

## RESOLUTION NO. 2019-182

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR MADEIRA SOUTH VILLAGE 1B (SUBDIVISION NO. 10-020-1B) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

**WHEREAS**, the City of Elk Grove Planning Commission approved a Tentative Subdivision Map (TSM) for the Madeira South Subdivision Project on November 16, 2006, and subsequently approved amendments to the TSM conditions of approval in 2007, 2010 and 2018; and

**WHEREAS**, staff has reviewed the Final Map for Madeira South Village 1B (Final Map) Subdivision No. 10-020-1B 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 County of Sacramento after the filing of this map.

**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 the Final Map for Madeira South Village 1B (Subdivision No. 10-020-1B) substantially comply with the previously-approved Tentative Subdivision 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 1B (Subdivision No. 10-020-1B), a copy of which is hereby 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 28<sup>th</sup> day of August 2019



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STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



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JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A

### OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 10-020-1B, MADEIRA SOUTH VILLAGE 1B 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 TAGUS WAY AND SEAHORSE 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 ELECTROQUERS, 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:

TO THE CITY OF ELK GROVE THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS AND EGRESS RIGHTS" LINES                     .

POPPY LANE, L.L.C.  
 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:                       
 NAME: JAY TIMOTHY LEWIS

### 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 30<sup>th</sup> DAY OF April, 2019 BEFORE ME, Lisa L. Sheeran, A NOTARY PUBLIC 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Lisa L. Sheeran

PRINTED NAME: Lisa L. Sheeran

MY PRINCIPLE PLACE OF BUSINESS IS IN THE

COUNTY OF: Placer

MY COMMISSION EXPIRES: December 16, 2022

MY COMMISSION No.: 2421163

### SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-020-1B MADEIRA SOUTH VILLAGE 1B AND FIND IT TO BE TECHNICALLY CORRECT.



WILLIAM J. STANTON  
 L.S. NO. 7392  
 REGISTRATION EXPIRES: 12-31-20  
 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. 10-020-1B, MADEIRA SOUTH VILLAGE 1B, ACCORDING TO THE CITY ENGINEER'S REPORT AND THE CITY ENGINEER'S ACCEPTED SUBJECT TO IMPROVEMENT, TAGUS WAY AND SEAHORSE WAY FOR PUBLIC STREET PURPOSES, AND THE INGRESS AND EGRESS RIGHTS AS OFFERED HEREON.

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

JASON LINDGREN, CITY CLERK  
 CITY OF ELK GROVE, CALIFORNIA



ROBERT K. MURODOCH  
 CITY ENGINEER, CITY OF ELK GROVE  
 R.C.E. NO. 47644  
 EXPIRATION DATE: 12-31-19

DATE \_\_\_\_\_

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_, CALIFORNIA, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, 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: \$ \_\_\_\_\_

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY AND COMPARISON WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THE CALIFORNIA INVESTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP IN MAY 2013. 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 APRIL 30, 2021; AND THAT SAID MONUMENTS WILL BE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON. THE NOTES AND CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 6.20± ACRES, CONSISTING OF 32 RESIDENTIAL LOTS TOTALING 5.50± ACRES, AND STREET RIGHT-OF-WAY TOTALING 0.70± ACRES.

WOOD RODGERS, INC.

Michael E. Long  
 MICHAEL E. LONG  
 P.L.S. 6815 EXP. 09-30-20

DATE: 4/10/19



## SUBDIVISION NO. 10-020-1B MADEIRA SOUTH VILLAGE 1B

BEING A PORTION OF PARCELS 1 AND 2 OF 60 P.M. 29  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN  
 NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,  
 RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 3301 C ST. BLDG. 100B TOL 916-341-7760  
 SACRAMENTO, CA 95816 FAX 916-341-7767

APRIL 2019  
 Sheet 1 of 6  
 (R)114

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED BY MID PACIFIC ENGINEERING, INC. ON 01/23/2017. 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 20, 2017 AS BOOK 70171214, PAGE 0898 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: Trustee

**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 22nd DAY OF July, 2019 BEFORE ME, Aronda Stackhouse, A NOTARY PUBLIC PERSONALLY APPEARED

Diana L. 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/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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Aronda Stackhouse

PRINTED NAME: Aronda Stackhouse

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

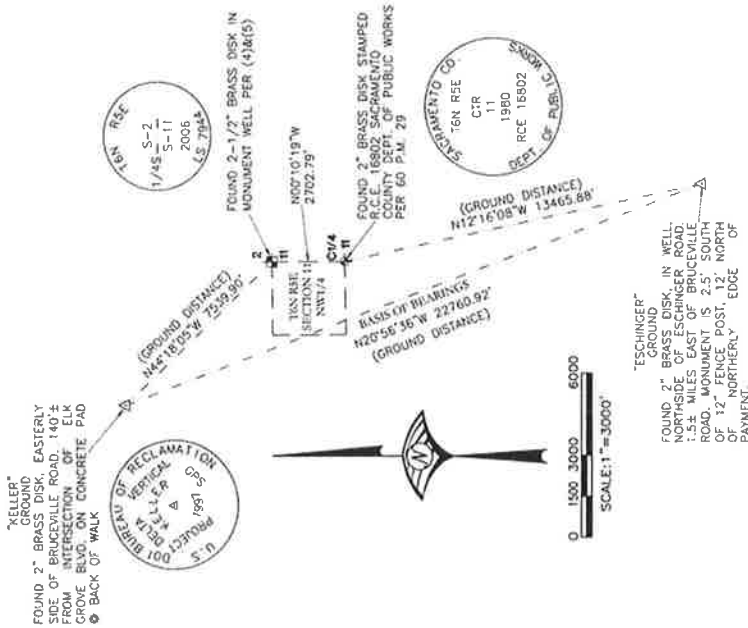
MY COMMISSION EXPIRES: January 26, 2021

MY COMMISSION No.: 218081

**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, TESCHINGER, 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 L.S. 6815 TO BE SET AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND 1" BRASS DISK L.S. 6815 TO BE SET AT A POINT ON EACH SECTION CORNER PROPERTY LINE AND SQUARE FOR CORNER ADJACENT TO A SOUNDWALL. 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 UNLESS OTHERWISE NOTED.

- ⊙ 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- ⊙(6) FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 6815 PER 405 B.M. 2
- ⊙(7) FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 6815 PER 404 B.M. 1

- ⬠ FOUND MONUMENT AS NOTED
- ⬠ FOUND SECTION CORNER AS NOTED
- ⬠ FOUND ONE-QUARTER CORNER AS NOTED
- ⬠ FOUND CENTER ONE-QUARTER CORNER AS NOTED
- ⬠ NGS STATION
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.A. OVERFALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ± S.F. SQUARE FEET
- (R) RADIAL LINE
- INDEX SHEET NUMBER

**REFERENCES:**

- (1) 10 P.M. 27
- (2) 60 P.M. 29
- (3) 48 R.S. 25
- (4) 361 B.M. 6
- (5) 212 P.M. 8
- (6) 405 B.M. 2
- (7) 404 B.M. 1

**SUBDIVISION NO. 10-020-1B  
 MADEIRA SOUTH  
 VILLAGE 1B**

BEING A PORTION OF PARCELS 1 AND 2 OF 60 P.M. 29 OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

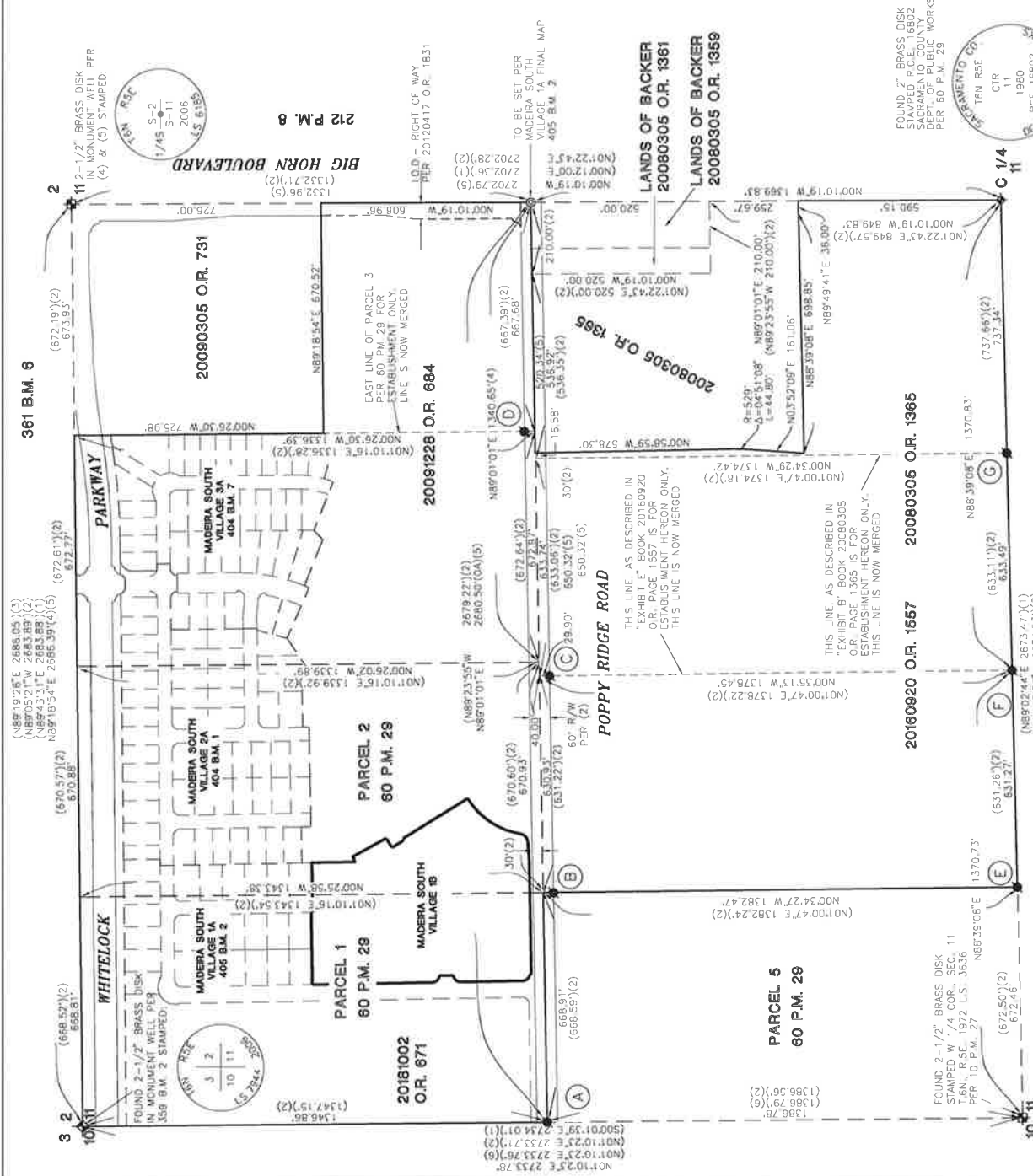


**WOOD RODGERS**  
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 2301 C ST. SUITE 100-B TR. 916.341.7760  
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APRIL 2019  
 Sheet 2 of 6  
 1081144

**FOUND MONUMENTS**

- (A) FOUND 1" IRON ROD (2), NO TAG, HELD FOR E-W LINE IN MONUMENT WELL PER 359 B.M. 2 STAMPED: 10 11 3002
- (B) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500'34.36"E, 29.96' FROM LOT CORNER
- (C) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500'35.19"E, 29.82' FROM LOT CORNER
- (D) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500'22.59"W, 30.19' FROM LOT CORNER
- (E) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500'34.36"W, 0.26' FROM LOT CORNER
- (F) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500'35.19"W, 0.30' FROM LOT CORNER
- (G) FOUND 5/8" REBAR (2), NO TAG, HELD FOR THE SOUTHWEST CORNER OF PARCEL 6, 60 P.M. 29.



**SUBDIVISION NO. 10-020-1B  
MADEIRA SOUTH  
VILLAGE 1B**

BEING A PORTION OF PARCELS 1 AND 2 OF 60 P.M. 29  
OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN  
NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,  
RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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APRIL 2019  
Sheet 3 of 6  
18R114

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

3 2  
10 11



20181002 O.R. 671

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

**SUBDIVISION NO. 10-020-1B**  
**MADEIRA SOUTH**  
**VILLAGE 1B**

BEING A PORTION OF PARCELS 1 AND 2 OF 60 PAL. 29  
OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN  
NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,  
RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
CITY OF SACRAMENTO, STATE OF CALIFORNIA

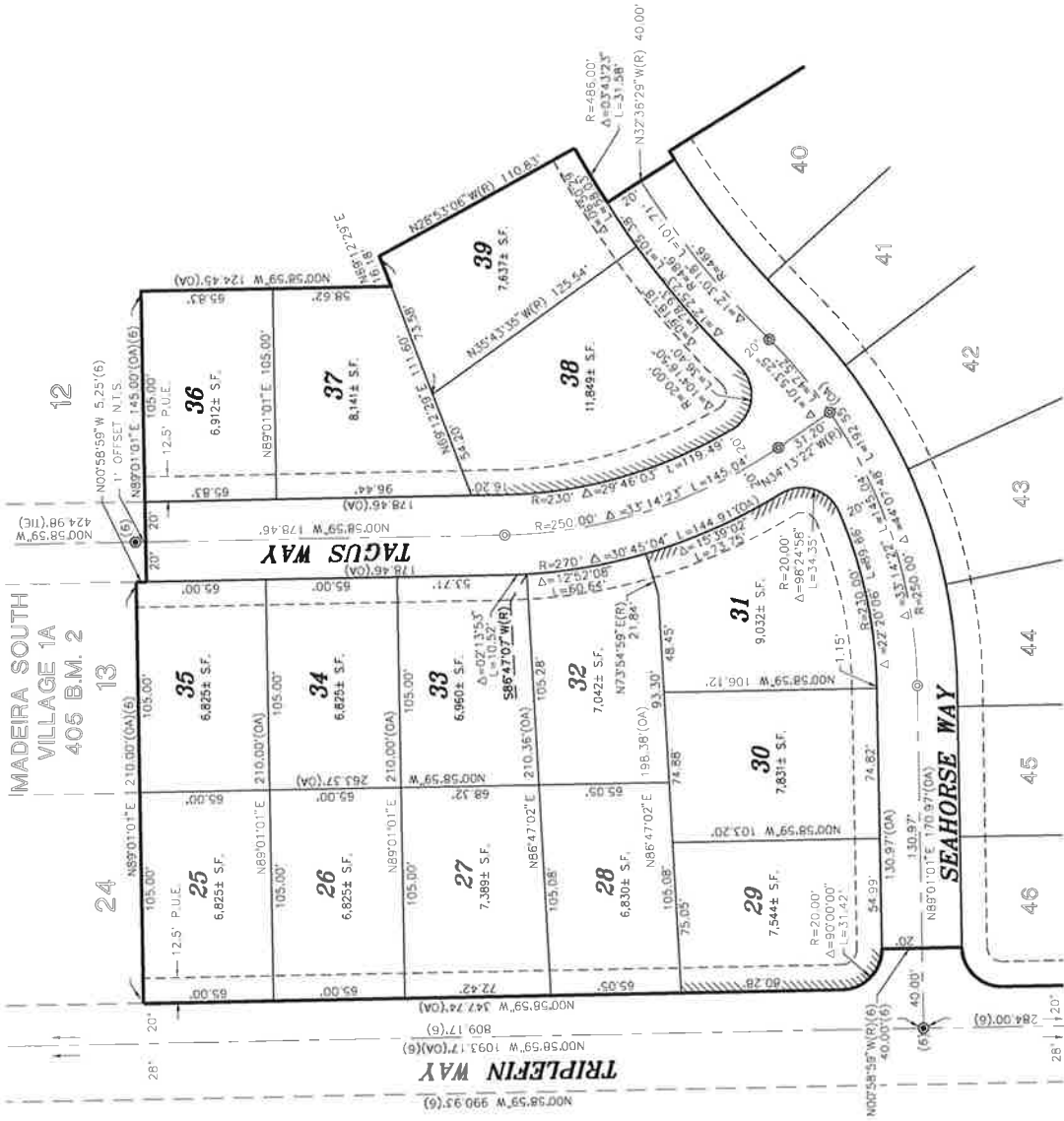


**WOOD RODGERS**  
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3501 D ST., SUITE 200B TEL 916.341.7750  
SACRAMENTO, CA 95816 FAX 916.341.7757

APRIL 2019  
Sheet 4 of 6  
JRL/HH

SEE SHEET 3

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



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

SEE SHEET 6

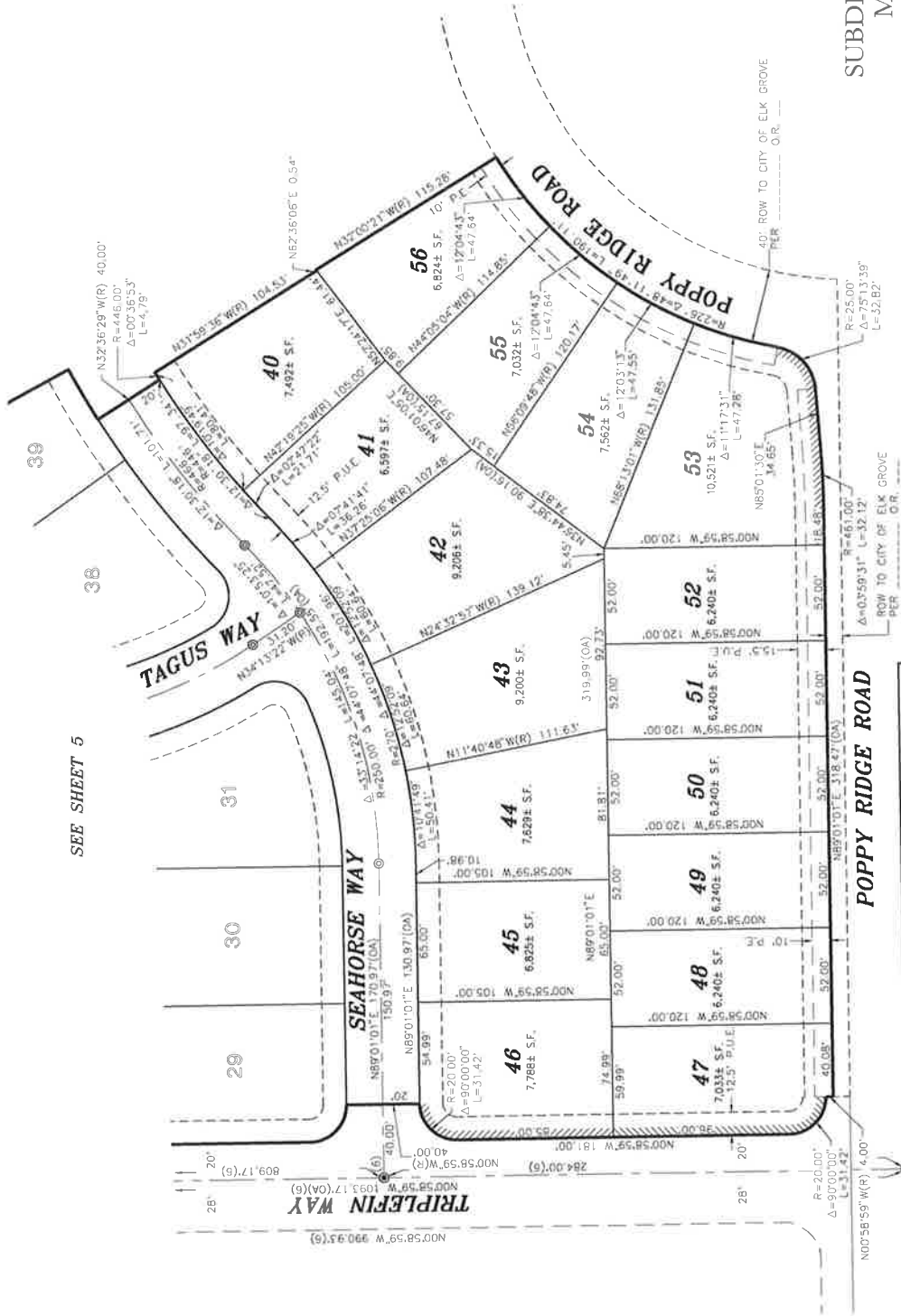
SUBDIVISION NO. 10-020-1B  
 MADEIRA SOUTH  
 VILLAGE 1B

BEING A PORTION OF PARCELS 1 AND 2 OF 60 P.M. 29  
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 NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,  
 RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE-ROD-BUILD AT A TIME  
 3301 D ST., BLDG. 100-B TEL: 916.241.7760  
 SACRAMENTO, CA 95816 FAX: 916.341.7767

APRIL 2019  
 Sheet 5 of 6  
 108114



SEE SHEET 5

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

**SUBDIVISION NO. 10-020-1B  
MADEIRA SOUTH  
VILLAGE 1B**

BEING A PORTION OF PARCELS 1 AND 2 OF 60 P.M. 29  
OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN  
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CITY OF ELK GROVE,  
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APRIL 2019  
Sheet 6 of 6  
10R114



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-182**

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 28, 2019 by the following vote:*

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

**NOES:           COUNCILMEMBERS:     None**

**ABSTAIN:       COUNCILMEMBERS:     None**

**ABSENT:        COUNCILMEMBERS:     None**



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

