

**RESOLUTION NO. 2014-186**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 03-481.06, MADEIRA EAST  
VILLAGE 6 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, KB Home Sacramento Inc., a California Corporation, submitted to the City for approval a Final Map for Subdivision No. 03-481.06, Madeira East Village 6 which is the fifth phase of the previously-approved Tentative Map; and

**WHEREAS**, staff has reviewed the proposed Final Map and have found it to be technically correct and all applicable Final Map conditions of approval have been 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 for the Final Map; 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 Notices of Exemption is attached hereto.

**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. 03-481.06, Madeira East Village 6, substantially comply with the previously-approved Tentative Map; and
- 2) The Final Map is exempt from the California Environmental Quality Act (CEQA), pursuant to Article 18, 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. 03-481.06, Madeira East Village 6, a copy of which is hereby attached as Exhibit A and is made a part of this Resolution; and
- 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 County for filing.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 27<sup>th</sup>  
day of August 2014

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

ATTEST:

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

APPROVED AS TO FORM:

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

# EXHIBIT A

## OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 03-481 06, MADEIRA EAST VILLAGE 6 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO CITY OF ELK GROVE:

LOT A

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS

TO THE CITY OF ELK GROVE FOR PUBLIC USE A TRIO CIRCLE, ARRABIDA COURT, SERRA ESTRELA DRIVE, LOTZ PARKWAY, PENELA WAY AND RIA FORMOSA 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 ELECTROLIERS, 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 LYING ADJACENT TO THE PUBLIC CIRCLE, COURT, DRIVE, PARKWAY AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.)

RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND CONTIGUOUS TO THE PUBLIC CIRCLES, COURT, DRIVE, PARKWAY AND WAY AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT"; SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS. (P.E.)

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.)

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE 1771 LINES SHOWN HEREON AND DESIGNATED TWO INGRESS OR EGRESS RIGHT LINE 1 (LINE 1) WITHIN

KB HOME SACRAMENTO INC.  
A CALIFORNIA CORPORATION

BY: [Signature]  
NAME: Leo Pantaja  
TITLE: Director of Forward Planning

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

STATE OF California } ss  
COUNTY OF Placer

ON THE 18<sup>th</sup> DAY OF July, 2014, BEFORE ME, Amy Navarro  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,  
Leo Pantaja, WHO PROVED TO ME ON THE BASIS OF  
SATISFACTION TO BE THE PERSON(S) WHOSE NAME(S) BEARE 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.

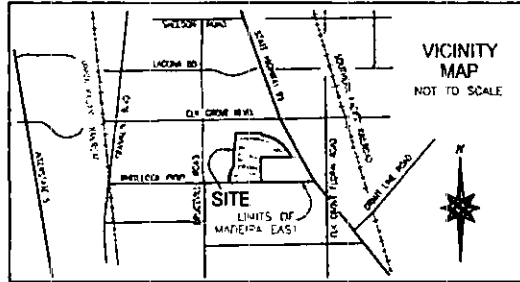
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, [Signature]  
PRINTED NAME: Amy Navarro

MY PRINCIPAL PLACE OF BUSINESS IS THE  
COUNTY OF Placer

MY COMMISSION EXPIRES March 15, 2018

MY COMMISSION NO.: 2058106



## SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECONVEY LOT A AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. 03-481 06, MADEIRA EAST VILLAGE 6, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES

SUBDIVIDER: KB HOME SACRAMENTO INC.  
A CALIFORNIA CORPORATION  
ADDRESS: 3005 DOUGLAS BLVD., SUITE 250  
ROSEVILLE, CA 95661

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE KB HOME SACRAMENTO INC., A CALIFORNIA CORPORATION IN DECEMBER 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 DECEMBER 31, 2015, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 16.132 ACRES, CONSISTING OF 83 RESIDENTIAL LOTS TOTALING 10.772 ACRES, 2 LANDSCAPE LOT TOTALING 0.812 ACRES, AND STREET RIGHT-OF-WAY TOTALING 4.552 ACRES

MACKEY & SOMPS CIVIL ENGINEERS, INC



[Signature]  
CRAIG E. SOMPS  
P.L.S. 7844 EXP. 12-31-15  
DATE: 7/10/14

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED AUGUST 22, 2006, FILE NO. WKA NO. 4021.53. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-481 06, MADEIRA EAST VILLAGE 6, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL MANGER  
L.S. NO. 5154  
REGISTRATION EXPIRES: 06-30-15  
DATE: \_\_\_\_\_

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-481 06 OF MADEIRA EAST VILLAGE 6 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007, AND AS AMENDED JULY 10, 2013, ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



RICHARD W. SHEPARD  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 35439  
EXPIRATION DATE: 09-30-15  
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. 03-481 06, MADEIRA EAST VILLAGE 6, AND ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, A TRIO CIRCLE, ARRABIDA COURT, SERRA ESTRELLA DRIVE, 1 0177 PARKWAY, PENELA WAY AND RIA FORMOSA WAY, FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENT, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AND ACCEPTED IN FEE SIMPLE LOT A ALL AS OFFERED HEREON.



JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA  
DATE: \_\_\_\_\_

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF MACKEY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: \_\_\_\_\_  
STATE OF CALIFORNIA  
BY: \_\_\_\_\_ DEPUTY FEE: \$ \_\_\_\_\_

## SUBDIVISION NO. 03-481 06 MADEIRA EAST VILLAGE 6

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131230, AT PAGE 0482, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



AUGUST 2014  
SHEET 1 OF 8 27084 100

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED DECEMBER 30, 2013, IN BOOK 20131230 AT PAGE 0483, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS FINAL MAP.

BY: Tim Ward      BY: Debra Wolfe  
NAME: Tim Ward      NAME: Debra Wolfe  
TITLE: Vice President      TITLE: Vice President

**SIGNATURE OMISSIONS**

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 86430 (a) (1) (A) (4-6) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 15, 2006 IN BOOK 20060915, AT PAGE 0707, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY EASEMENT, ANY PUBLIC PURPOSES AND INCIDENTAL PURPOSES RECORDED ON NOVEMBER 17, 2006 IN BOOK 20061117, AT PAGE 0870, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

**NOTARY'S ACKNOWLEDGMENT**

STATE OF Ca }  
COUNTY OF Placer } SS

ON THE 30 DAY OF July, 2014, BEFORE ME, Ada Ayon, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Tim Ward and Debra Wolfe, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAD(SUBSCRIBED) TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S)/SHEY EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT(S) 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND [Signature]  
PRINTED NAME: Ada Ayon  
MY PRINCIPAL PLACE OF BUSINESS IS THE  
COUNTY OF: Yuba  
MY COMMISSION EXPIRES: 08/10/16  
MY COMMISSION NO.: 19B2238

**SUBDIVISION NO. 03-481.06  
MADEIRA EAST VILLAGE 6**

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131230, AT PAGE 0482, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA

AUGUST 2014





- REFERENCES**
- (1) 10 P.M. 27
  - (2) 55 P.M. 24
  - (3) 60 P.M. 20
  - (4) 46 R.S. 25
  - (5) 144 P.M. 22
  - (6) 165 P.M. 5
  - (7) 20040001 C.R. 1134
  - (8) 195 P.M. 9
  - (9) CORNER RECORD #1774
  - (10) 20021115 C.R. 0712
  - (11) 208 P.M. 11
  - (12) 374 B.M. 4
  - (13) HIGHWAY 16 RIGHT-OF-WAY PLAT DISTRICT 18, SACRAMENTO COUNTY, ROUTE 4, SECTION 8
  - (14) SHEET NO. 13 OF 14
  - (15) 20120227 C.R. 0560
  - (16) 20060615 C.R. 0707
  - (17) 20081117 C.R. 0068
  - (18) 20081117 C.R. 0570
  - (19) 20070717 C.R. 0644
  - (20) 20151108 C.R. 0711
  - (21) 226 P.M. 7

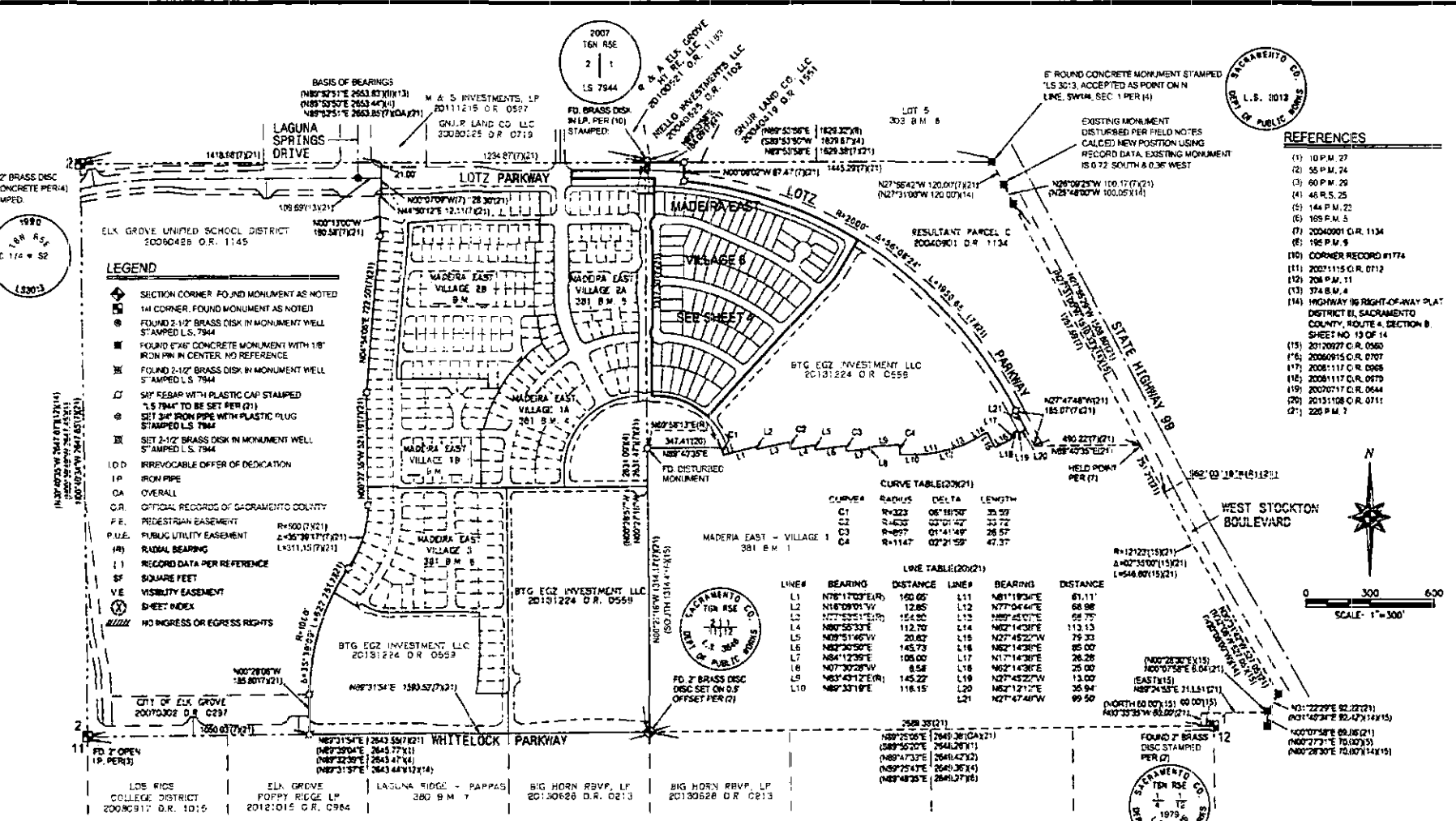
- LEGEND**
- SECTION CORNER FOUND MONUMENT AS NOTED
  - 1/4 CORNER FOUND MONUMENT AS NOTED
  - FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
  - FOUND 6" DIA CONCRETE MONUMENT WITH 1/8" IRON PIN IN CENTER. NO REFERENCE
  - FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
  - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" TO BE SET PER (7)
  - SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 7944
  - SET 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
  - IRREVOCABLE OFFER OF DEDICATION
  - IP IRON PIPE
  - OA OVERALL
  - OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
  - F.E. PEDESTRIAN EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - RB RADIAL BEARING
  - RD RECORD DATA PER REFERENCE
  - SF SQUARE FEET
  - VE VISIBILITY EASEMENT
  - DI SHEET INDEX
  - NO INGRESS OR EGRESS RIGHTS

**CURVE TABLE (20x21)**

CURVE #	RADIUS	DELTA	LEN (FT)
C1	R=222	08°16'52"	39.33
C2	R=432	03°01'57"	33.72
C3	R=897	01°41'49"	26.54
C4	R=1147	02°21'52"	47.37

**LINE TABLE (20x21)**

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N76°17'03"E (R)	160.05	L11	N81°19'34"E	61.11
L2	N16°09'01"W	12.85	L12	N77°04'44"E	68.98
L3	N77°52'51"E (R)	154.80	L13	N89°45'07"E	59.77
L4	N69°55'34"E	112.70	L14	N62°14'30"E	113.15
L5	N89°51'46"W	20.82	L15	N27°45'22"W	79.33
L6	N82°30'50"E	145.73	L16	N82°14'30"E	85.00
L7	N84°12'39"E	105.00	L17	N17°14'30"E	26.28
L8	N07°30'28"W	8.58	L18	N62°14'30"E	25.00
L9	N45°42'12"E (R)	145.22	L19	N27°45'22"W	13.00
L10	N87°33'10"E	116.15	L20	N82°12'12"E	35.94
			L21	N27°47'40"W	99.50



- NOTES**
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
  - ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944". ALL FRONT LOT CORNERS WITH ATTACHED SIDEWALK WILL BE SET ON A 1.00 FOOT PROJECTION, WHERE SIDEWALK IS DETACHED FROM FRONT CORNERS WILL BE SET ON A 8.00 FOOT OFFSET ON TO THE SIDEWALK FROM PROPERTY LINE WITH A 1" DIA AMETER BRASS DISC STAMPED "LS 7944".
  - 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.

**BASIS OF BEARINGS**

THE BEARING NORTH 89°52'51" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT OMBLE MERIDIAN AS SHOWN ON THE FINAL MAP NO. 03-485 01, ALLEN RANCH PHASE 1, FILED IN BOOK 374 OF MAPS AT PAGE 4, SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOUND.

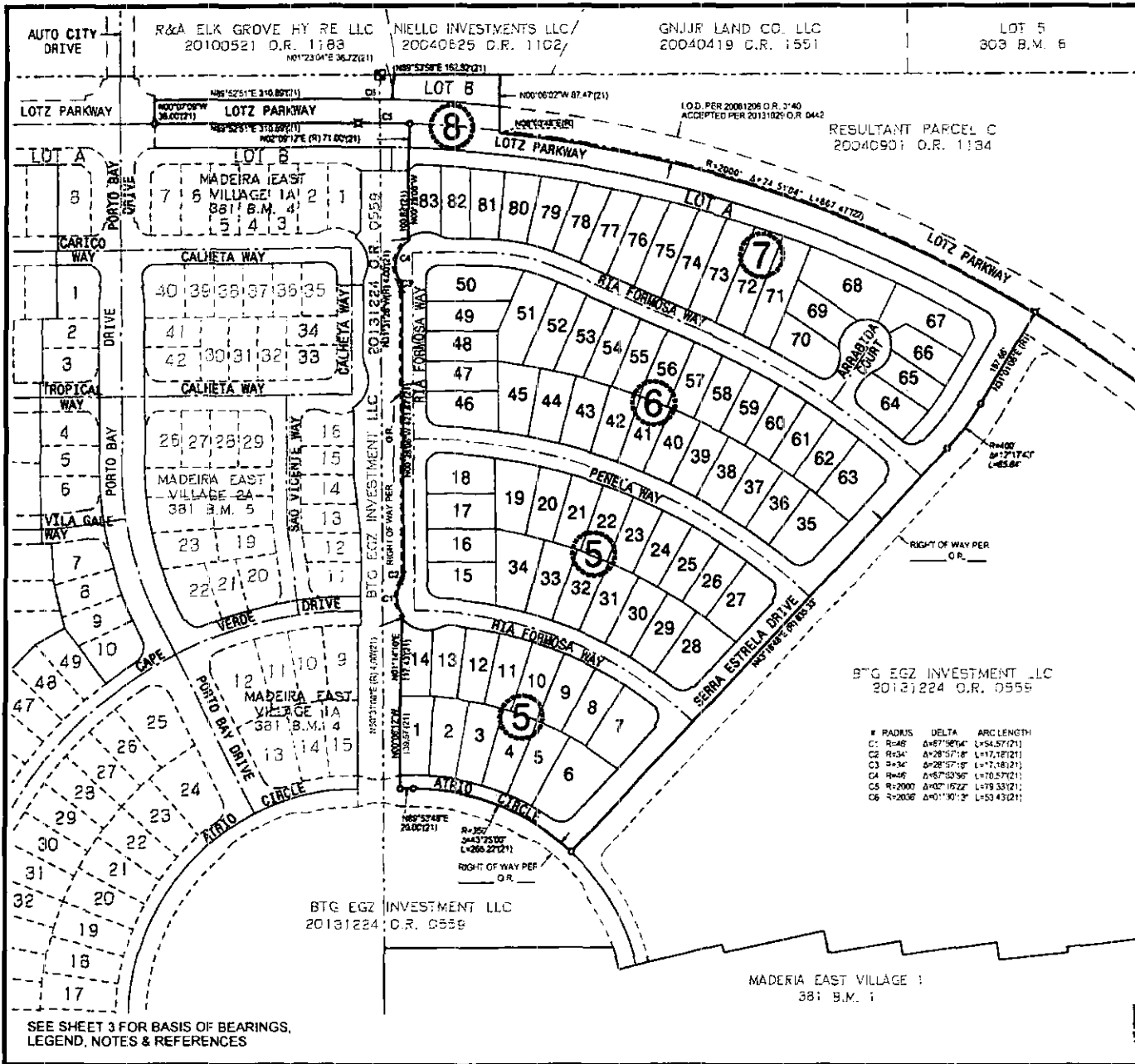
**SUBDIVISION NO. 03-481.06  
MADEIRA EAST VILLAGE 6**

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131230, AT PAGE 0482, OFFICIAL RECORDS OF SACRAMENTO COUNTY

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AUGUST 2014  
SHEET 3 OF 8 27084.080



SEE SHEET 3 FOR BASIS OF BEARINGS,  
LEGEND, NOTES & REFERENCES

#	RADIUS	DELTA	ARC LENGTH
C1	R=46'	$\Delta=67^{\circ}08'04"$	L=54.57(21)
C2	R=54'	$\Delta=28^{\circ}57'18"$	L=17.12(21)
C3	R=64'	$\Delta=28^{\circ}57'18"$	L=17.18(21)
CA	R=46'	$\Delta=57^{\circ}16'36"$	L=10.57(21)
C5	R=2000'	$\Delta=0^{\circ}15'22"$	L=19.33(21)
C6	R=2006'	$\Delta=0^{\circ}19'01"$	L=53.43(21)

SUBDIVISION NO. 03-481.06  
**MADEIRA EAST VILLAGE 6**

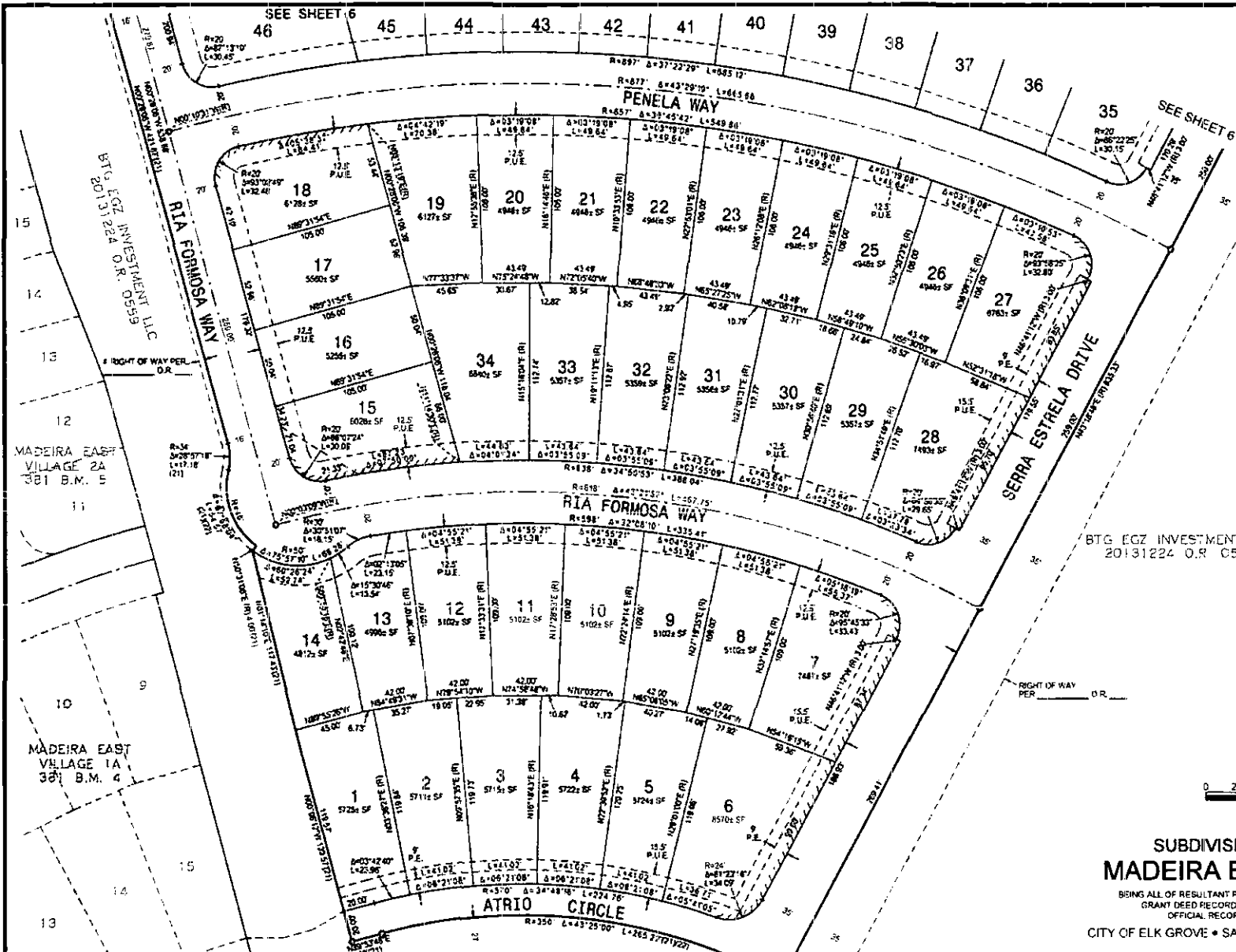
BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131230 AT PAGE 0482  
OFFICIAL RECORDS OF SACRAMENTO COUNTY

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**Mackay & Somp**  
SURVEYORS PLANNERS ARCHITECTS  
1152 Corbin Road, Suite 100, Roseville, CA 95678 (916) 775-1152

AUGUST 2014

SHEET 4 OF 8 27064.050



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

RIGHT OF WAY PER OR  
BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559

BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559

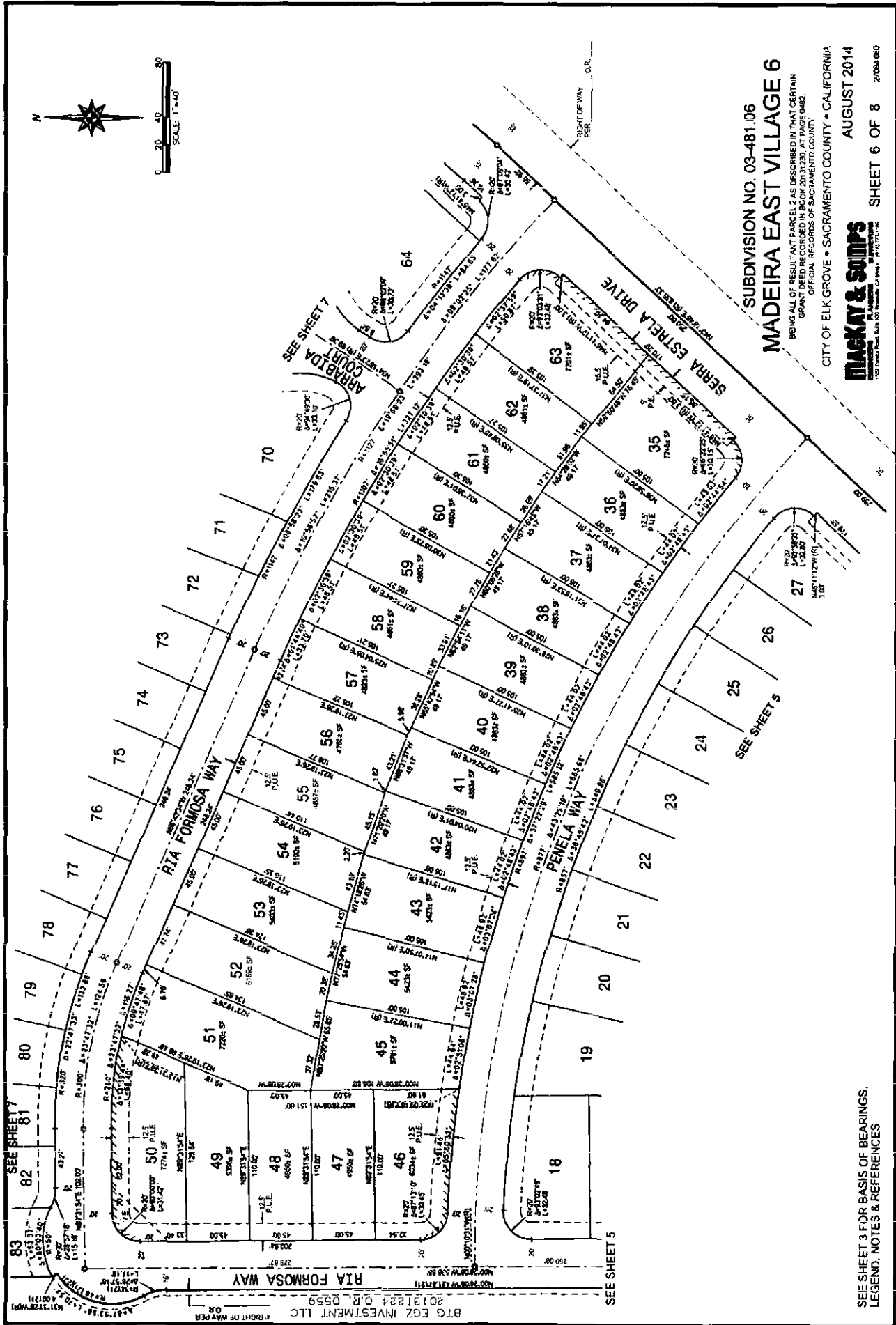
SUBDIVISION NO. 03-481.06  
**MADEIRA EAST VILLAGE 6**

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131224 AT PAGE 0482 OFFICIAL RECORDS OF SACRAMENTO COUNTY

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**Mackay & Somp**  
PLANNERS ARCHITECTS  
1432 Colusa Road, Suite 300, Colusa, CA 95956 • (916) 775-1888

AUGUST 2014  
SHEET 5 OF 8 27084.060



SUBDIVISION NO. 03-481.06

# MADEIRA EAST VILLAGE 6

BEING ALL OF RESUBDIVISION PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 2031230, AT PAGE 0482, OFFICIAL RECORDS OF SACRAMENTO COUNTY

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SHEET 6 OF 8 27064.060

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES.

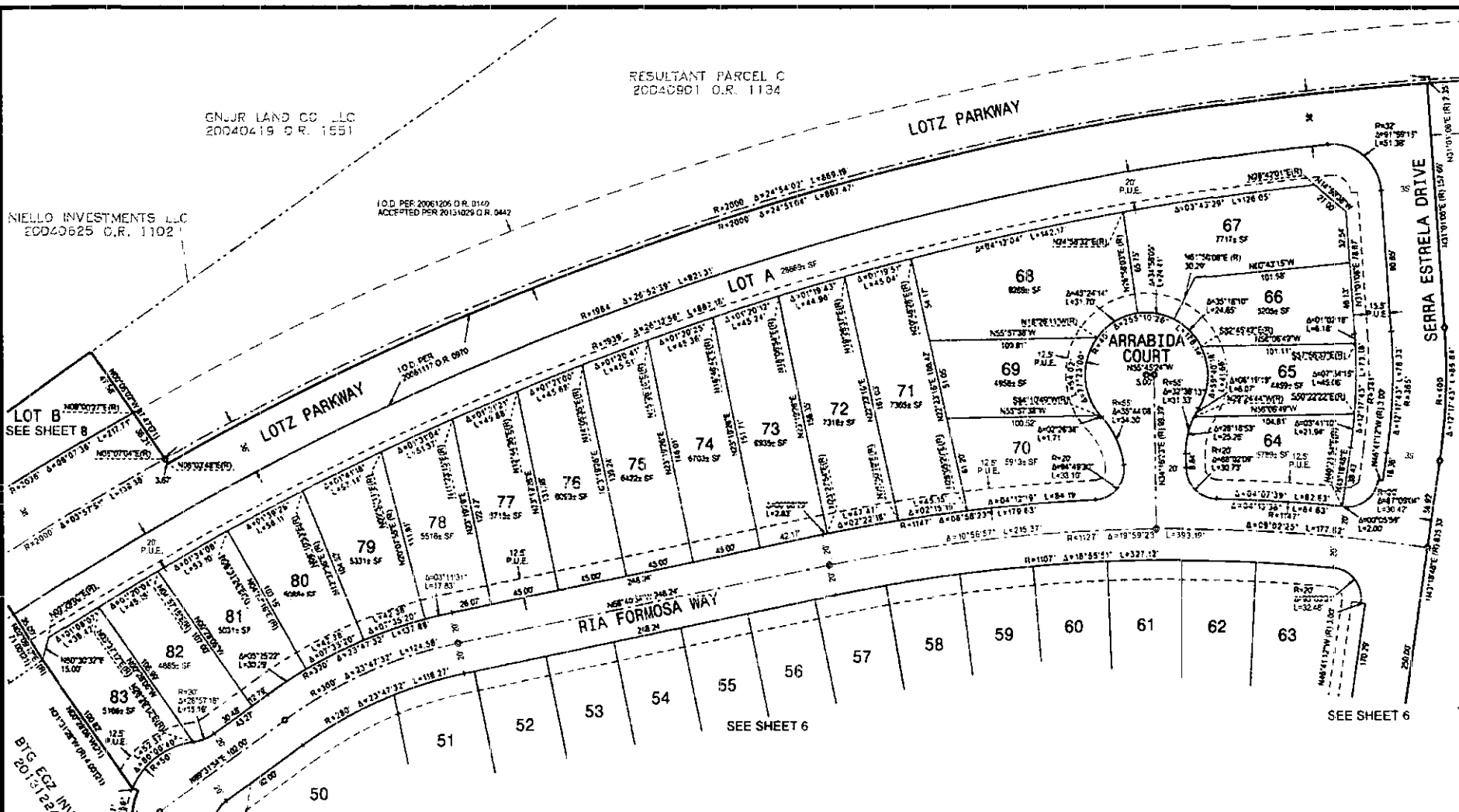


RESULTANT PARCEL C  
20040801 O.R. 1134

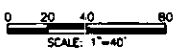
GNJR LAND CO. LLC  
20040419 O.R. 1551

NIELLO INVESTMENTS LLC  
20040625 O.R. 1102

I.O.D. PER 20061206 O.R. 0149  
ACCEPTED PER 20131029 O.R. 0442



SEE SHEET 3 FOR BASIS OF BEARINGS,  
LEGEND, NOTES & REFERENCES



SUBDIVISION NO. 03-481.06  
**MADEIRA EAST VILLAGE 6**

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131200 AT PAGE 0482,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY

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**MACKAY & SOMPS**  
CIVIL ENGINEERS PLANNERS ARCHITECTS  
122 Center Street, Suite 300, Roseville, CA 95678 (916) 775-7100

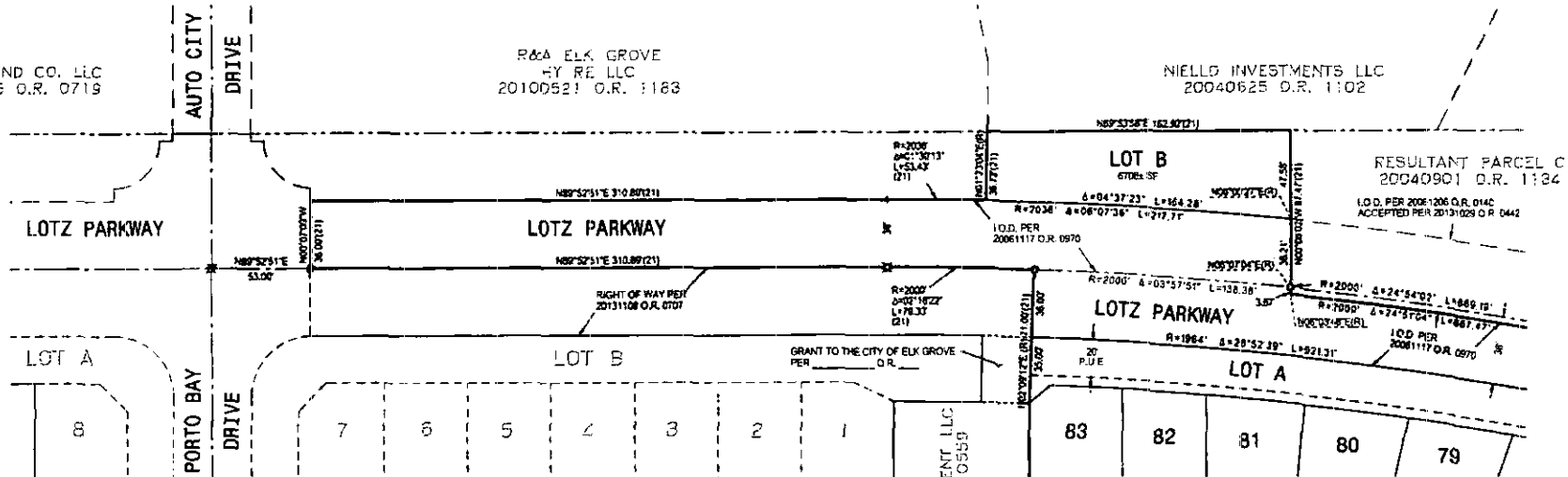
AUGUST 2014

SHEET 7 OF 8 27084 (08)

GNJJR LAND CO. LLC  
20080325 O.R. 0719

P&A ELK GROVE  
HY RE LLC  
20100521 O.R. 1183

NIELLO INVESTMENTS LLC  
20040625 O.R. 1102



0 20 40 80  
SCALE: 1"=40'

**SUBDIVISION NO. 03-481.06  
MADEIRA EAST VILLAGE 6**

BEING ALL OF RESULTANT PARCEL 2 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131230 AT PAGE 0482,  
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AUGUST 2014



SHEET 8 OF 8 27084.DWG

SEE SHEET 3 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

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

County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

**County Recorder Filing**

**State Clearinghouse Received**

(stamp here)

(stamp here)

Project Title: Subdivision No. 03-481.06, Madeira East Village 6 Final Map

Project Applicant: KB Homes Sacramento  
Leo Pantoja  
3005 Douglass Blvd. Ste. 250  
Roseville, CA 95661

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 area.

Assessor's Parcel Number(s): 132-0280-064

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for Madeira East Village 6 Final Map subdivision, subdivision number 03-481-06.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Sarah Kirchgessner, 916-478-3649

- Exemption Status:**
- Ministerial [Section 21080(b); 15268];
  - Declared Emergency [Section 21080(b)(3); 15269(a)];
  - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
  - General Rule [Section 15061(b)(3)];
  - Categorical Exemption

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

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) 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 Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

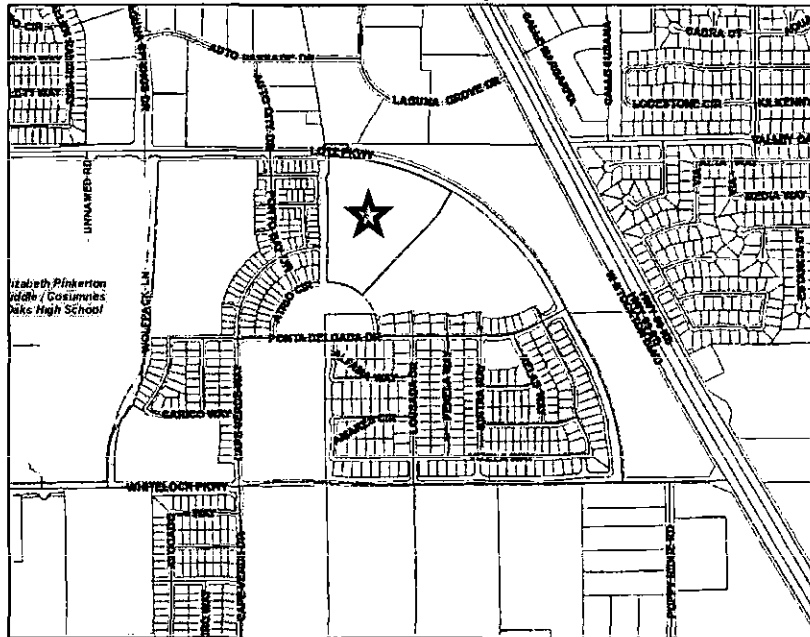
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2005. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than significant levels. Consequently, pursuant to CEQA Guidelines Section 15628(b), no further environmental review is required for this Project.

City of Elk Grove  
Planning Department

By \_\_\_\_\_

Sarah Kirchgessner  
Planning Department  
Date: August 18, 2014

**Location Map**



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-186**

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 27, 2014 by the following vote:***

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

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

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

**ABSENT:**     **COUNCILMEMBERS:**        ***None***

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