

RESOLUTION NO. 2016-051

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A FINAL MAP FOR SUBDIVISION NO. 03-481.05, MADEIRA EAST
VILLAGE 5, 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. 03-481.05, Madeira East Village 5, 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. 03-481.05, Madeira East Village 5 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. 03-481.05, Madeira East Village 5, 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 23rd day of March, 2016



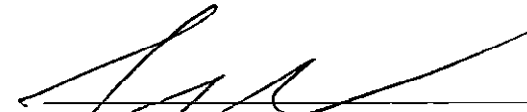
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



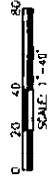
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

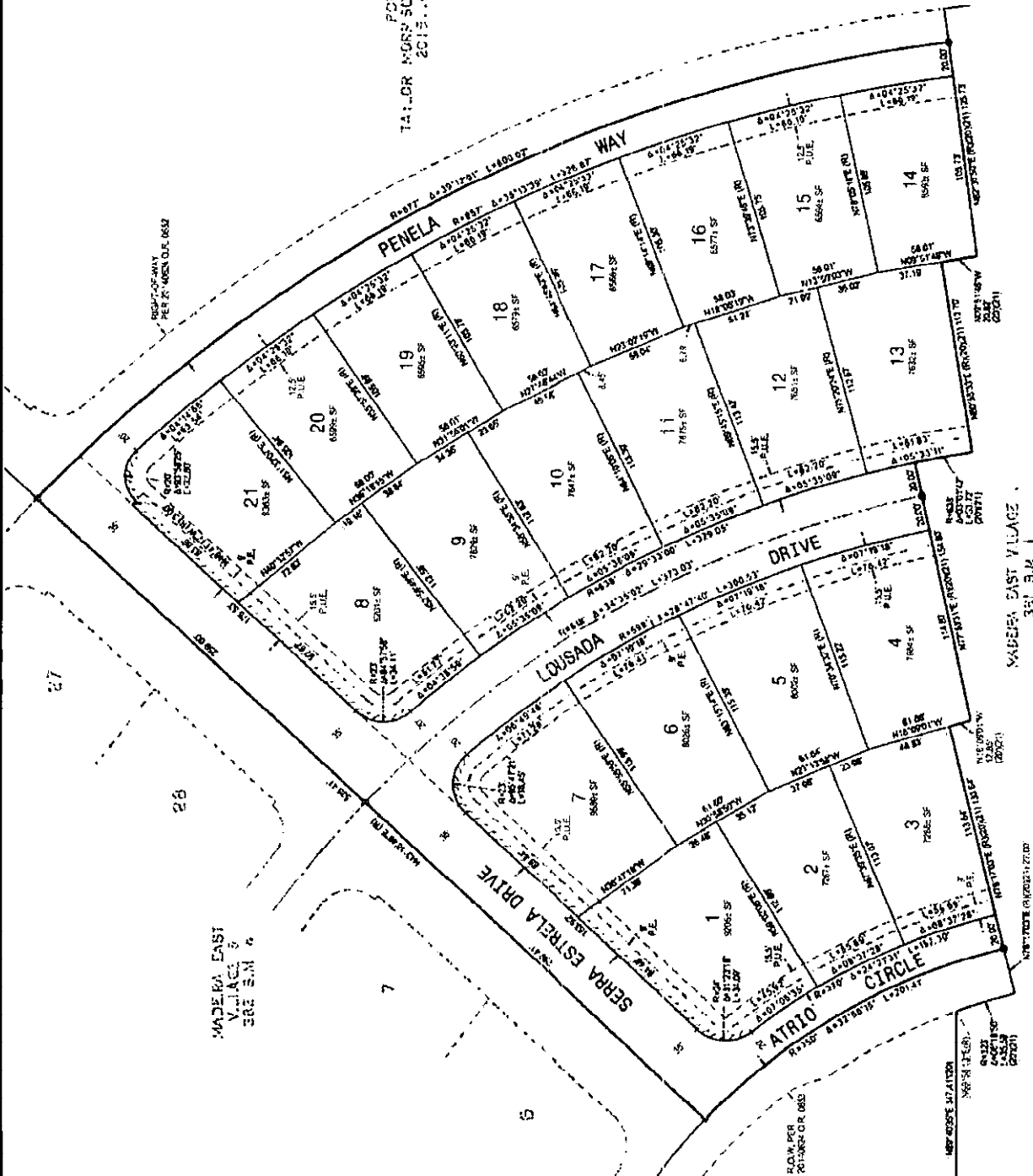
PORTION OF
TALOR MORRISON OF CALIFORNIA, LLC
2015.05 C.P. CASE



SUBDIVISION NO. 03-481.05
MADEIRA EAST VILLAGE 5
BEING A PORTION OF NECA LANTARCEL 3 AS DESCRIBED IN THAT CERTAIN
GRANTED RECORDS IN SACRAMENTO COUNTY, CALIFORNIA, BEING PARTS OF
SACRAMENTO COUNTY RECORDS AND BEING A PORTION OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKEY & SORIPS
REGISTERED PROFESSIONAL LAND SURVEYORS
1121 COLLETT DRIVE, SUITE 200, SACRAMENTO, CA 95833
TEL: 916.486.1234 FAX: 916.486.1235

FEBRUARY 2016
SHEET 3 OF 3 27084.050



MADEIRA EAST
VILLAGE 5
SHE 3 OF 3

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

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. 2016-051

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

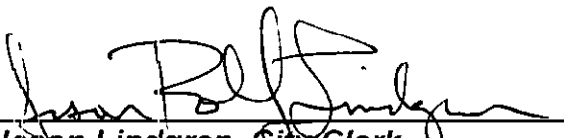
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 23, 2016 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

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



Jason Lindgren, City Clerk
City of Elk Grove, California