

**RESOLUTION NO. 2016-052**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A FINAL MAP FOR SUBDIVISION NO. 03-481.07, MADEIRA EAST  
VILLAGE 7, 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, a California Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 03-481.07, Madeira East Village 7, of the previously-approved Tentative Map; and

**WHEREAS**, staff has reviewed the proposed Final Map, attached hereto as Exhibit A, 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 and a Notice of Exemption is attached hereto as Exhibit B.

**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. 03-481.07, Madeira East Village 7 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. 03-481.07, Madeira East Village 7, 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 and transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento for filing.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of March, 2016



\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

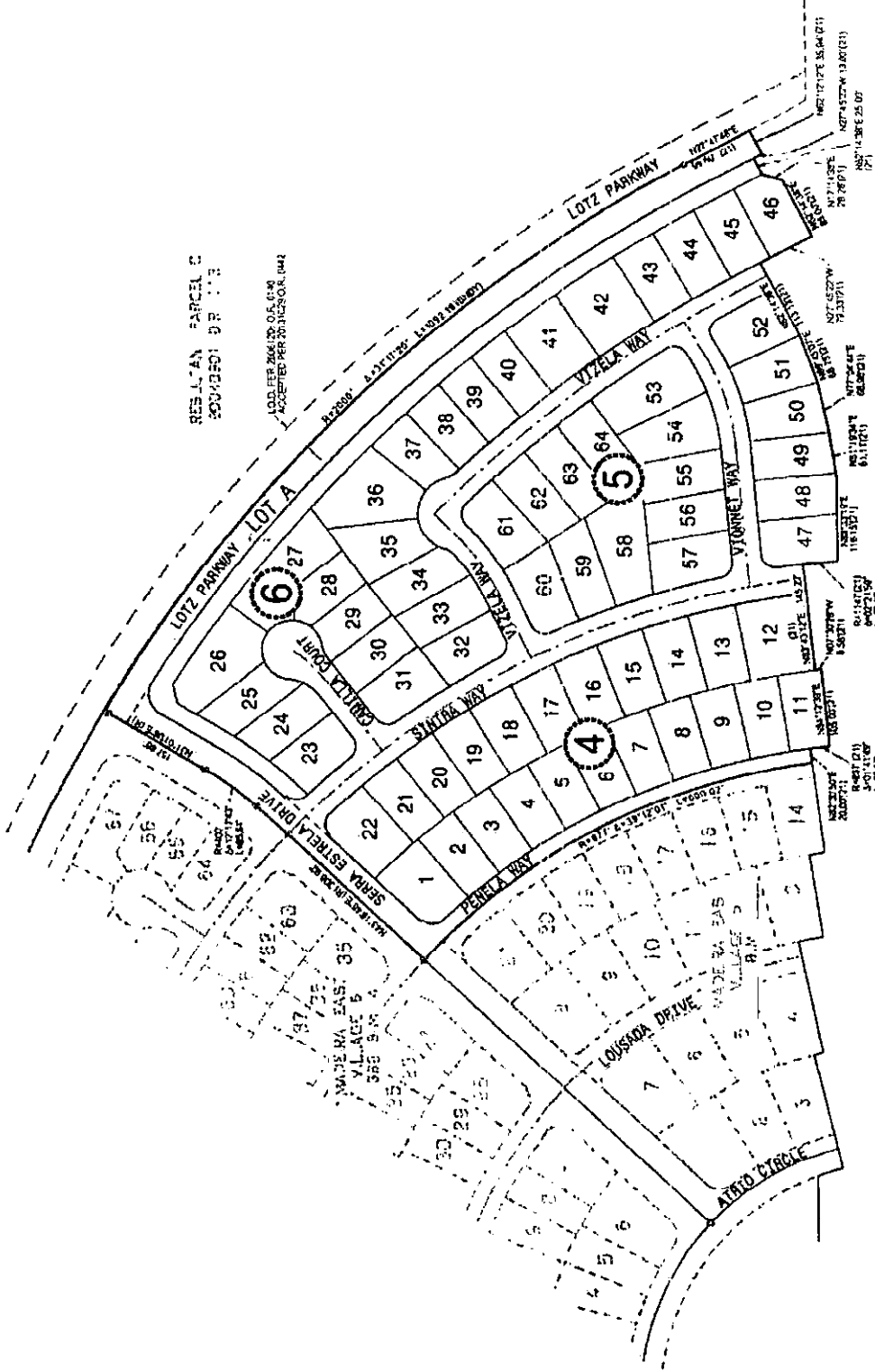
  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

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







RES. L. 1 AN PARCEL C  
 SOURCE: 01 0 R 1 1 3  
 LOAD PER 200 SQ. FT. 6:40  
 ACCEPTED PER 2012 S.O.R. 0442



SUBDIVISION NO. 03-481.07  
**MADEIRA EAST VILLAGE 7**

BEING A PORTION OF RESULTANT PARCELS AS DESCRIBED WITHIN CERTAIN  
 COUNTY RECORDS AND BEING A PORTION OF SECTION 1  
 SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF SECTION 1  
 TOWNSHIP 4 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Mackay & Samps**  
 CIVIL ENGINEERS  
 1000 S. ST. JAMES ST. SUITE 100  
 SACRAMENTO, CA 95811  
 TEL: 916.442.1000 FAX: 916.442.1001

FEBRUARY 2016

SHEET 3 OF 6 27094.076

MADEIRA EAST VILLAGE 7  
 SET B.V.

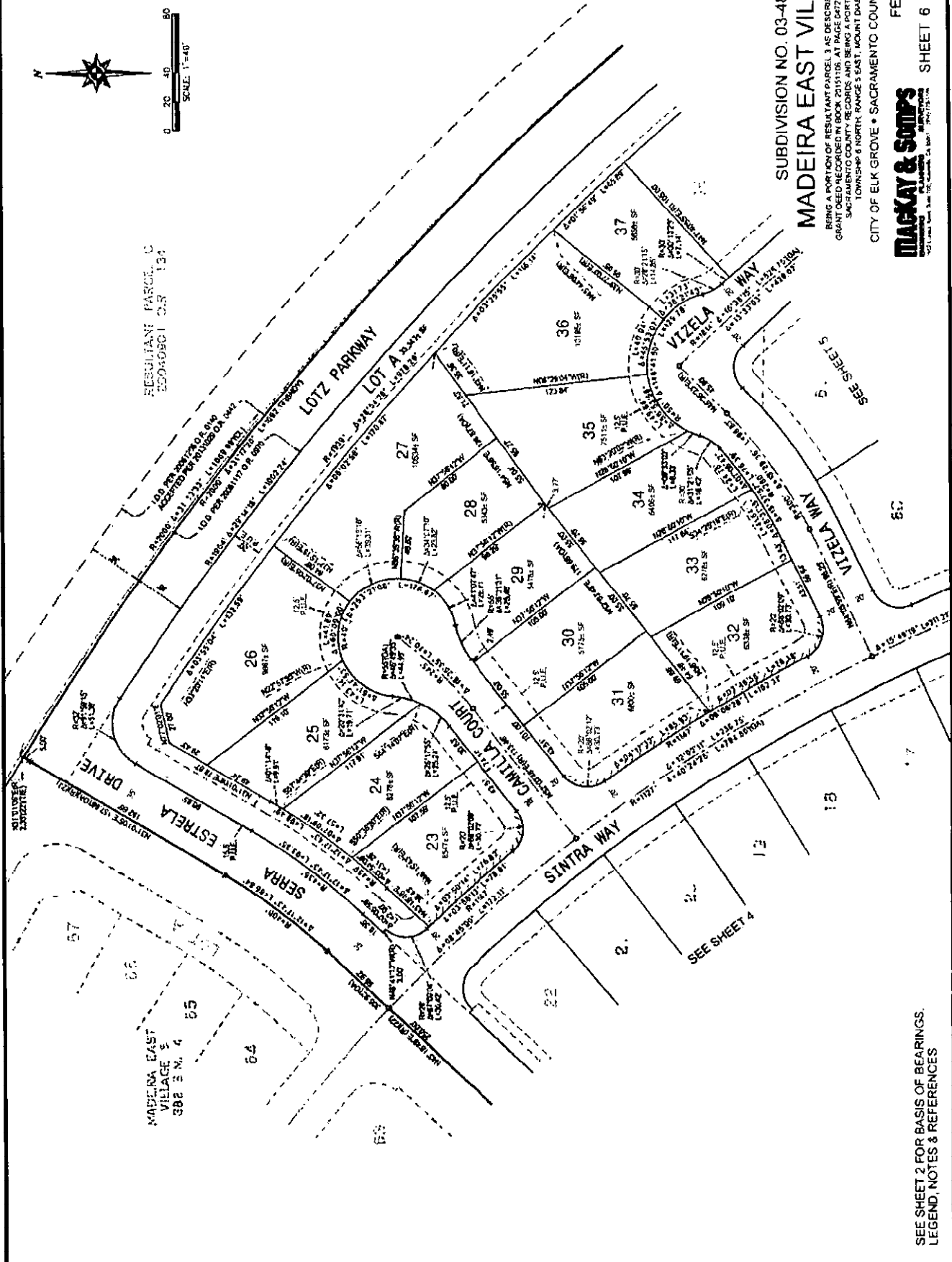
SEE SHEET 2 FOR BASIS OF BEARINGS,  
 LEGEND, NOTES & REFERENCES







RESIDUAL PARCEL C  
E5040501 0.5 1.34



# MADEIRA EAST VILLAGE 7

SUBDIVISION NO. 03-481.07

BEING A PORTION OF RESUBDIVISION 3 AS DESCRIBED IN THAT CERTAIN  
GRANTEED RECORD IN BOOK 21511105, AT PAGE 5477, OF FIDAL RECORDS OF  
SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF SECTION 1,  
TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN

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FEBRUARY 2016

SHEET 6 OF 6 21044 070

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





## 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

Sacramento 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: **Madeira East Village 7 – Subdivision No. 03-481.07**

PROJECT LOCATION - SPECIFIC: Northwest corner of Whitelock Parkway and West Stockton Boulevard, south of the Elk Grove Auto Mall in the Laguna Ridge Specific Plan.

ASSESSOR'S PARCEL NUMBER(S): 132-0280-080

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: Approval of a Final Map for Madeira East Village 7 – Subdivision No. 03-481.07

LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Sandy Kyles (916) 478-3620

APPLICANT: Taylor Morrison of California, LLC  
81 Blue Ravine Road, Suite 220  
Folsom, CA 95630

EXEMPTION STATUS:  Ministerial [Section 21080(b); 15268];  
 General Rule [Section 15060(c)(3)];  
 Consistent With a Community Plan or Zoning [Section 15183(a)]  
 Statutory Exemption  
 Categorical Exemption

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), 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 Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

CITY OF ELK GROVE  
Development Services - Planning

By: \_\_\_\_\_  
Sandy Kyles

Date: \_\_\_\_\_

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-052**

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

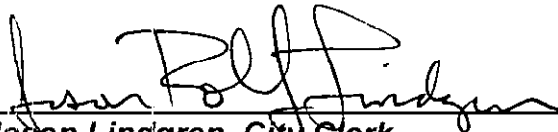
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 23, 2016 by the following vote:*

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

**NOES:**        **COUNCILMEMBERS:**     *None*

**ABSTAIN :**   **COUNCILMEMBERS:**     *None*

**ABSENT:**     **COUNCILMEMBERS:**     *Ly, Suen*

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