

**RESOLUTION NO. 2018-183**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR MADEIRA SOUTH VILLAGE 2A (SUBDIVISION  
NO. 10-020-2A), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT  
(CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove Planning Commission approved the Tentative Map for the Madeira South Project (EG-05-943) on November 16, 2006; and

**WHEREAS**, consistent with the approved Tentative Map, Poppy Lane, L.L.C., a California Limited Liability Company, submitted to the City for approval, a Final Map for Madeira South Village 2A (Subdivision No. 10-020-2A), 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

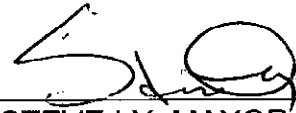
**WHEREAS**, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

**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 Madeira South Village 2A (Subdivision No. 10-020-2A) 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 Madeira South Village 2A (Subdivision No. 10-020-2A), a copy of which is attached as Exhibit A; and
- 4) 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 22<sup>nd</sup> day of August 2018.




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

## 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, B AND C AS DEDICATED TO THE CITY ON THIS MAP OF SUBDIVISION NO. 18-020-2A, MADEIRA SOUTH VILLAGE 2A, BEING A PORTION OF PARCEL 3 OF PARCEL MAP FILED IN BOOK 60 PAGE 29, QUARTER 29, SECTION 11, T4N, R3E, M.D.M. & M. WEST ONE-QUARTER QUARTER OF SECTION 11, T4N, R3E, M.D.M. & M. RECORDS OF SACRAMENTO COUNTY. THE PROPERTY IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PURPOSE OR PUBLIC UTILITIES.

SUBORDER: B. INVESTMENTS, LP.  
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 WALLACE-GUNK & ASSOCIATES INC. FILE NO. WGA NO. 107109, DATED JANUARY 14, 2003. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

### NOTES

- 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 0859 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP.

BY: *Debra White*  
PRINT: Debra White  
TITLE: N.E. EAST ADRIAN'S TRAIL LLC.

### 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 }

ON 1 DAY OF May 2018 BEFORE ME, Adriano Aguilera, a Notary Public, PERSONALLY APPEARED Debra White, known 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 SHE/HIS/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.

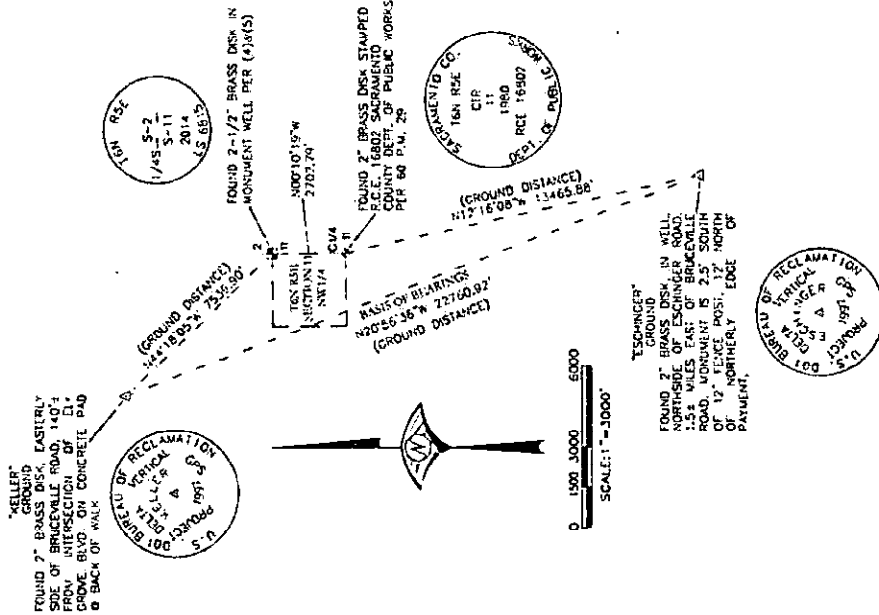
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND: *Adriano Aguilera*  
PRINTED NAME: Adriano Aguilera  
MY PRINCIPLE PLACE OF BUSINESS IS IN THE  
COUNTY OF: Placer  
MY COMMISSION EXPIRES: 07/14/21  
MY COMMISSION NO.: 220189D

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 10 AND AS FROM DATE 1987.40 AS MEASURED BETWEEN NGS STATION, TESCHNER, 1ST ORDER, AND NGS STATION, KELLER, 1ST ORDER. SAID BEARING IS N 20°55'36" W. DISTANCES SHOWN ARE GROUND BASED.

## BASIS OF BEARINGS DIAGRAM



## LEGEND

- 5/8" REBAR WITH CAP U.S. 6815 TO BE SET AT ALL REAR LOT CORNERS AND 1/2" BRASS DISK ALONG REAR LOT LINES AND PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SIDEWALK WILL BE A 5/8" REBAR WITH CAP U.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND 7" BRASS DISK IN MONUMENT WELL PER (4)
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- NGS STATION
- AC. ACRES
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- N.I.S. NOT TO SCALE
- O.A. OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

## REFERENCES:

- (1) 10 P.M. 77
  - (2) 60 P.M. 29
  - (3) 46 R.S. 25
  - (4) 361 MAPS 6
  - (5) 212 P.M. 8
  - (6) 360 MAPS 3
- THE GROVE AT LAGUNA RIDGE VILLAGE 10  
AMENDED PARCEL MAP NO. 06-1046.00  
ZORANGEN RANCH 1

## SUBDIVISION NO. 18-020-2A MADEIRA SOUTH VILLAGE 2A

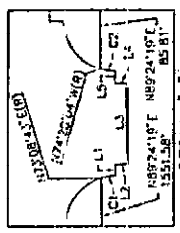
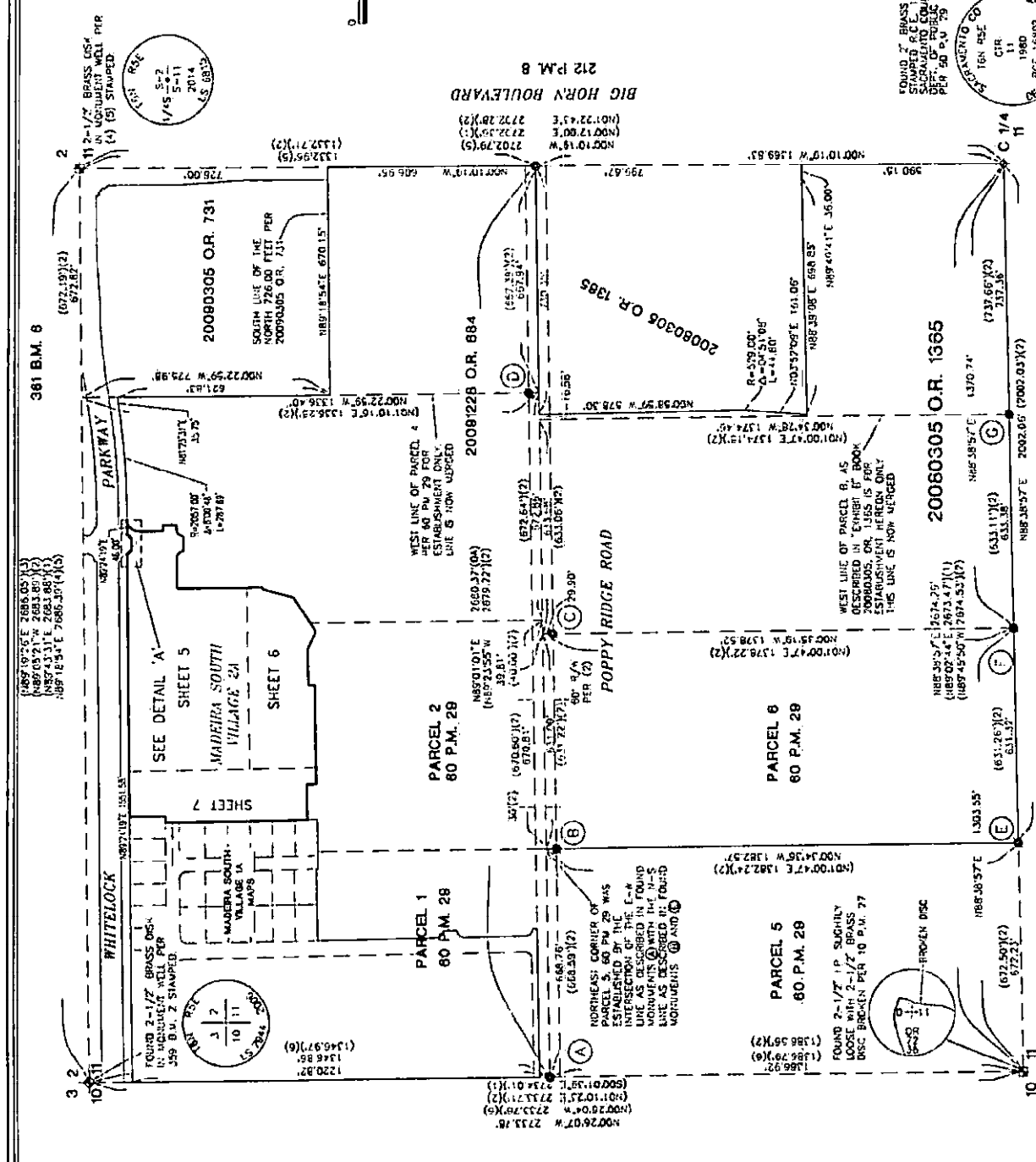
BEING A PORTION OF PARCEL 3 OF PARCEL MAP FILED IN BOOK 60 PAGE 29, QUARTER 29, SECTION 11, T4N, R3E, M.D.M. & M. WEST ONE-QUARTER QUARTER OF SECTION 11, T4N, R3E, M.D.M. & M. RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
MAY 2018

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SACRAMENTO, CA 95816 FAX 916.341.7787

# EXHIBIT A

- FOUND MONUMENTS**
- (A) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR E-W LINE IN MONUMENT WELL PER 20080305 O.R. 1365
  - (B) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER
  - (C) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER
  - (D) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER
  - (E) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER
  - (F) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER
  - (G) FOUND 2-1/2" BRASS DISK, NO TAG, HELD FOR N-S LINE, 500.34'± FROM LOT CORNER



N.T.S.

Curve Table - this sheet only	No.	Bearing	Length
C1	1	N89°24'19" E	6.00'
C2	2	N89°24'19" E	6.00'
C3	3	N89°24'19" E	6.00'
C4	4	N89°24'19" E	6.00'
C5	5	N89°24'19" E	6.00'

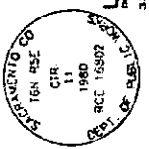
  

Curve Table - this sheet only	No.	Radius	Delta	Length
C1	1	25.00'	16°15'36"	7.09'
C2	2	25.00'	16°15'36"	7.09'

SUBDIVISION NO. 10-020-2A  
**MADERA SOUTH VILLAGE 2A**

BEING A PORTION OF PARCEL 2 OF PARCEL MAP FILED IN BOOK 6A, PAGE 29, OF PARCEL MAPS, AND A PORTION OF THE NORTH WEST ONE-QUARTER OF SECTION 11, T.6S, R.18E, M.D.M. & N. RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

FOUND 2-1/2" BRASS DISK STAMPED "C.E.L. 16607 SACRAMENTO COUNTY RECORDS" PER 20080305 O.R. 1365



COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
**MAY 2018**

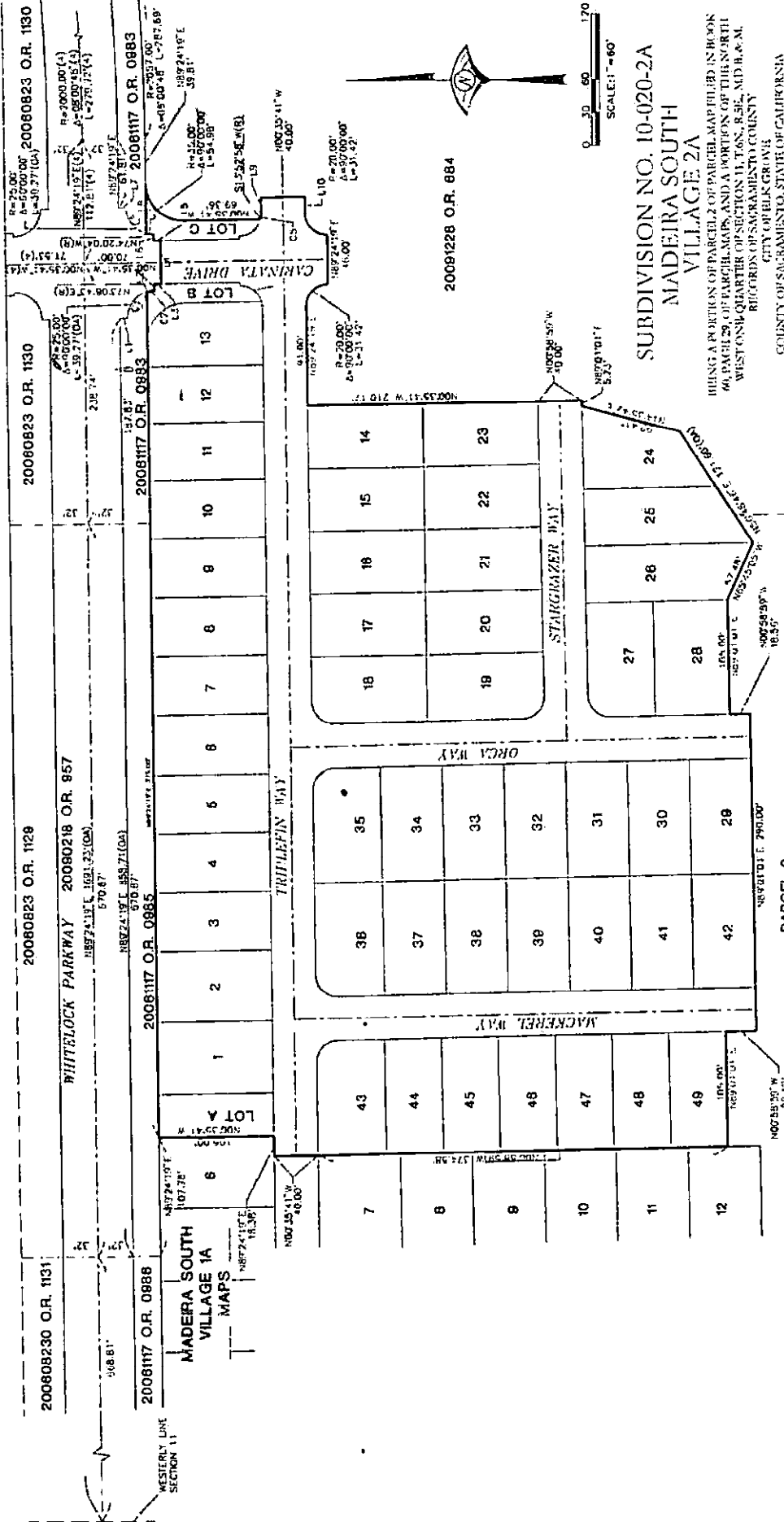
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Sheet 3 of 7

BEARINGS, LEGEND, NOTES AND REFERENCES.

# EXHIBIT A

381 B.M. 8



SUBDIVISION NO. 10-020-2A  
 MADEIRA SOUTH  
 VILLAGE 2A

BEING A PORTION OF PARCEL 2 OF PARCEL MAP FILED IN BOOK 60, PAGE 29, OF PARCEL MAPS, AND A PORTION OF THE NORTH WEST QUARTER OF SECTION 11, T.6S., R.3E., AND B.M.C.M. RECORDS OF SACRAMENTO COUNTY, COUNTY OF YUBA, STATE OF CALIFORNIA

CITY OF YUBA, STATE OF CALIFORNIA



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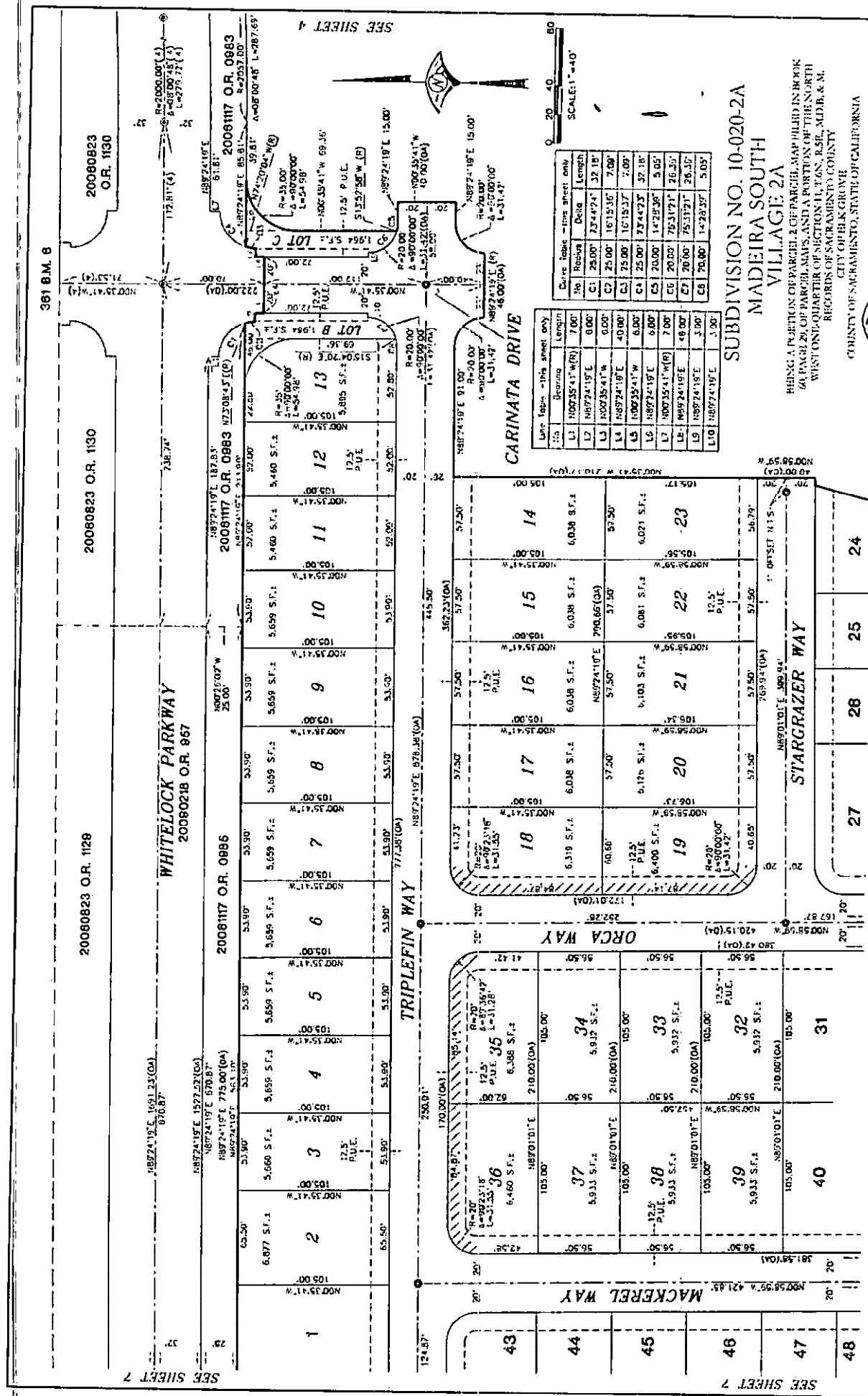
MAY 2018

Sheet 4 of 7

PARCEL 2  
 80 P.M. 29

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

# EXHIBIT A



Curve table - this sheet only

No.	Radius	Delta	Length
C1	25.00'	23°44'24"	32.18'
C2	25.00'	16°15'36"	7.00'
C3	25.00'	16°15'36"	7.00'
C4	25.00'	23°44'24"	32.18'
C5	20.00'	14°28'36"	9.05'
C6	20.00'	75°31'21"	26.30'
C7	20.00'	75°31'21"	26.30'
C8	20.00'	14°28'36"	9.05'

Line table - this sheet only

No.	Bearing	Length
L1	N00°35'41"W (R)	7.00'
L2	N89°24'19"E	6.00'
L3	N00°35'41"W	6.00'
L4	N89°24'19"E	6.00'
L5	N00°35'41"W	6.00'
L6	N89°24'19"E	6.00'
L7	N00°35'41"W (R)	7.00'
L8	N89°24'19"E	6.00'
L9	N89°24'19"E	3.00'
L10	N89°24'19"E	3.00'

SUBDIVISION NO. 10-020-2A  
**MADEIRA SOUTH VILLAGE 2A**  
 BEING A PORTION OF PARCEL 2 OF PARCEL MAP FILED IN BOOK 60 PAGE 22 OF PARCEL MAPS, AND A PORTION OF THE NORTH WEST ONE-QUARTER OF SECTION 11, T.6N., R.5E., M.D.B. & M. RECORDS OF SACRAMENTO COUNTY, COUNTY OF CALIFORNIA, STATE OF CALIFORNIA

MAY 2018  
 Sheet 5 of 7

**WOOD RODGERS**  
 OF VELDORNO • 3501 C ST., SUITE 100-8 • SACRAMENTO, CA 95811  
 TEL: 916.341.1760 • FAX: 916.341.1767

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

SEE SHEET 7

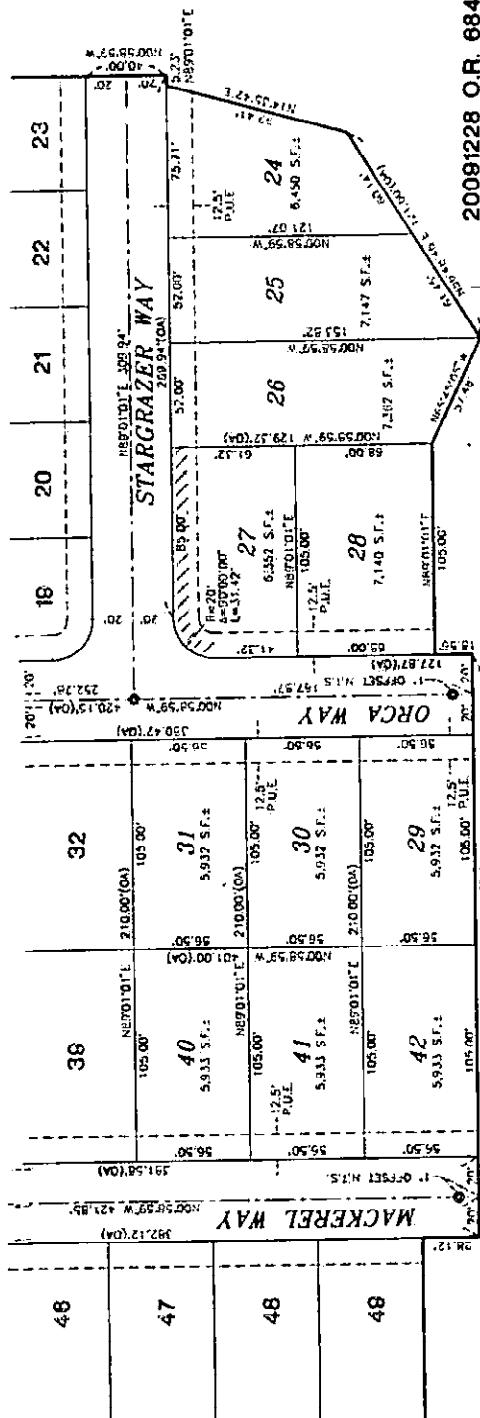
# EXHIBIT A

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

SEE SHEET 7

SEE SHEET 5

SEE SHEET 7



20091228 O.R. 684

PARCEL 2  
60 P.M. 29

SUBDIVISION NO. 10-020-2A  
MADEIRA SOUTH  
VILLAGE 2A

BEING A PORTION OF PARCEL 2 OF PARCEL MAP FILLED IN BOOK 60, PAGE 29, OF PARCEL MAPS, AND A PORTION OF T11H, NORTH WEST QUARTER OF SECTION 11, T6N, E5E, ALDER, & M. RECORDS OF SACRAMENTO COUNTY, CITY OF BELK GROVE

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



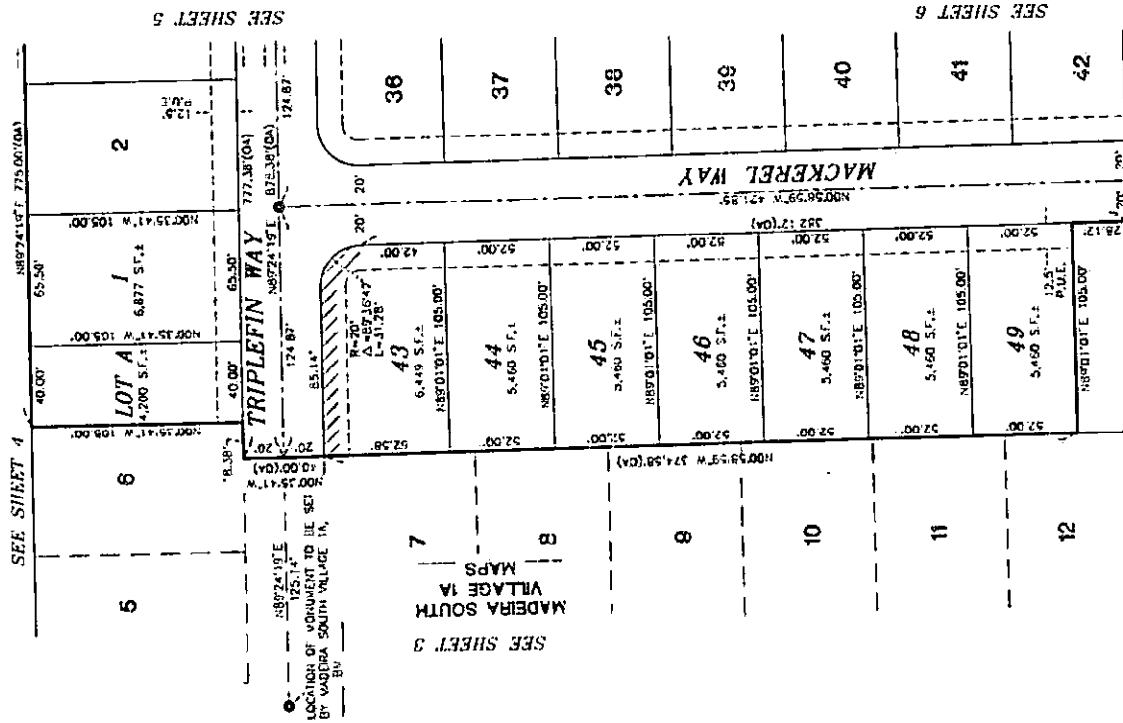
MAY 2018

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Sheet 6 of 7



# EXHIBIT A



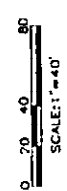
SEE SHEET 5

SEE SHEET 6

**PARCEL 2**  
**60 P.M. 29**

SEE SHEET 3  
MADERA SOUTH  
VILLAGE 1A  
MAPS

LOCATION OF MONUMENT TO BE SET  
BY VADIRA SOUTH VILLAGE 1A,  
BU



SUBDIVISION NO. 10-020-2A  
MADERA SOUTH  
VILLAGE 2A

BEING A PORTION OF PARCEL 2 OF PARCEL MAP FILED IN BOOK  
60, PAGE 29, OF PARCEL MAPS, AND A PORTION OF THE NORTH  
WEST ONE-QUARTER OF SECTIONS 41, 42, 43, 44, 45, 46, 47, 48, & 49,  
RANGE 10N, TOWNSHIP 10N, COUNTY OF SACRAMENTO, CALIFORNIA

CITY OF BELLS GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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MAY 2018

Sheet 7 of 7

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

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-183**

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

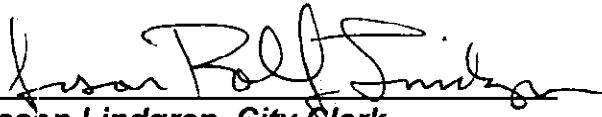
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 22, 2018 by the following vote:***

**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**