

**RESOLUTION NO. 2017-205**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A FINAL MAP FOR SUBDIVISION NO. 13-052, POPPY KEYS EAST  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION  
IMPROVEMENT AGREEMENT**

**WHEREAS**, the City of Elk Grove (City) approved the Tentative Map for the Poppy Keys East Project (EG-13-052) on December 10, 2014; 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. 13-052, Poppy Keys East, 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

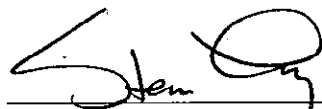
**WHEREAS**, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

**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. 13-052, Poppy Keys East 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. 13-052, Poppy Keys East, 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.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of August 2017.



\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY



**LEGEND**

- ◆ SECTION CORNER, ROUND MONUMENT AS NOTED
- FOUND CORNER, ROUND MONUMENT AS NOTED
- FOUND CENTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 8813 (7)
- SET 2-1/2" BRASS DISK IN WELL MONUMENT STAMPED L.S. 7844
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 7944
- OVERSAIL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PE PEDESTRIAN EASEMENT
- P.U. PUBLIC UTILITY
- P.V. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (I) RECORD DATA PER REFERENCE
- SF SQUARE FEET
- VE VISIBILITY EASEMENT
- ZZZZ NO EGRESS OR EGRESS RIGHTS
- (S) SHEET NO. 1

**NOTES**

1. ALL CURVE DIMENSIONS ARE RADII, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REAR LOT CORNER WITH PLASTIC CAP STAMPED "L.S. 7844". ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT OFFSET, WHERE SIDEWALK IS DETACHED FRONT CORNERS WILL BE SET ON AN 8.00 FOOT OFFSET ONTO THE SIDEWALK WITH A 1" DIAMETER IRON DISK STAMPED "L.S. 7944".
3. 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 THE LOTS.

**REFERENCES**

- (1) 16 P.S. 27
- (2) 55 P.A.L. 24
- (3) 66 P.A.L. 13
- (4) 205 P.S. 11
- (5) 217 P.M. 6
- (6) 220 P.M. 7
- (7) 361 B.M. 1



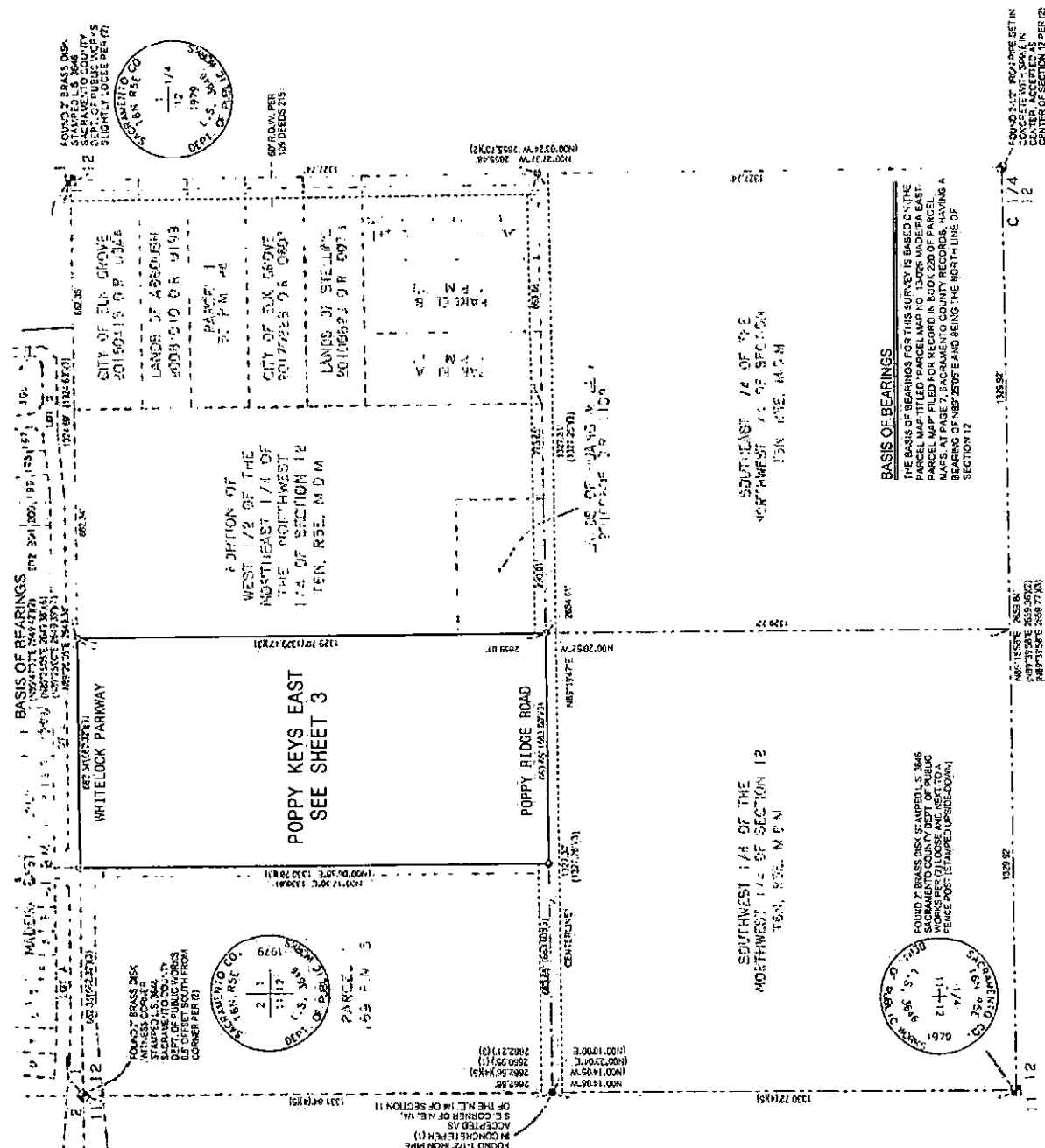
**SUBDIVISION NO. 13-052  
POPPY KEYS EAST**

PARCEL 2 OF THE PARCEL WAS FILED FOR RECORD IN BOOK 189 OF PARCEL MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF THE NORTH-WEST ONE-QUARTER OF THE NORTH-WEST ONE-QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN

CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA

**Mackay & Soms**  
REGISTERED PROFESSIONAL SURVEYORS  
1000 North St., Ste. 100, Elk Grove, CA 95624 • (916) 731-1100

AUGUST 2017  
SHEET 2 OF 6 27.03.07.0



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE PARCEL MAP TITLED "PARCEL MAP NO. 13-052 WIDEIRA EAST, PARCEL MAP FILED FOR RECORD IN BOOK 220 OF PARCEL MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, HAVING A BEARING OF N82°20'00\"/>

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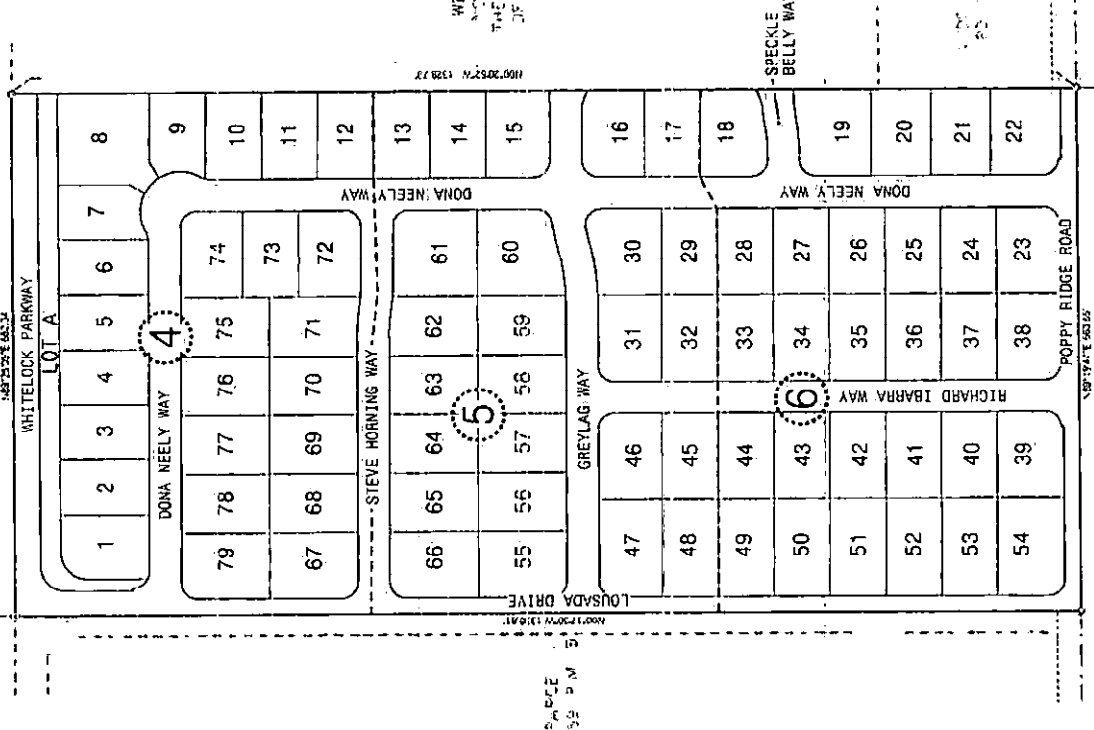
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 1007 205 658 00  
 1007 205 658 00



PARTITION OF  
 WEST 1/2 OF THE  
 SECTION 12 OF THE  
 T4N, 55E, 118M  
 OF RECORD 13-052  
 PAGE 10-11



0 50 100 200  
 SCALE: 1" = 100'

SUBDIVISION NO. 13-052  
**POPPY KEYS EAST**

PARCEL 2 OF THE PARCEL MAP FILED FOR RECORD IN BOOK 189 OF PARCEL MAPS,  
 AT PAGE 5, SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF THE  
 NORTHWEST 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

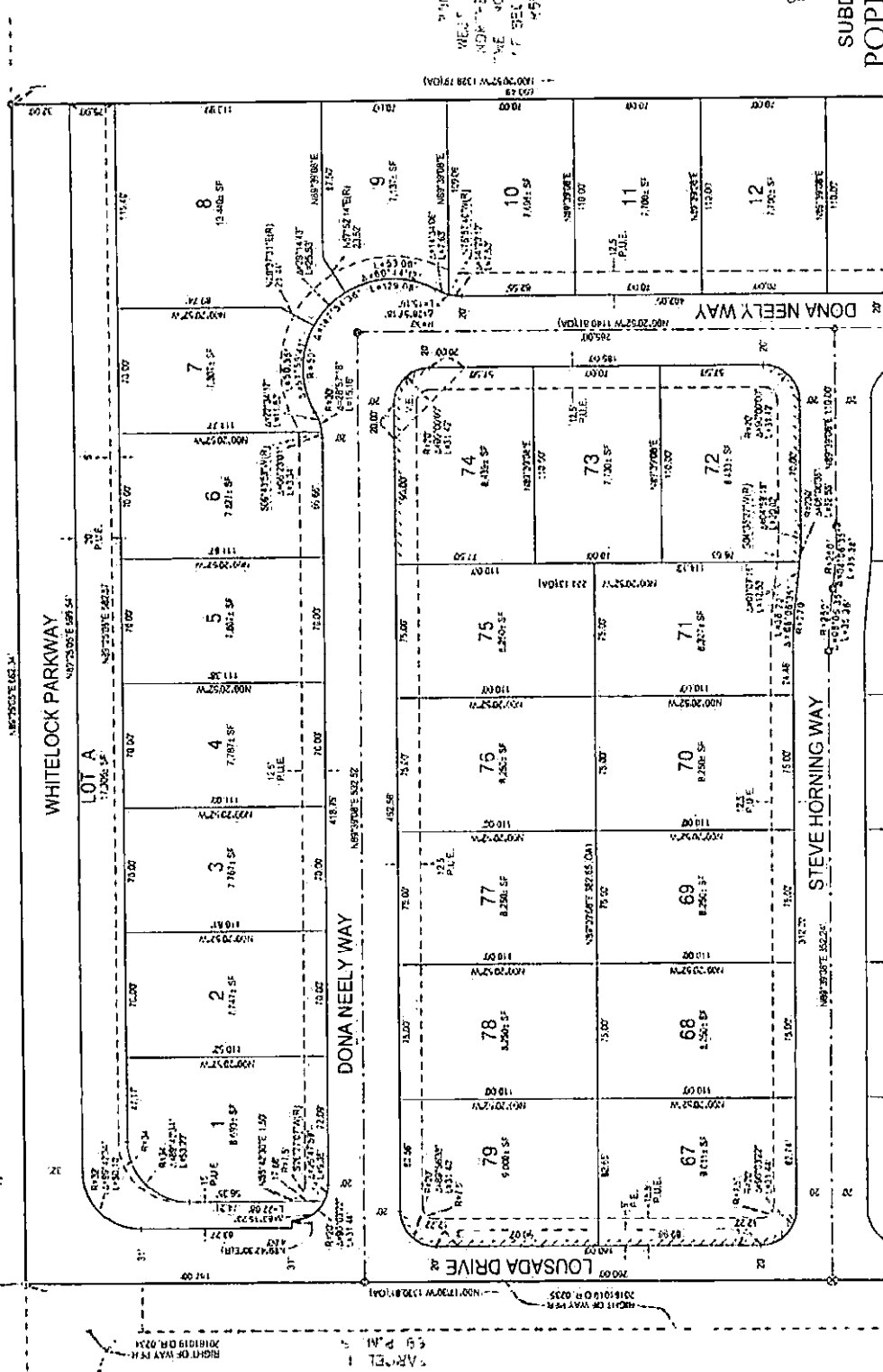
**MACKAY & SOMPS**  
 ENGINEERS SURVEYORS  
 1000 Grant Road, Suite 200, Elk Grove, CA 95757  
 AUGUST 2017  
 SHEET 3 OF 6 27/03/10

SOUTH EAST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 12  
 T4N, 55E, 118M

SOUTHWEST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 2  
 T5N, 55E, 118M

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

MIRA EAST VILLAGE I  
331 Bldg  
LOT D



PORTION OF  
WEST 1/2 OF THE  
NORTHWEST 1/4 OF  
THE NORTHWEST 1/4  
OF SECTION 2 T15N,  
R5E, M11E.



SUBDIVISION NO. 13-052  
POPPY KEYS EAST

PARCEL 2 OF THE PARCEL WAS FILED FOR RECORD IN BOOK 180 OF PARCEL MAPS,  
AT PAGE 5, SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF THE  
NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11,  
TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN

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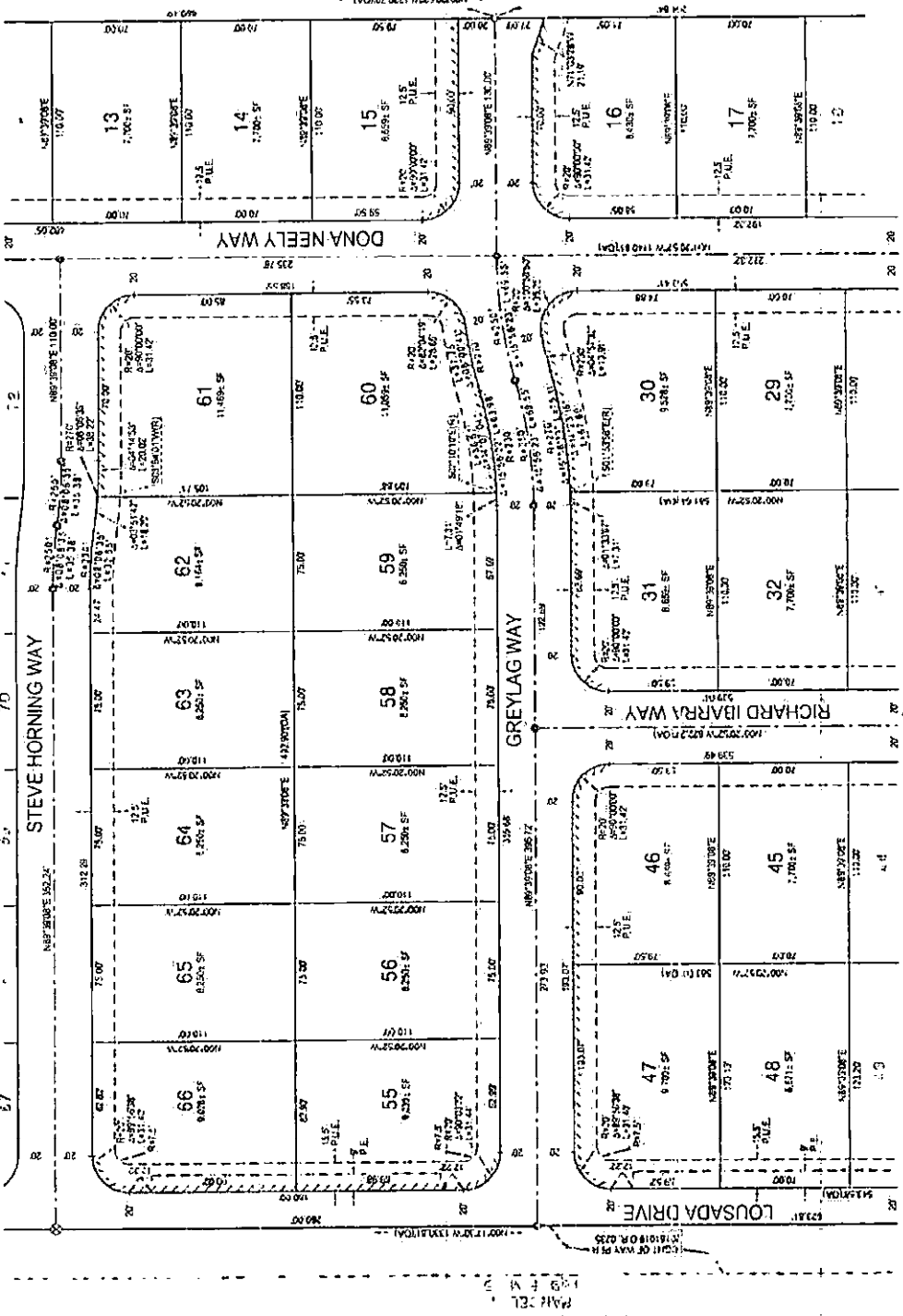
**MAGKAY & SOMPS**  
REGISTERED PROFESSIONAL SURVEYORS  
1545 Corner Blvd., Suite 100, Sacramento, CA 95811 • 916.754.1000

AUGUST 2017

SHEET 4 OF 6

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

SEE SHEET 4



PORTION OF THE  
WEST 1/2 OF THE  
NORTHEAST 1/4 OF  
THE NORTHWEST 1/4  
OF SECTION 12 T19N,  
R3E, M3DM

SUBDIVISION NO. 13-052  
**POPPY KEYS EAST**

PARCEL 2 OF THE PARCEL MAP FILED FOR RECORD IN BOOK 168 OF PARCEL MAPS  
AT PAGE 5, SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF THE  
NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12,  
TOWNSHIP 5 NORTH RANGE 5 EAST, MOUNT Diablo MERIDIAN

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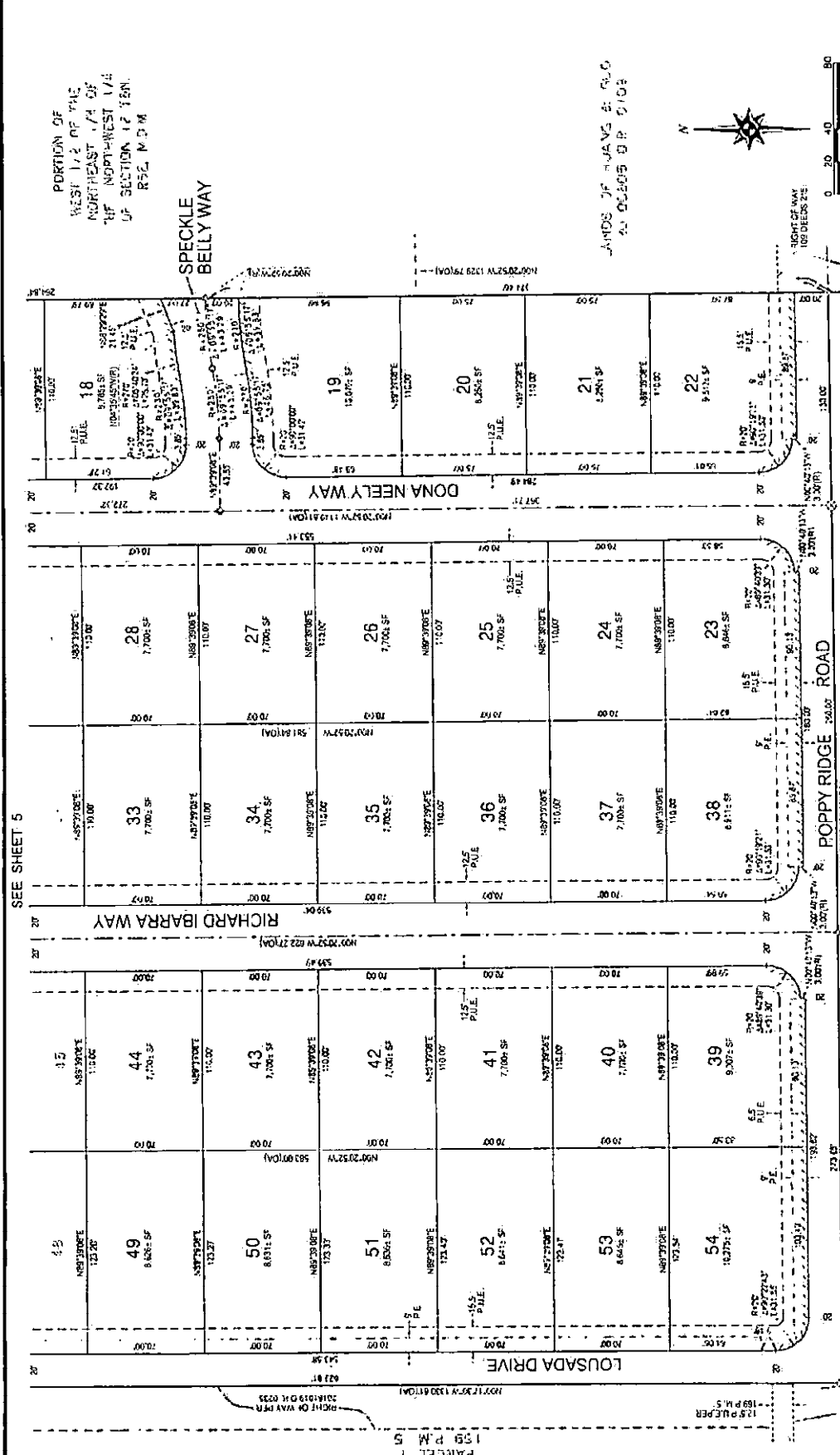
AUGUST 2017

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
155 Greenback Lane, Ste. 200, Elk Grove, CA 95757-1114

SHEET 5 OF 6

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

27100016



PORTION OF  
WEST 1/2 OF THE  
NORTHEAST 1/4 OF  
THE NORTHWEST 1/4  
OF SECTION 12 18N.  
R5E, M3E

SPECKLE  
BELLY WAY

LANDS OF JAMES G. GILG  
PL. 05205 OR 5102

SUBDIVISION NO. 13-052

POPPY KEYS EAST

PARCEL 5 OF THE PARCEL MAP FILED FOR RECORD IN BOOK 109 OF PARCEL MAPS,  
AS SET FORTH IN SACRAMENTO COUNTY RECORDS AND BEING 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

AUGUST 2017

**Mackay & Somp**  
1000 Franklin Road, Suite 100, Sacramento, CA 95811-7316  
Tel: 916.486.1000  
Fax: 916.486.1001

SHEET 6 OF 6

27.03.00

SEE SHEET 5

RIGHT OF WAY  
PER 109 DEEDS 2715

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

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

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



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-205**

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

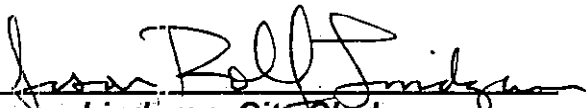
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 23, 2017 by the following vote:*

**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**