

RESOLUTION NO. 2014-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING SUBDIVISION NO. 03-481.01, MADEIRA EAST VILLAGE 1 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 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 Californian Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 03-481.01, Madeira East Village 1, the first phase 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 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 the Final Map; 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; and

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. 03-481.01, Madeira East Village 1 substantially comply with the previously-approved Tentative Map; and
- 2) The Final Map is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 18, 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. 03-481.01, Madeira East Village 1, a copy of which is hereby attached as Exhibit A and made part of this Resolution and 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 County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of March 2014.



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. 03-481.01, MADEIRA EAST VILLAGE 1 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.

LOTS A, B, C, D, E AND F.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE ATRIO CIRCLE, AMARES CIRCLE, LOUSADA DRIVE, PONTA DELGADA DRIVE, LOTZ PARKWAY, WHITELOCK PARKWAY, PENELA WAY, SINTRA WAY, VIZELA WAY, ARCOS WAY, NELAS WAY, MIRANDELA WAY AND ALFAMA WAY, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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 CIRCLES, DRIVES, AND WAYS AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

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 WYRES 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 LYING ADJACENT TO THE PUBLIC CIRCLES, DRIVES, PARKWAYS AND 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 OVER LOTS 9, 15, 17, 23, 31, 32, 40, 46, 47, 53, 55, 68, 69, 82, 83, 96, 97, 111, 112, 116, 117, 123, 124, 130, 141, 142, 153, 158, 167, 168 AND 178 DELINEATED HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (N.I.E.R.L.)

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, 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.).

TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME:
TITLE:

BY: _____
NAME:
TITLE:

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ } 55
COUNTY OF _____ }

ON THE _____ DAY OF _____, 2014, 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/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.

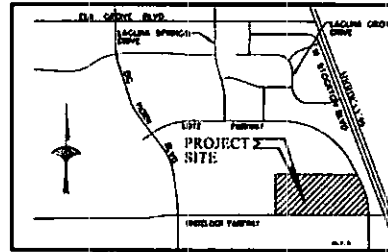
WITNESS MY HAND: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____



VICINITY MAP

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-481.01 MADEIRA EAST VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____



RAYMOND MICHAEL MANGER
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 OCTOBER 2012. 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 2014; 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 62.75± ACRES, CONSISTING OF 231 RESIDENTIAL LOTS TOTALING 41.45± ACRES, 4 LANDSCAPE LOT TOTALING 4.21± ACRES, 2 PARK LOTS TOTALING 2.51± ACRES, AND STREET RIGHT-OF-WAY TOTALING 14.58± 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, 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. TO OBTAIN GRID VALUES, MULTIPLY BY A CSF = 0.99988200.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES FILE NO. WKA NO. 9505.02, DATED JULY 13, 2012. 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. 03-481.01 OF MADEIRA EAST VILLAGE 1 AND FIND THAT IT SUBSTANTIALLY COMPLIES 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 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 THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 03-481.01, MADEIRA EAST VILLAGE 1, AND ACCEPTED, IN FEE SIMPLE, LOTS A THROUGH F, INCLUSIVE, ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ATRIO CIRCLE, AMARES CIRCLE, LOUSADA DRIVE, PONTA DELGADA DRIVE, LOTZ PARKWAY, WHITELOCK PARKWAY, PENELA WAY, SINTRA WAY, VIZELA WAY, ARCOS WAY, NELAS WAY, MIRANDELA WAY AND ALFAMA WAY, FOR PUBLIC STREET PURPOSES, ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE EASEMENTS FOR PEDESTRIAN WALKWAY PURPOSES, AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON.

DATE: _____



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF FIRST AMERICAN 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. 03-481.01 MADEIRA EAST VILLAGE 1

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
TOWNSHIP 6 NORTH, RANGE 5 EAST,
MOUNT DIABLO BASELINE AND MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA


WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7787

MARCH 2014

Sheet 1 of 13

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____ 2014, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED, _____

WHO PROVIDED 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/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.: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____ 2014, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED, _____

WHO PROVIDED 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/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.: _____

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF
ELK GROVE SHALL RECONVEY LOTS A, C THROUGH E AS DEDICATED TO THE
CITY ON THE MAP OF SUBDIVISION NO. 03-481.01, MADEIRA EAST VILLAGE 1,
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: TAYLOR MORRISON OF CALIFORNIA,
A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 1180 IRON POINT ROAD, SUITE 100
FOLSOM, CA 95630

PHONE NUMBER: (916) 355-8900

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED
UNDER SECTION 66436 (a) (3) (A) (i-viii) 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. CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC STREET PURPOSES
PER BOOK 20130820, PAGE 449 OFFICIAL RECORDS AND IS PLOTTED
AND SHOWN HEREON.
2. CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC STREET PURPOSES
PER BOOK 20090218, PAGE 957, OFFICIAL RECORDS AND IS PLOTTED
AND SHOWN HEREON.

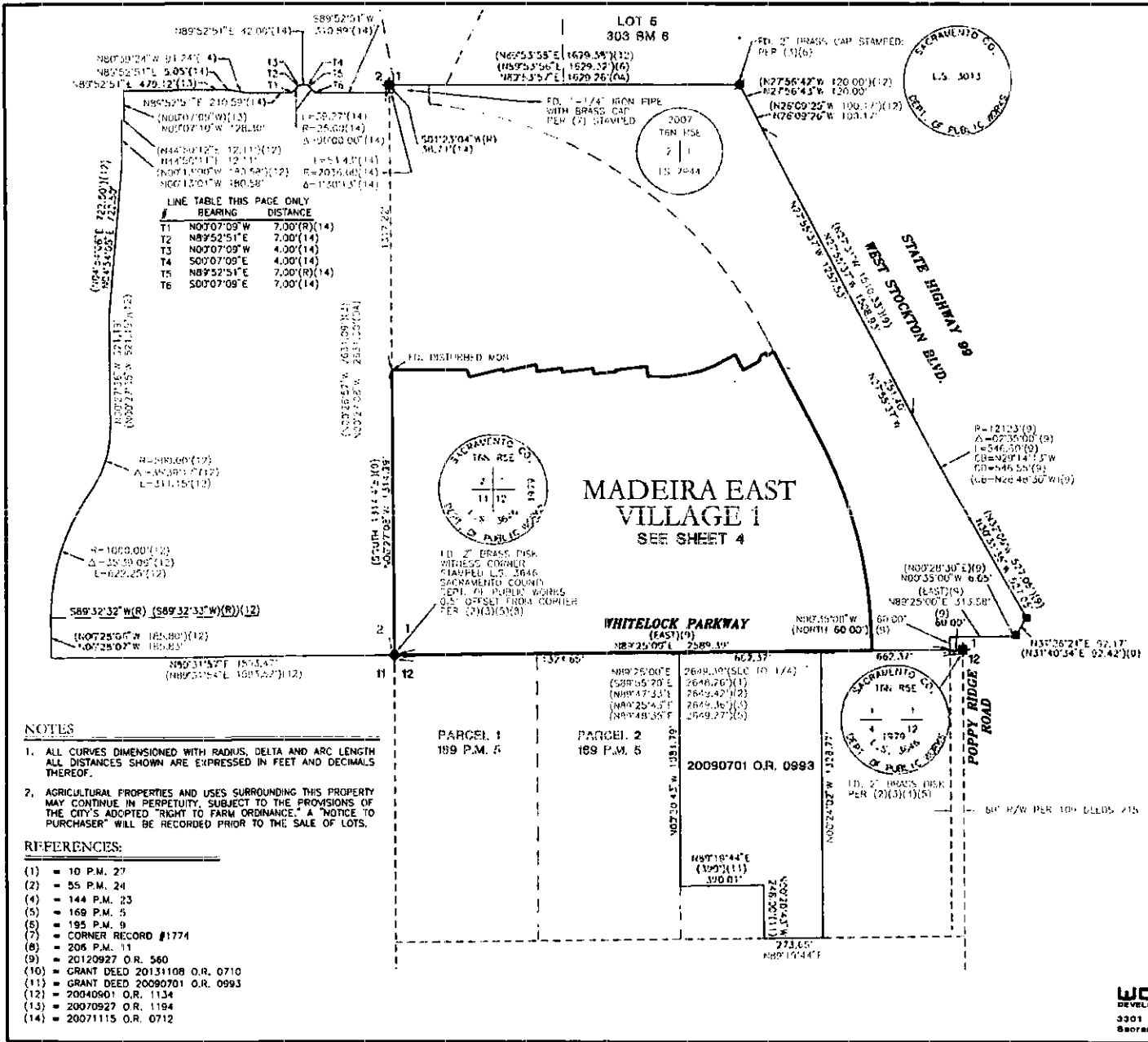
SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE 1

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
TOWNSHIP 6 NORTH, RANGE 5 EAST,
MOUNT DIABLO BASELINE AND MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



MARCH 2014

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LEGEND

5/8" REBAR WITH CAP U.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 U.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 U.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.

- 2-1/2" BRASS DISK IN MONUMENT WELL TO BE SET STAMPED L.S. 6815
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND MONUMENT AS NOTED
- FOUND 6"x6" CONCRETE MONUMENT W/ 1/8" IRON PIN IN CENTER, NO ID, NOT OF RECORD
- ◆ FOUND SECTION CORNER AS NOTED
- ◆ FOUND ONE-QUARTER CORNER AS NOTED
- ▲ NGS STATION
- AC. ACRES
- BNDRY BOUNDARY
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- OA OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.M.U.D. SACRAMENTO MUNICIPAL UTILITY DISTRICT
- SF± SQUARE FEET
- (R) RADIAL LINE
- R/W RIGHT-OF-WAY
- V.E. VISIBILITY EASEMENT
- ||||| NO INGRESS OR EGRESS RIGHTS
- (X) SHEET INDEX

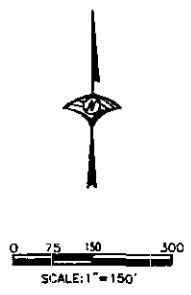
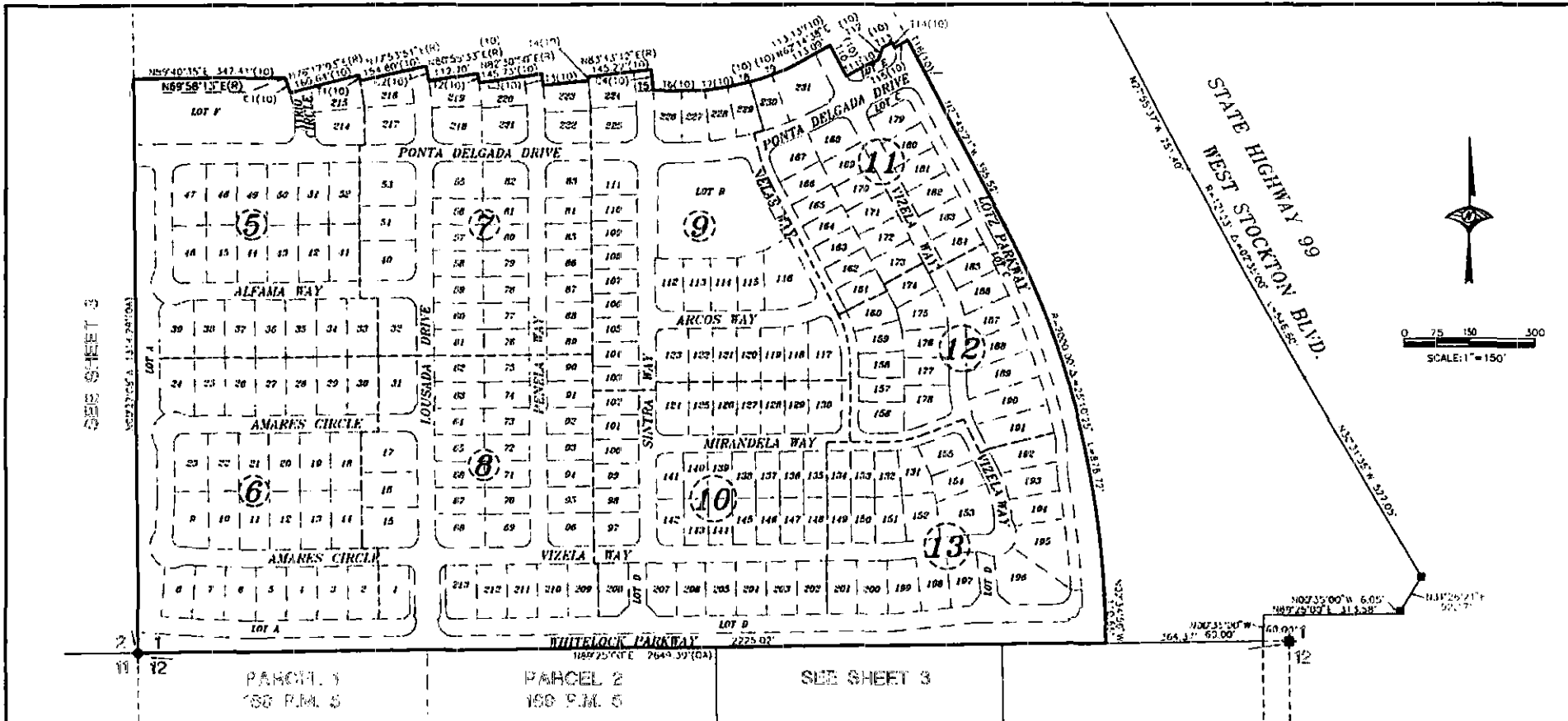
SCALE: 1" = 300'

**SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE I**

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
TOWNSHIP 6 NORTH, RANGE 5 EAST,
MOUNT DIABLO BASIN AND MERIDIAN,
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

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MARCH 2014
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11 12
 PARCEL 1
 150 P.M. 5
 PARCEL 2
 150 P.M. 5
 SEE SHEET 3

LPP TABLE (THIS SHEET ONLY)		CURVE TABLE (THIS SHEET ONLY)			
#	BEARING LENGTH	R	RADIUS	DELTA	ARC LENGTH
1	N10°09'01"W 12.85'	C1	16=323.00'	Δ=76°18'30"	L=35.32'
2	N08°51'46"W 20.82'	C2	9=578.00'	Δ=93°01'12"	L=33.72'
3	S84°12'59"L 105.00'	C3	8=697.00'	Δ=61°41'49"	L=26.57'
4	S07°30'22"W 8.58'	C4	8=1147.00'	Δ=82°21'59"	L=47.32'
5	N86°25'11"(R)				
6	N89°43'17"E 116.19'				
7	N81°19'34"E 61.11'				
8	N77°04'44"E 65.98'				
9	N63°45'07"E 68.75'				
10	S27°45'27"W 79.33'				
11	N62°14'38"E 65.01' (35.00')(10)				
12	N17°14'38"E 28.28'				
13	N62°14'38"E 25.00'				
14	S27°45'27"W 15.00'				
15	N62°12'12"E 35.91' (35.89')(10)				
16	N67°15'41"E 85.53'				

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE 1
 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 6 NORTH, RANGE 5 EAST,
 MOUNT DIABLO BASELINE AND MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

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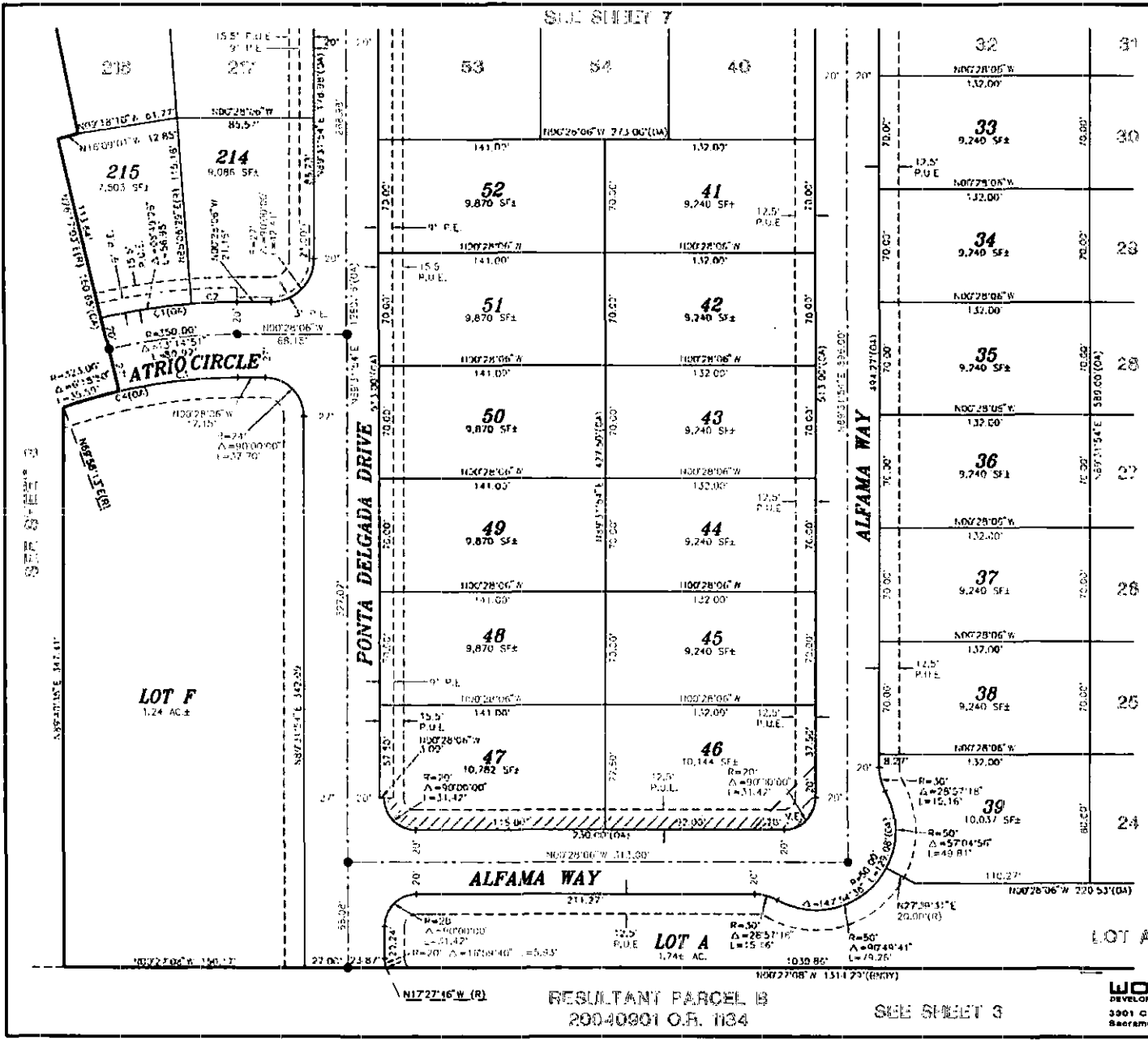
MARCH 2014
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SUB SHEET 7

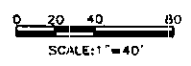
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

CURVE TABLE (THIS SHEET ONLY)

#	RADIUS	DELTA	ARC LENGTH
C1	R=370.00'	Δ=12°14'51"	L=95.55'
C2	R=370.00'	Δ=04°25'25"	L=29.57'
C3	R=623.00'	Δ=12°14'51"	L=174.68'
C4	R=323.00'	Δ=15°33'41"	L=110.22'



SHEET NO. 03



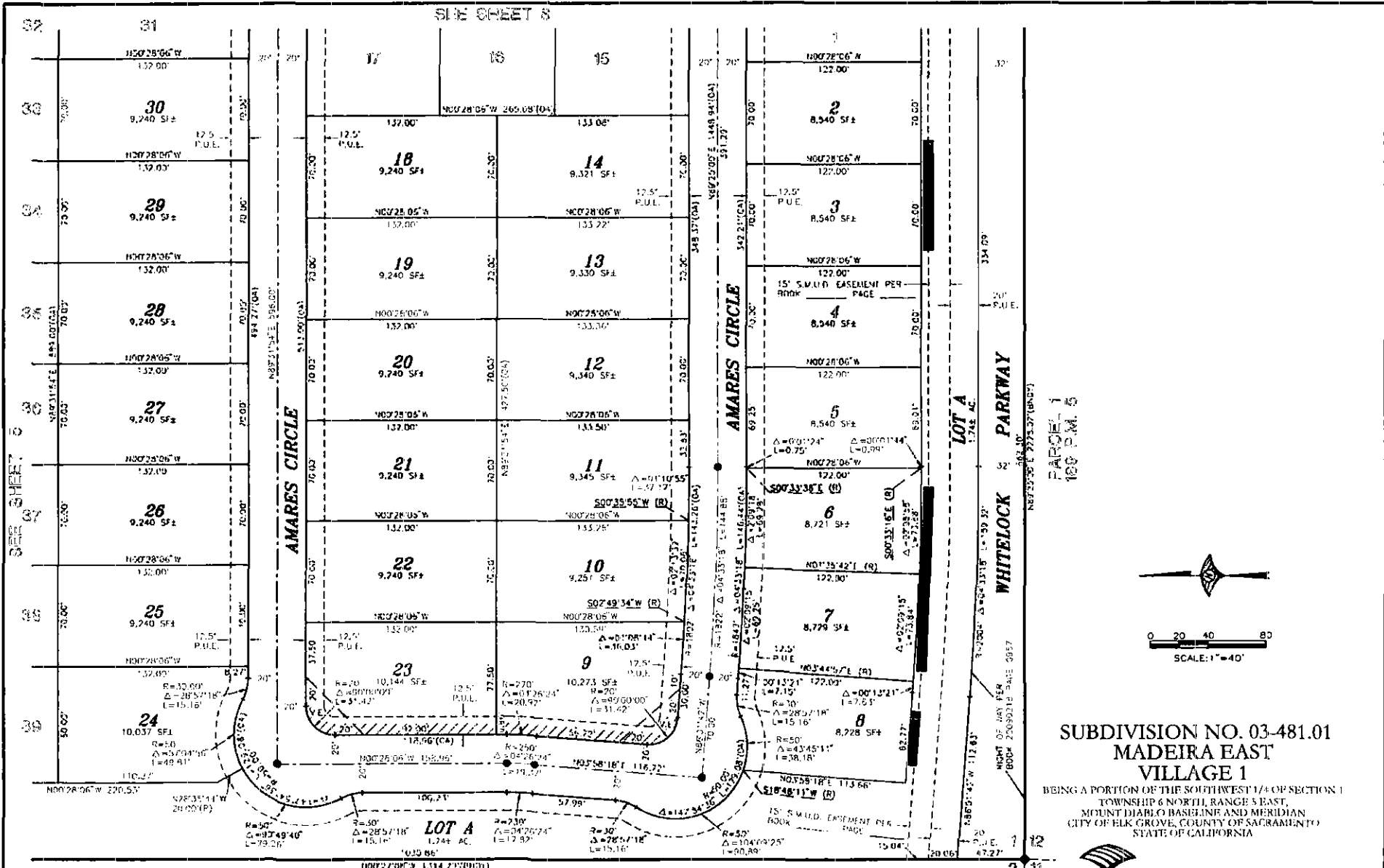
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MADEIRA EAST
VILLAGE 1
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 STATE OF CALIFORNIA

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MARCH 2014
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RESULTANTY PARCEL B
 20040901 O.R. 1134

SEE SHEET 3



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE 1
 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
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 STATE OF CALIFORNIA

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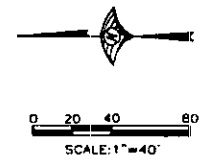
MARCH 2014
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SEE SHEET 9



CURVE TABLE (THIS SHEET ONLY)

#	RADIUS	DELTA	ARC LENGTH
C1	R=598.00'	Δ=04°18'45"	L=45.01'
C2	R=638.00'	Δ=03°01'42"	L=33.22'
C3	R=638.00'	Δ=05°34'19"	L=62.04'
C4	R=638.00'	Δ=4°50'21.02"	L=53.79'
C5	R=897.00'	Δ=01°24'48"	L=27.13'



SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE 1
 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 6 NORTH, RANGE 5 EAST,
 MOUNT DIABLO BASELINE AND MERIDIAN,
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
 STATE OF CALIFORNIA

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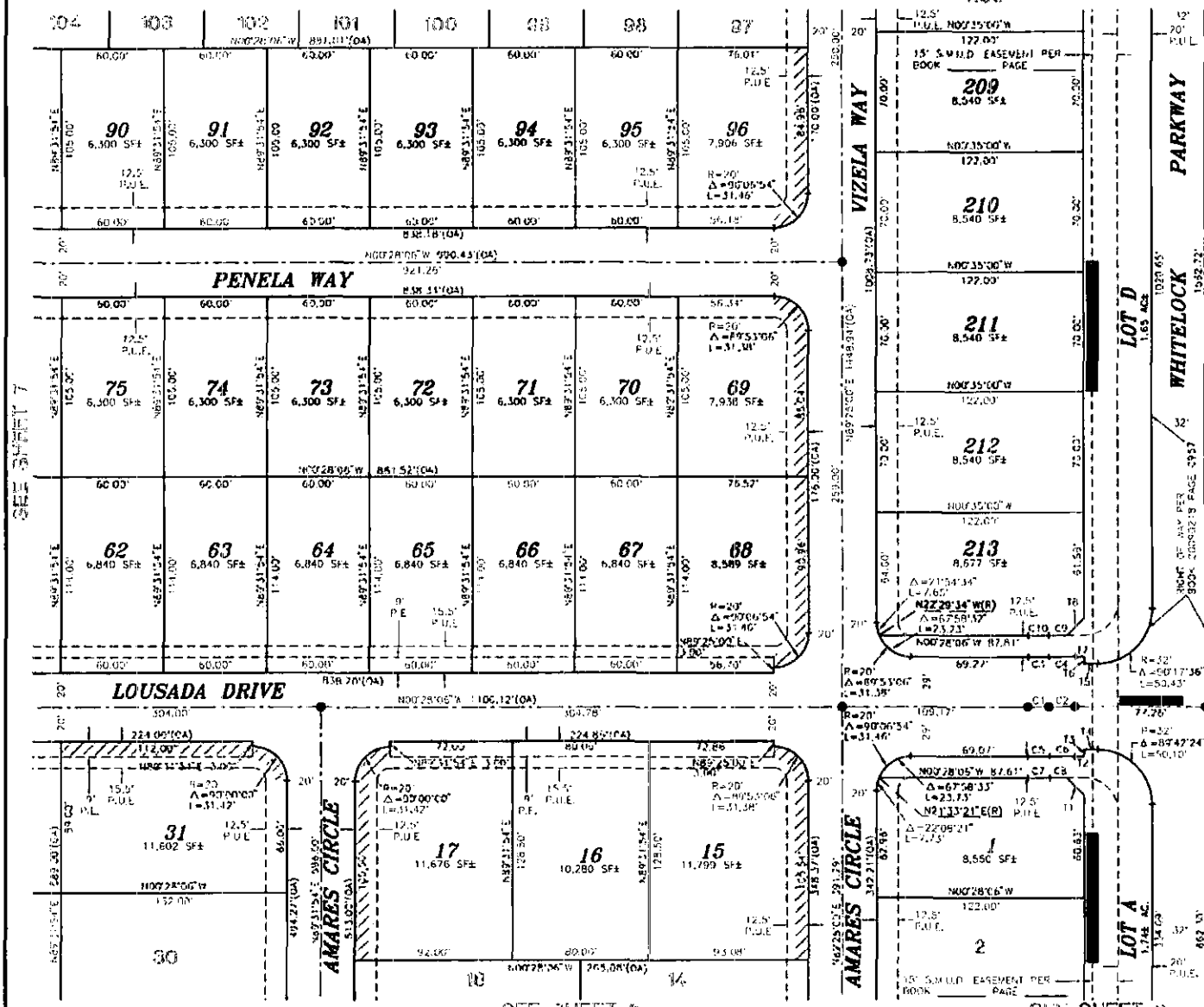
MARCH 2014
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SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 6

SUB SHEET 10

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CURVE TABLE (THIS SHEET ONLY)

#	RADIUS	DELTA	ARC LENGTH
C1	R=1000'	Δ=00°42'00"	L=12.23'
C2	R=7000'	Δ=00°52'15"	L=15.34'
C3	R=9711'	Δ=00°42'03"	L=11.84'
C4	R=1029'	Δ=00°52'15"	L=15.79'
C5	R=1029'	Δ=00°42'03"	L=12.59'
C6	R=8711'	Δ=00°52'45"	L=14.80'
C7	R=1041.5'	Δ=00°42'03"	L=12.71'
C8	R=958.5'	Δ=00°36'03"	L=10.18'
C9	R=1041.5'	Δ=00°36'24"	L=11.03'
C10	R=958.5'	Δ=00°42'03"	L=11.72'

LINE TABLE (THIS SHEET ONLY)

#	BEARING	LENGTH
T1	N44°31'58"W	14.12'
T2	N00°12'24"W	5.41'
T3	N00°25'00"W	4.00'
T4	N00°12'24"W	8.16'
T5	N00°12'24"W	7.84'
T6	N00°25'00"W	4.00'
T7	N00°12'24"W	5.11'
T8	N45°28'14"W	14.11'

PARCEL 2
169 P.M. 5

N89°25'00"E 2225.07'(B-07)

PARCEL 1
169 P.M. 5



0 20 40 80
SCALE: 1"=40'

**SUBDIVISION NO. 03-481.01
MADEIRA EAST
VILLAGE 1**
BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
TOWNSHIP 6 NORTH, RANGE 5 EAST,
MOUNT DIABLO BASELINE AND MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

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MARCH 2014
Sheet 8 of 13

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SUB SHEET 9

SUB SHEET 8

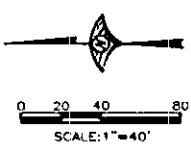
SEE SHEET 7

SUBDIVISION NO. 03-481.01
 MADEIRA EAST
 VILLAGE 1

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1
 TOWNSHIP 6 NORTH, RANGE 5 EAST,
 MOUNT Diablo BASELINE AND MERIDIAN
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO
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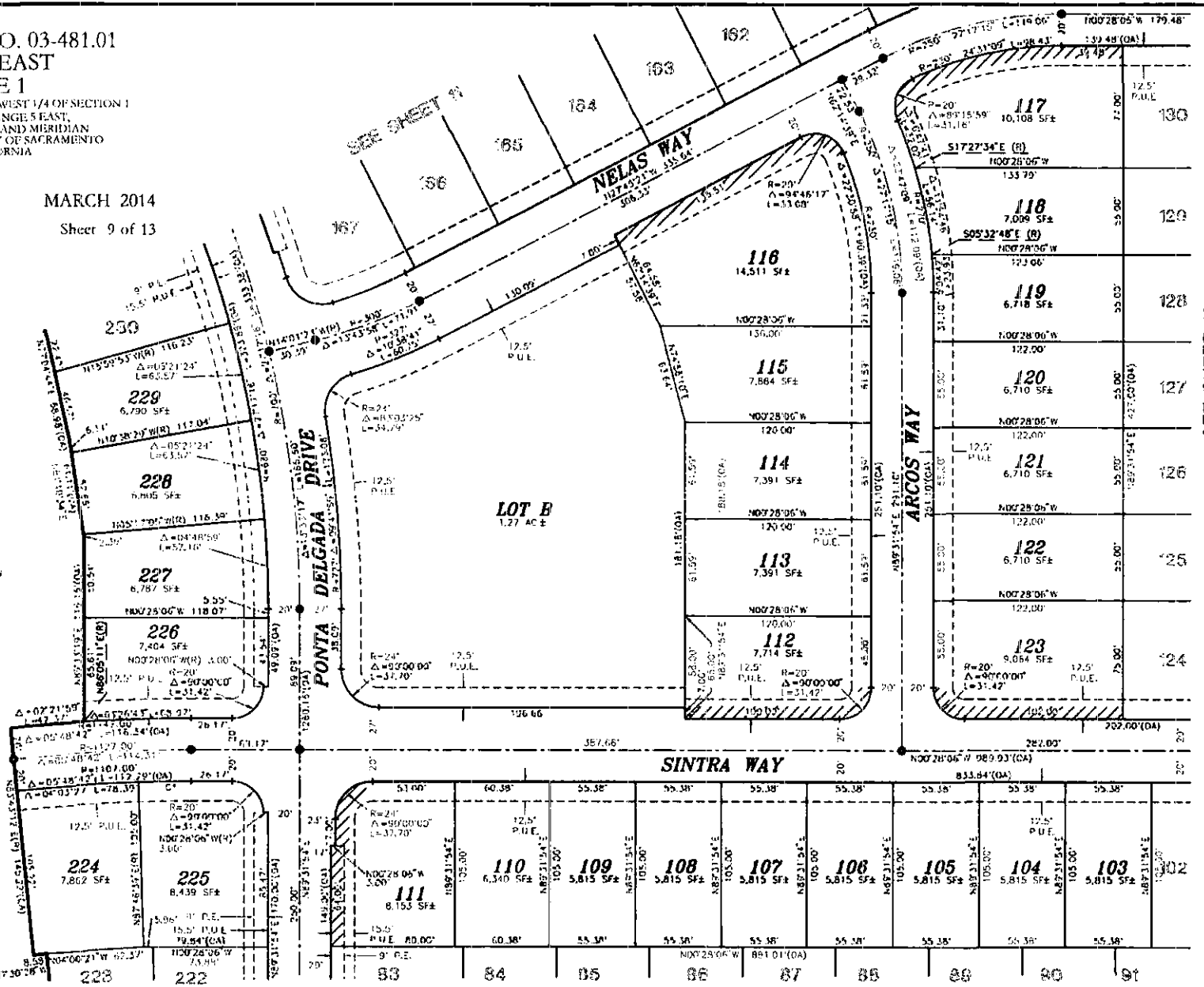
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 Sheet 9 of 13



CURVE TABLE (THIS SHEET ONLY)
 R = RADIUS DELTA = ARC LENGTH
 C1 R=110.700 Δ=0°145'15" L=55.89'

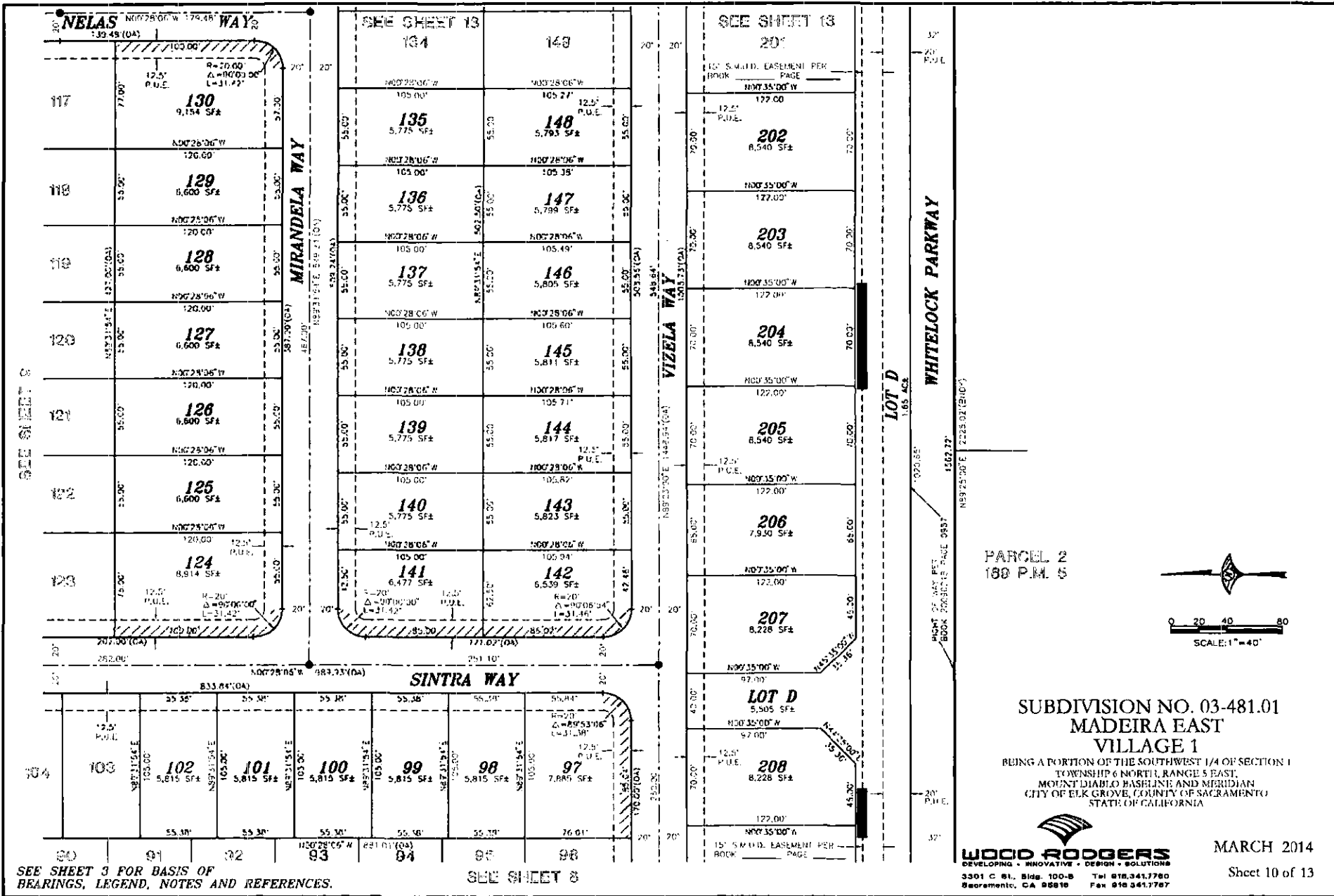
SEE SHEET 8



SEE SHEET 10

SEE SHEET 3 FOR BASIS OF
 BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 7

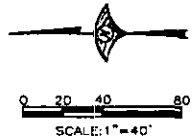


SEE SHEET 6

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 8

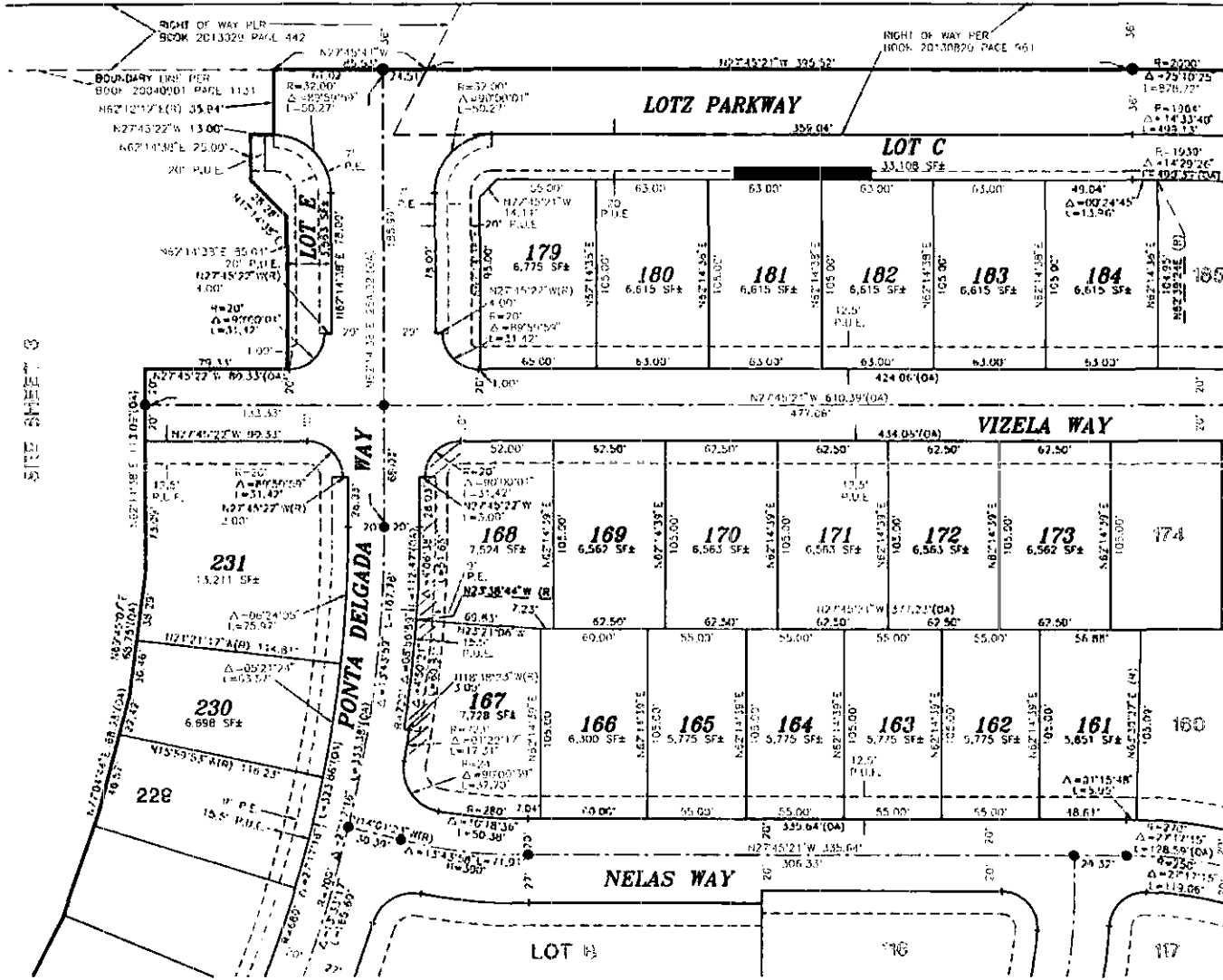
PARCEL 2
180 P.M. 6



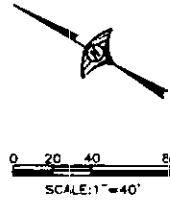
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 Sheet 10 of 13



SEE SHEET 12



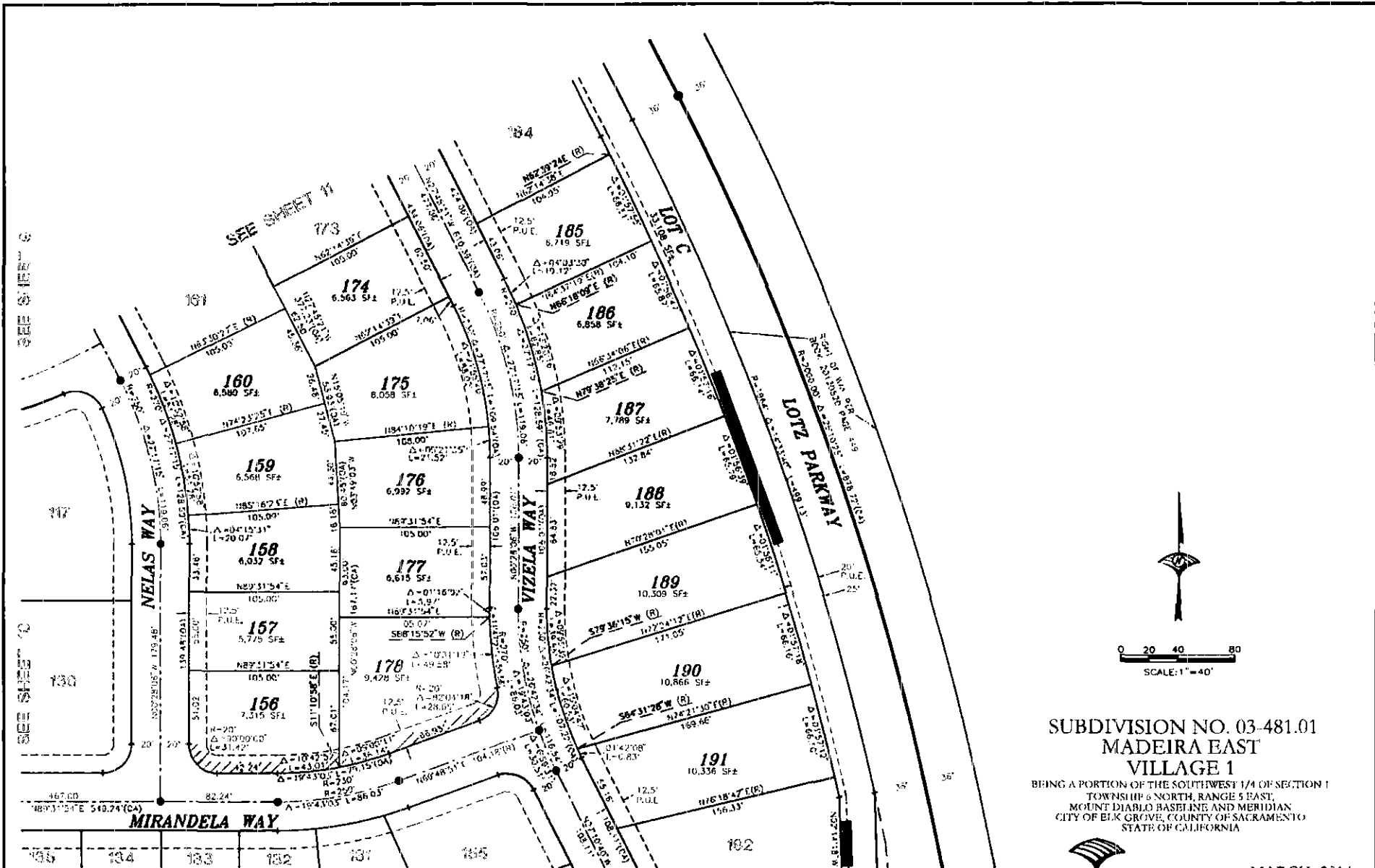
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SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 9

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SUBDIVISION NO. 03-481.01
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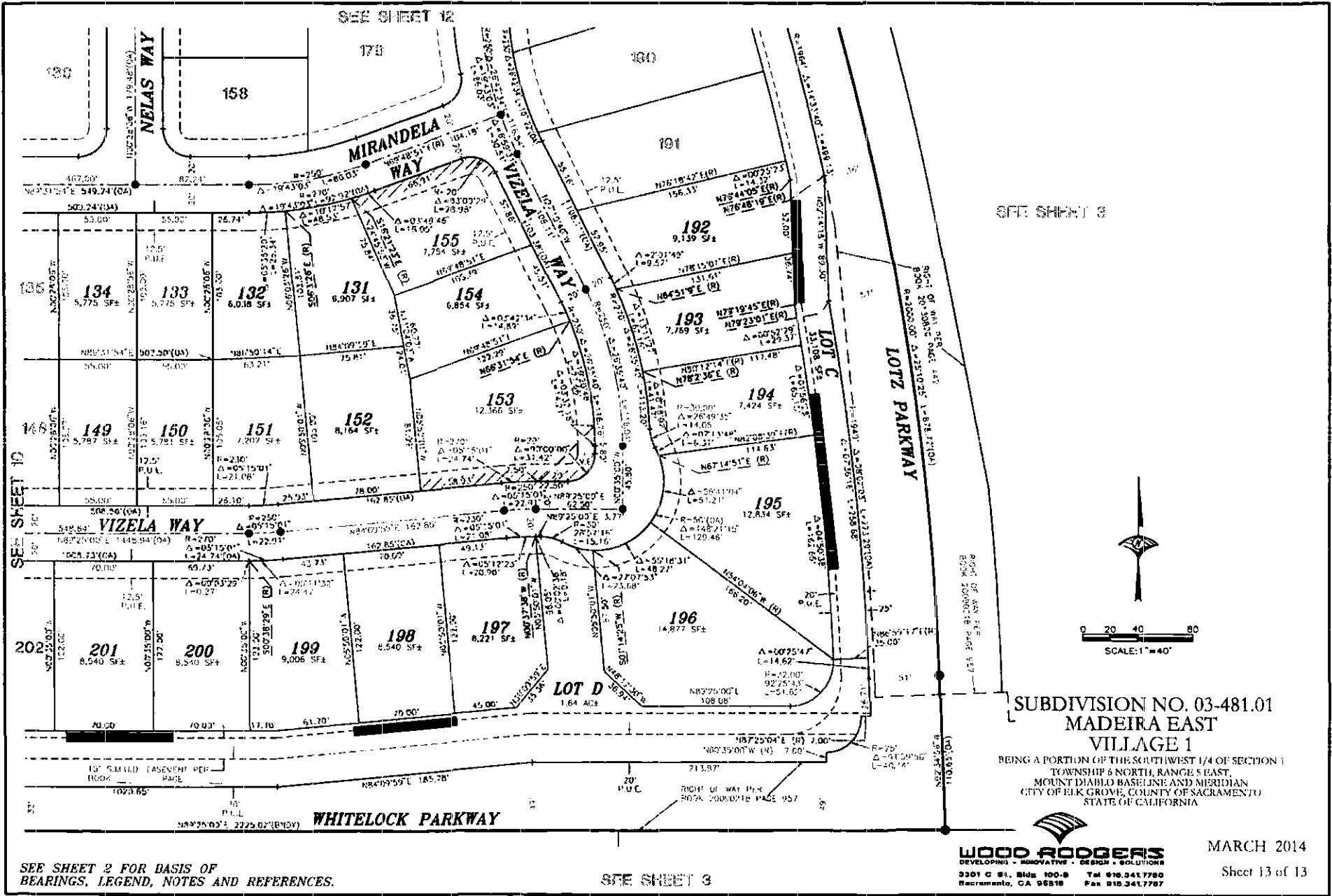


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MARCH 2014

Sheet 12 of 13

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



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

SEE SHEET 3

SUBDIVISION NO. 03-481.01
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MARCH 2014
 Sheet 13 of 13



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

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. 03-481-1, Madeira East Village 1 subdivision Final Map

Project Applicant: Taylor Morrison
81 Blue Ravine Rd., Suite 220
Folsom, California 95630

Project Location - Specific: This project is located in the Laguna Ridge Specific Plan along at the southwest corner of Whitelock Parkway and West Stockton Boulevard south of the Elk Grove Auto Mall.

Assessor's Parcel Number(s): 132-0280-008

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Madeira East Village 1 subdivision, subdivision number 03-481-1.

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.

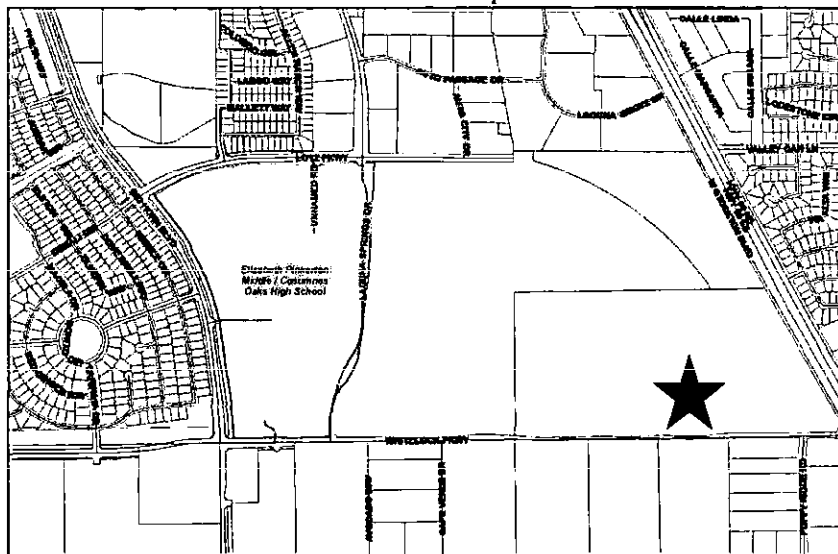
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval 2011. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant 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: February 26, 2014

Location Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-65**

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

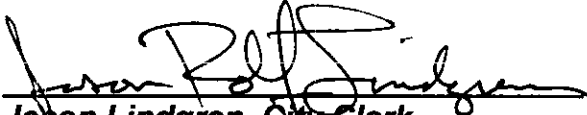
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 12, 2014 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


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