State Clearinghouse Received**

(stamp here)

(stamp here)

Project Title: Subdivision No. 04-727.04, Franklin Crossing Village 4 Final Map

Project Applicant: Taylor Morrison  
1189 Iron Point Road, Suite 100  
Folsom, California 95630

Project Location - Specific: The project site is bounded on the north by Bilby Road, on the west by the Western Pacific Railroad tracks; on the south and east by Sacramento County.

Assessor's Parcel Number(s): 132-0132-042 and 132-1680-032

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Franklin Crossings Village 4 subdivision, subdivision number 07-727.04.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Sarah Kirchgessner, 916-478-3649

**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

**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 approvals in 2007 and 2010. Initial Studies was prepared for the original project (EG-07-727) and subsequent amendment (EG-09-062) to identify whether or not any significant environmental impacts may result from project. The Initial Studies determined that the project would not result in any significant environmental impacts that could not be mitigated. Mitigation measures were incorporated into the final project to reduce the impacts to less than significant levels. Consequently, pursuant to CEQA Guidelines Section 15628(b), no further environmental review is required for this Project.

City of Elk Grove  
Planning Department

By \_\_\_\_\_  
Sarah Kirchgessner  
Planning Department  
Date: November 20, 2013

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-240**

**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 11, 2013 by the following vote:***

**AYES :            COUNCILMEMBERS:     *Davis, Detrick, Hume, Trigg***

**NOES:            COUNCILMEMBERS:     *None***

**ABSTAIN :        COUNCILMEMBERS:     *None***

**ABSENT:          COUNCILMEMBERS:     *Cooper***

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