

**RESOLUTION NO. 2014-94**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAPS FOR SUBDIVISION NO. 03-481.01A, MADEIRA  
EAST VILLAGE 1A; SUBDIVISION NO. 03-481.02A, MADEIRA EAST VILLAGE 2A;  
AND SUBDIVISION NO. 03-481.03, MADEIRA EAST VILLAGE 3 AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION  
IMPROVEMENT AGREEMENTS**

**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, D.R. Horton Bay, Inc., a Delaware Corporation, submitted to the City for approval three (3) Final Maps for Subdivision No. 03-481.01A, Madeira East Village 1A; Subdivision No. 03-481.02A, Madeira East Village 2A; and Subdivision No. 03-481.03, Madeira East Village 3 which are the second, third and fourth phases respectively of the previously-approved Tentative Map; and

**WHEREAS**, staff has reviewed the proposed Final Maps and have found them to be technically correct and all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, Subdivision Improvement Agreements have been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements for the Final Maps; and

**WHEREAS**, the City has determined that the Final Maps are 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 Notices of Exemption are 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. 03-481.01A, Madeira East Village 1A; Subdivision No. 03-481.02A, Madeira East Village 2A; and Subdivision No. 03-481.03, Madeira East Village 3, substantially comply with the previously-approved Tentative Map; and
- 2) The Final Maps are 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Maps for Subdivision No. 03-481.01A, Madeira East Village 1A; Subdivision No. 03-481-02A, Madeira East Village 2A; and Subdivision No. 03-481.03, Madeira East Village 3, copies of

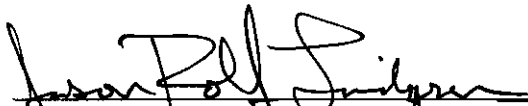
which are hereby attached as Exhibits A, B and C and are made part of this Resolution; and

- 4) Directs the City Manager to execute the Subdivision Improvement Agreements and directs the City Clerk to transmit the Final Maps to the County Recorder of the County of Sacramento for filing and transmit the Notices of Exemption attached hereto as Exhibits D, E and F to the County Clerk of Sacramento County for filing.

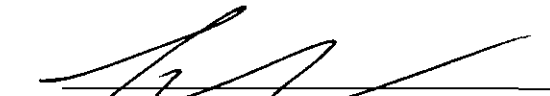
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of April 2014

  
\_\_\_\_\_  
JAMES COOPER, VICE MAYOR of the  
CITY OF ELK GROVE

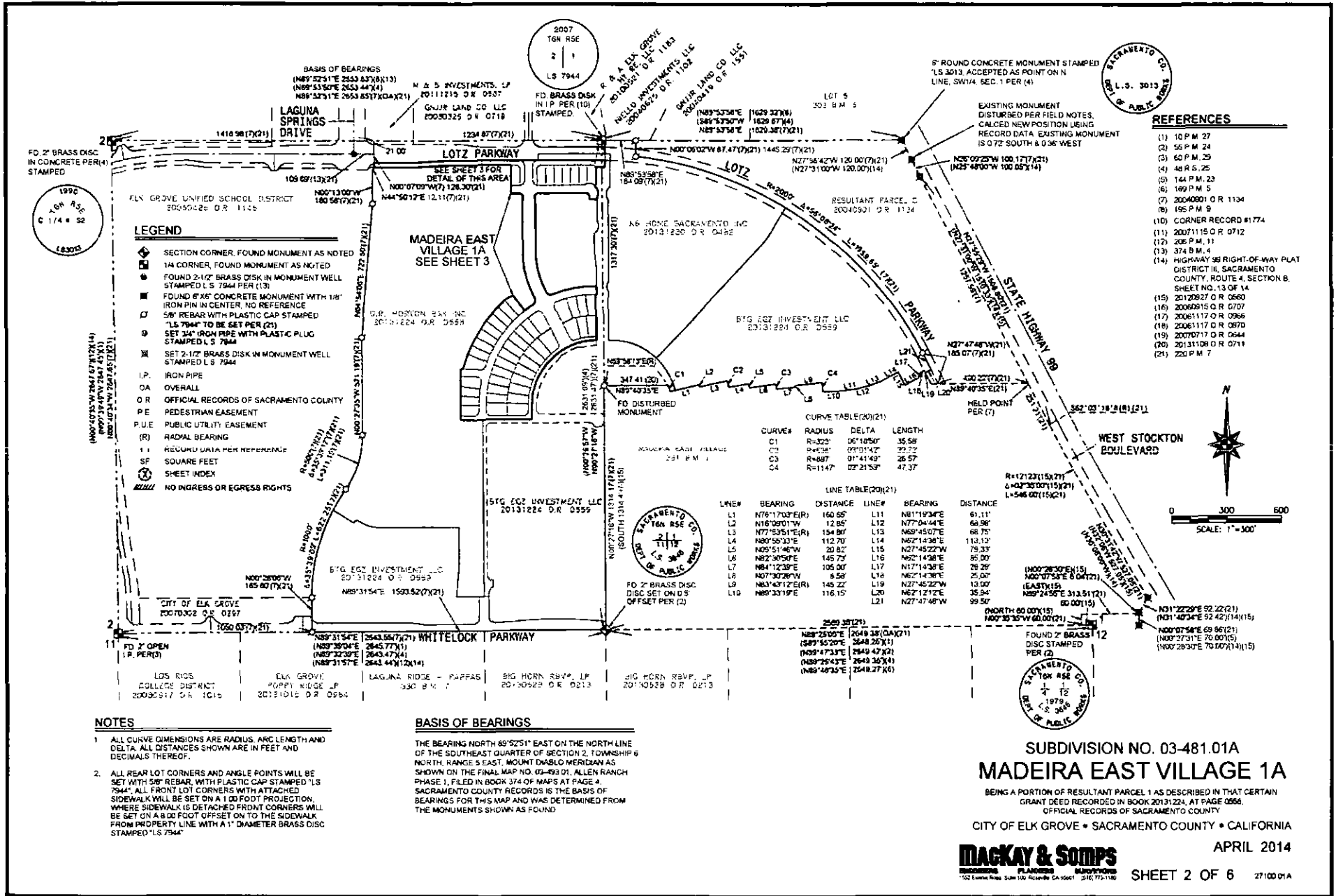
ATTEST:

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

APPROVED AS TO FORM:

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

# EXHIBIT A



**MacKay & Somps**  
 ENGINEERS PLANNERS SURVEYORS  
 1522 Executive Plaza, Suite 110, Rockville, CA 95961 916.775.1100

**SUBDIVISION NO. 03-481.01A  
 MADEIRA EAST VILLAGE 1A**  
 BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
 GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0556.  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
 APRIL 2014  
 SHEET 2 OF 6 27.100.01A

**NOTES**

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. 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 FRONT CORNERS WILL BE SET ON A 8.00 FOOT OFFSET ON TO THE SIDEWALK FROM PROPERTY LINE WITH A 1" DIAMETER BRASS DISC STAMPED "LS 7944"

EXHIBIT B

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 03-481.02A, MADEIRA EAST VILLAGE 2A 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 FOR PUBLIC USE PORTO BAY DRIVE, CALHETA WAY, CAPE VERDE WAY, CARROO WAY, SAO VICENTE WAY, TROPICAL WAY AND VILA GALE 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 ELECTROLINES, 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 DRIVE 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 DRIVE AND WAYS 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 FT)) ABOVE THE NEAREST FINISHED 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 LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (N.I.E.)

D.R. HORTON BAY, INC.  
A DELAWARE CORPORATION

BY: [Signature]  
NAME: Dean K. Mills  
TITLE: Assistant Vice President

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

**NOTARY'S ACKNOWLEDGMENT**

STATE OF CA  
COUNTY OF Alameda

ON THE 4th DAY OF April, 2014, BEFORE ME, Tiffany M. Zamora, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Dean K. Mills, 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/THY 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.

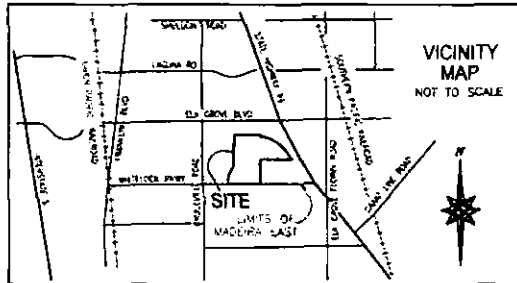
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: [Signature]  
PRINTED NAME: Tiffany M. Zamora

MY PRINCIPAL PLACE OF BUSINESS IS THE  
COUNTY OF: Contra Costa

MY COMMISSION EXPIRES: 3-19-15

MY COMMISSION NO.: 1929217



**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-481.02A, MADEIRA EAST VILLAGE 2A, 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. 03-481.02A OF MADEIRA EAST VILLAGE 2A 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, AND 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. 03-481.02A, MADEIRA EAST VILLAGE 2A, AND ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PORTO BAY DRIVE, CALHETA WAY, CAPE VERDE WAY, CARROO WAY, SAO VICENTE WAY, TROPICAL WAY AND VILA GALE WAY, FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENT, AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS 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 MACKAY & 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  
STATE OF CALIFORNIA  
DOCUMENT NO.: \_\_\_\_\_  
FEE: \$ \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY

**SUBDIVISION NO. 03-481.02A  
MADEIRA EAST VILLAGE 2A**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0558, OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



APRIL 2014

SHEET 1 OF 5 27102.02A

**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 D.R. HORTON BAY, INC., A DELAWARE CORPORATION 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 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 5.072 ACRES, CONSISTING OF 42 RESIDENTIAL LOTS TOTALING 4.062 ACRES, AND STREET RIGHT-OF-WAY TOTALING 0.984 ACRES

MACKAY & SOMPS CIVIL ENGINEERS, INC

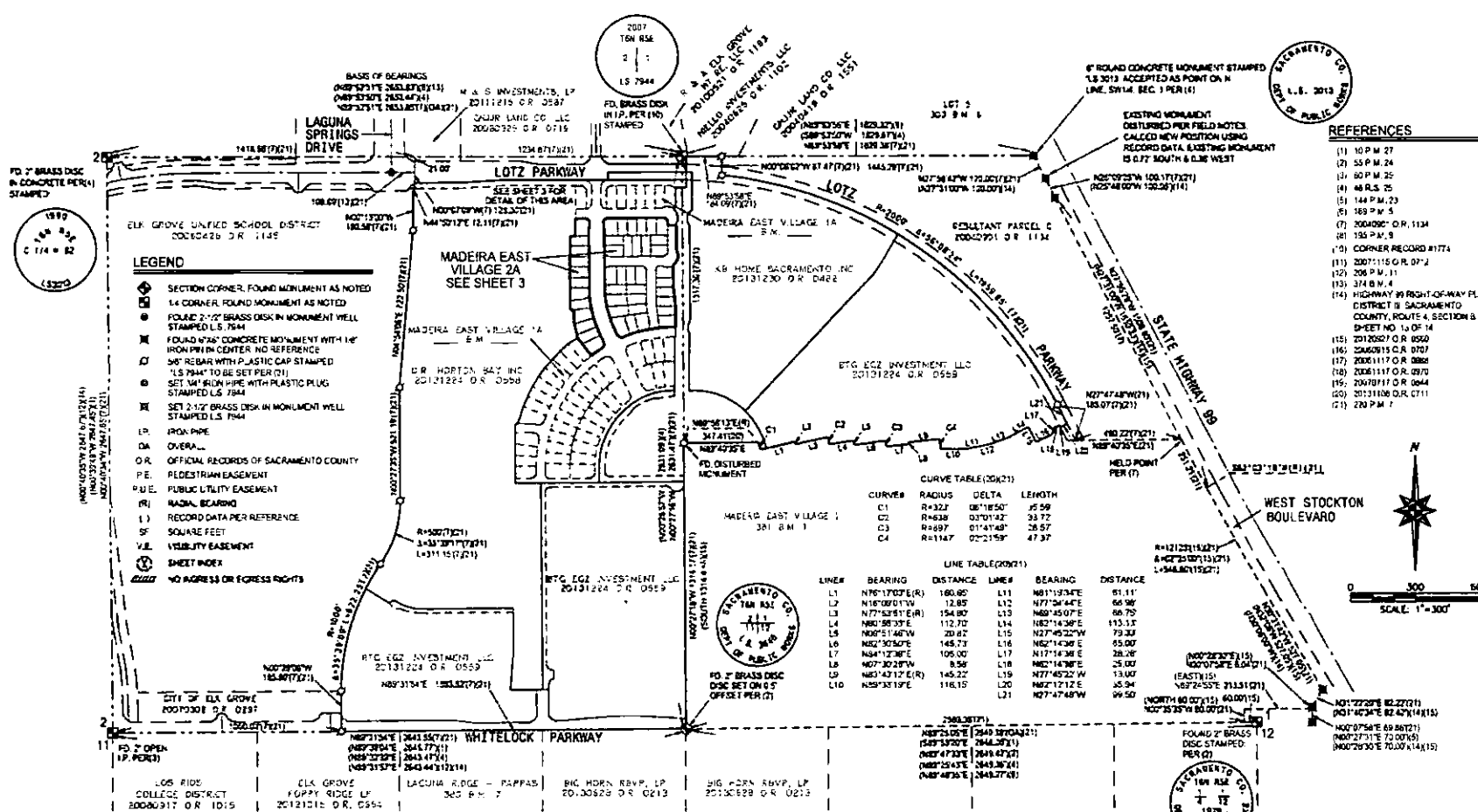


CRAIG E. SPESS  
P.L.S. 7944 EXP. 12-31-15

DATE: 4/3/14

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KILN & ASSOCIATES, DATED AUGUST 22, 2006, FILE NO. WKA NO. 402153. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



**LEGEND**

- SECTION CORNER, FOUND MONUMENT AS NOTED
- 1/4 CORNER, FOUND MONUMENT AS NOTED
- FOULIE 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 75M
- FOULIE 4" x 6" CONCRETE MONUMENT WITH 1/2" IRON PIPE IN CENTER, NO REFERENCE
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 75M" TO BE SET PER (7)
- SET 1/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 75M
- SET 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 75M
- IRON PIPE
- OVERALL
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PEDESTRIAN EASEMENT
- PUBLIC UTILITY EASEMENT
- NADAL BEARING
- 1) RECORD DATA PER REFERENCE
- SF SQUARE FEET
- V.E. UTILITY EASEMENT
- SHEET INDEX
- NO AGREES OR EGRESS RIGHTS

**REFERENCES**

- (1) 10 P.M. 27
- (2) 55 P.M. 24
- (3) 80 P.M. 25
- (4) 46 R.S. 25
- (5) 144 P.M. 23
- (6) 189 P.M. 5
- (7) 2004090' O.R. 1134
- (8) 193 P.M. 9
- (9) CORNER RECORD #1774
- (10) 2007115 O.R. 97-2
- (11) 206 P.M. 11
- (12) 374 B.M. 4
- (13) HIGHWAY 99 RIGHT-OF-WAY PLAT DISTRICT 2, SACRAMENTO COUNTY, ROUTE 4, SECTION 8, SHEET NO. 13 OF 14
- (14) 2012027 O.R. 0520
- (15) 20060915 O.R. 0727
- (16) 2008117 O.R. 0806
- (17) 2008117 O.R. 0870
- (18) 2007017 O.R. 0844
- (19) 2013106 O.R. 0711
- (20) 200 P.M. 7

**CURVE TABLE (20K21)**

CURVES	RADIUS	DELTA	LENGTH
C1	R=321	03°18'50"	35.59
C2	R=638	03°01'42"	33.72
C3	R=497	01°47'48"	28.57
C4	R=1447	02°31'59"	47.97

**LINE TABLE (20K21)**

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N76°17'07"E (R)	160.80	L11	N81°13'34"E	61.11'
L2	N16°00'01"W	12.85	L12	N77°04'44"E	66.90'
L3	N77°52'51"E (R)	154.80	L13	N69°45'07"E	66.75'
L4	N60°38'35"E	112.70	L14	N82°14'39"E	113.13'
L5	N09°51'46"W	20.62	L15	N27°45'22"W	73.33'
L6	N62°30'56"E	145.73	L16	N62°14'38"E	65.00'
L7	N34°12'38"E	105.00	L17	N17°14'38"E	28.26'
L8	N07°30'21"W	8.56	L18	N62°14'38"E	25.60'
L9	N63°42'12"E (R)	145.22	L19	N77°45'22"W	13.00'
L10	N59°31'19"E	116.15	L20	N67°12'12"E	35.34'
			L21	N27°47'48"W	99.50'

**NOTES**

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**BASEIS OF BEARINGS**

THE BEARING NORTH 69°57'51" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THE FINAL MAP NO. 03-483-D1, 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.

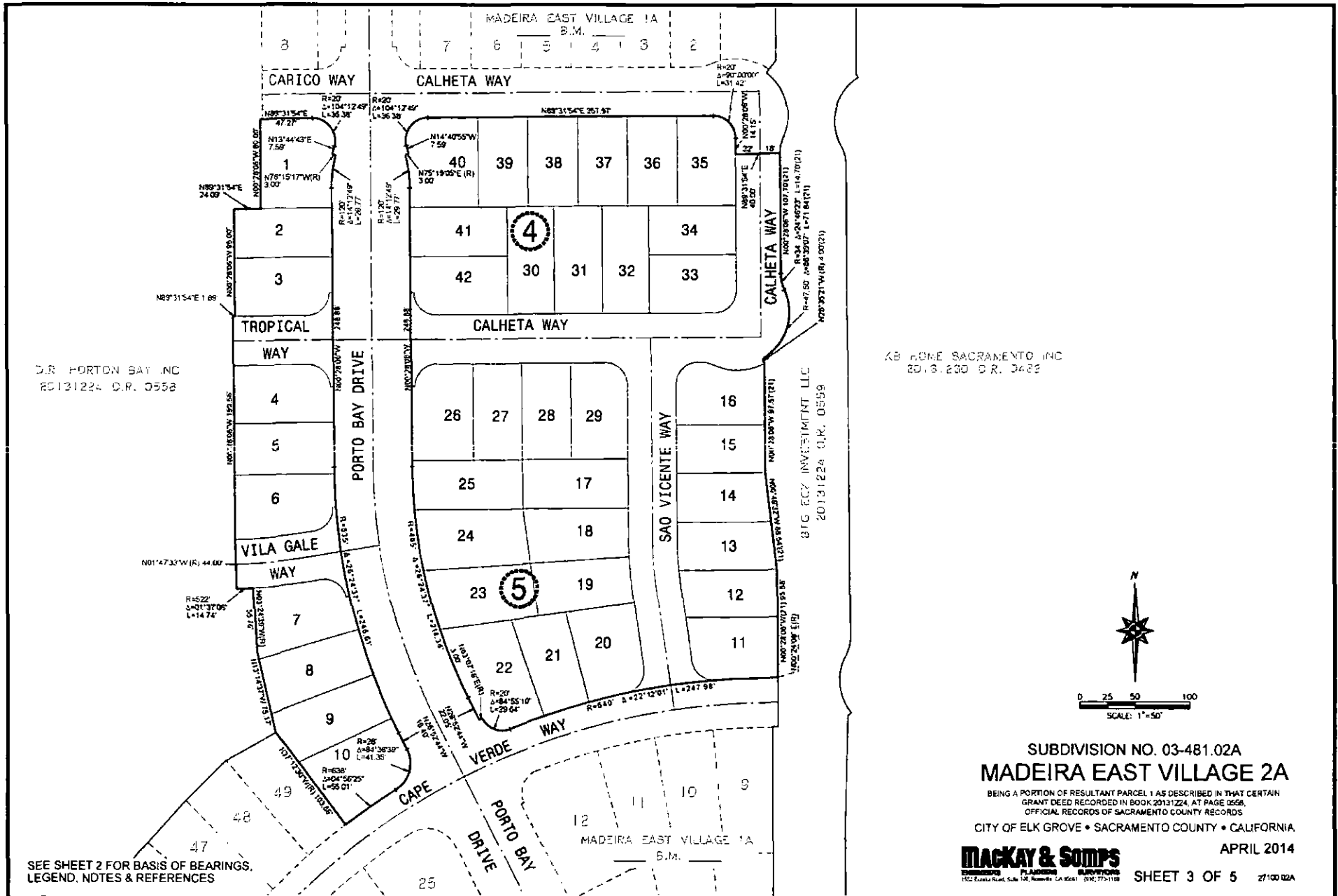
**SUBDIVISION NO. 03-481.02A  
MADEIRA EAST VILLAGE 2A**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 2013124 AT PAGE 0558, OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

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**Mackay & Somp**  
SURVEYORS PLANNERS ENGINEERS  
1557 Santa Fe Blvd., Suite 100, Sacramento, CA 95811 (916) 771-1116

APRIL 2014  
SHEET 2 OF 5 27100.02A



D.R. FORTON BAY INC  
20131224 D.R. 0558

N01°47'32"W (R) 44.68'

R=522'  
Δ=21°37'05"  
L=14.74'

R=28'  
Δ=84°36'33"  
L=41.35'

R=638'  
Δ=04°56'25"  
L=55.01'

R=207'  
Δ=84°55'10"  
L=29.64'

R=540' Δ=22°12'01" L=747.98'

R=207' Δ=90°20'00" L=31.42'

R=334' Δ=24°40'23" L=114.70(21)  
R=47.50' Δ=88°30'07" L=71.81(21)  
R=307.11' Δ=18°4'00(21)

R=280' Δ=119°51'51" L=112.11' (R)

KB HOME SACRAMENTO INC  
2013.230 D.R. 0422

BIG EGY INVESTMENT LLC  
20131224 D.R. 0559



0 25 50 100  
SCALE: 1"=50'

SUBDIVISION NO. 03-481.02A  
MADEIRA EAST VILLAGE 2A

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0558,  
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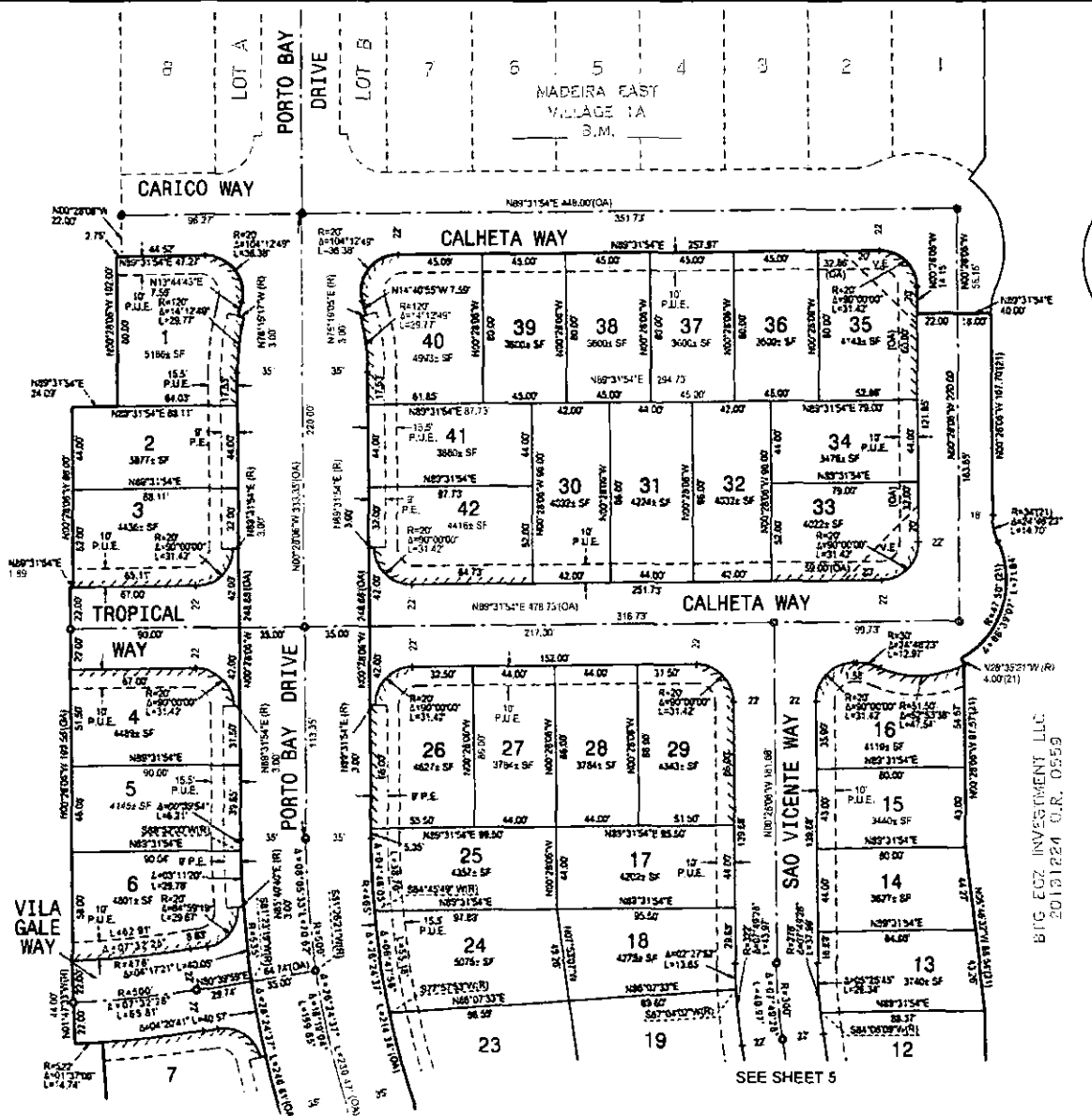
**Mackay & Soms**  
PLANNERS SURVEYORS

APRIL 2014

SHEET 3 OF 5 27100 02A

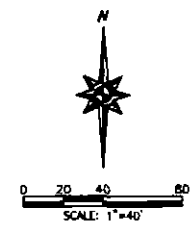
SEE SHEET 2 FOR BASIS OF BEARINGS,  
LEGEND, NOTES & REFERENCES

D.R. HORTON BAY INC  
20131224 O.R. 0558



N.B. HOME SACRAMENTO INC  
20131224 O.R. 0488

BIG EZZ INVESTMENT LLC  
20131224 O.R. 0559



SUBDIVISION NO. 03-481.02A  
**MADEIRA EAST VILLAGE 2A**  
 BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
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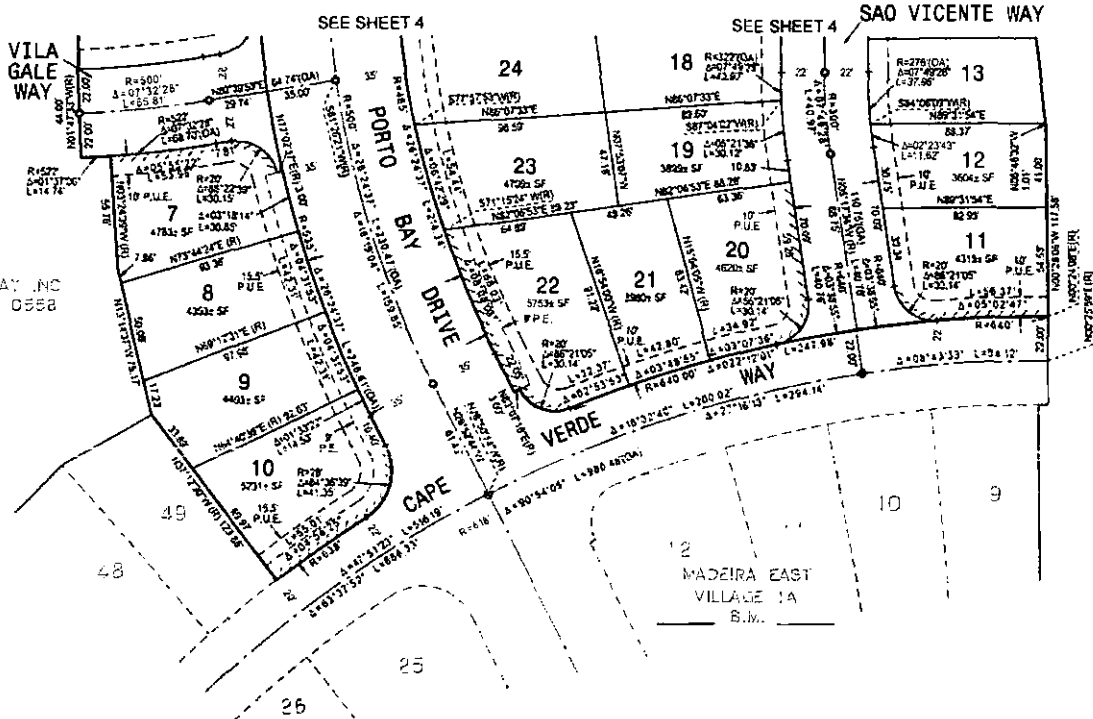
**MacKay & Somp**  
 ENGINEERS PLANNERS SURVEYORS  
 1302 Curtis Road, Suite 102, Roseville, CA 95661 (916) 773-1119

APRIL 2014  
 SHEET 4 OF 5 27100.02A

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

SEE SHEET 5

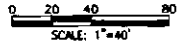
SEE SHEET 5



D.E. HORTON, SA, INC  
20131224 O.R. 0558

KS HOME SACRAMENTO INC  
20131230 O.R. 0432

BIG EGZ INVESTMENT LLC  
20131224 O.R. 0559



**SUBDIVISION NO. 03-481.02A  
MADEIRA EAST VILLAGE 2A**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
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**Mackay & Samps**  
SURVEYORS PLANNERS ENGINEERS  
122 E. 28th Street, Suite 100, Roseville, CA 95678 (916) 771-1188

APRIL 2014

SHEET 5 OF 5 27100.02A

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



EXHIBIT C

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 03-481 03, MADEIRA EAST VILLAGE 3 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 FOR PUBLIC USE PONTA DELGADA DRIVE, CAPE VERDE WAY, GARICO WAY AND GREAT SKUA 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 DRIVE 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 DRIVE AND WAYS 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 LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" (N.I.E.)

D.R. HORTON BAY, INC.  
A DELAWARE CORPORATION

BY: [Signature]  
NAME: Dana M. White  
TITLE: Assistant Vice President

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

**NOTARY'S ACKNOWLEDGMENT**

STATE OF CA  
COUNTY OF Alameda

ON THE 4th DAY OF April, 2014, BEFORE ME, Tiffany M. Zamora, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Raymond Michael Manger, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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.

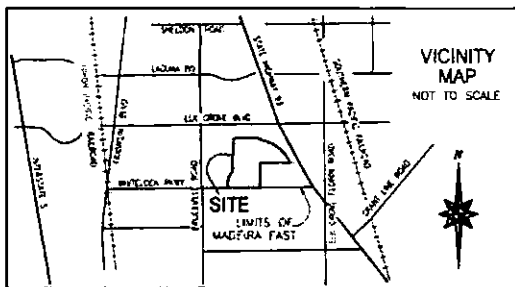
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND [Signature]  
PRINTED NAME: Tiffany M. Zamora

MY PRINCIPAL PLACE OF BUSINESS IS THE  
COUNTY OF: Contra Costa

MY COMMISSION EXPIRES: 3.19.15

MY COMMISSION NO.: 1929217



**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-481 03, MADEIRA EAST VILLAGE 3, 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 03 OF MADEIRA EAST VILLAGE 3 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 AMENDED JULY 10, 2013, AND 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. 15438  
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 03, MADEIRA EAST VILLAGE 3, AND ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PONTA DELGADA DRIVE, CAPE VERDE WAY, GARICO WAY AND GREAT SKUA WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENT, AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS 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 MACKAY & 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  
STATE OF CALIFORNIA

BY: \_\_\_\_\_ DEPUTY  
FEE: \$ \_\_\_\_\_

**SUBDIVISION NO. 03-481.03  
MADEIRA EAST VILLAGE 3**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0558, OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



APRIL 2014  
SHEET 1 OF 6 27100.030

**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 D.R. HORTON BAY, INC., A DELAWARE CORPORATION 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 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 10.51± ACRES, CONSISTING OF 54 RESIDENTIAL LOTS TOTALING 8.41± ACRES, AND STREET RIGHT-OF-WAY TOTALING 2.10± ACRES

MACKAY & SOMPS CIVIL ENGINEERS, INC.

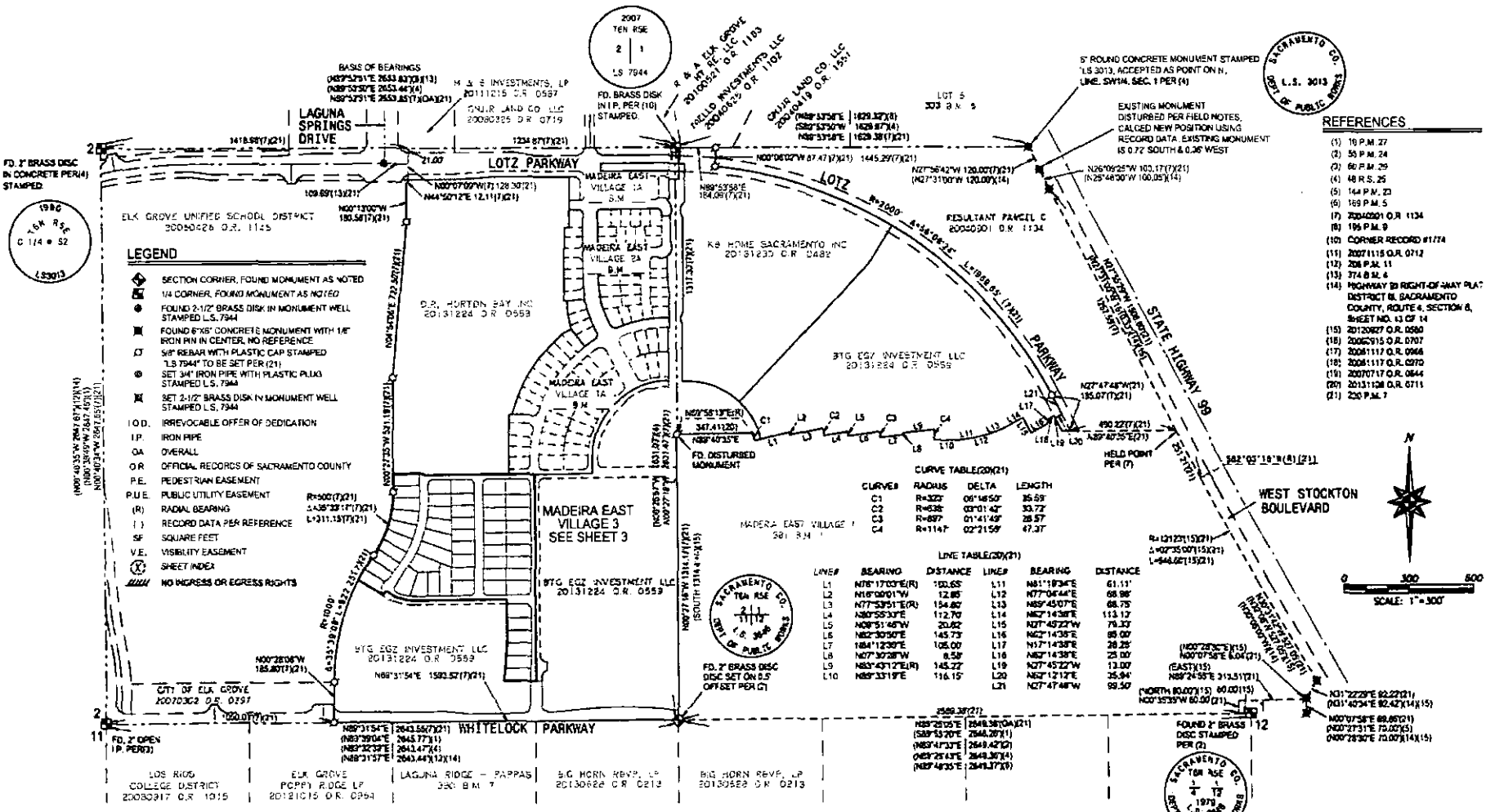


CRAG E. SPESS  
P.L.S. 7944 EXP. 12-31-13

DATE: 4/3/14

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED AUGUST 22, 2008, 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.



- 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"x6" CONCRETE MONUMENT WITH 1" IRON PIN IN CENTER, NO REFERENCE
  - ⊙ 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 7944 TO BE SET PER (21)
  - ⊙ 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
  - I.O.D. IRREVOCABLE OFFER OF DEDICATION
  - I.P. IRON PIPE
  - O.A. OVERALL
  - O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
  - P.E. PEDESTRIAN EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (R) RADIAL BEARING
  - (L) RECORD DATA PER REFERENCE
  - SF SQUARE FEET
  - V.E. VISIBILITY EASEMENT
  - SHEET INDEX
  - ||||| NO INGRESS OR EGRESS RIGHTS

- REFERENCES**
- (1) 19 P.M. 27
  - (2) 55 P.M. 24
  - (3) 66 P.M. 29
  - (4) 48 R.S. 25
  - (5) 144 P.M. 23
  - (6) 169 P.M. 5
  - (7) 204001 O.R. 1134
  - (8) 196 P.M. 9
  - (10) CORNER RECORD #1774
  - (11) 20071115 O.R. 0712
  - (12) 208 P.M. 11
  - (13) 374 B.M. 6
  - (14) HIGHWAY TO RIGHT-OF-WAY PLAN DISTRICT 18, SACRAMENTO COUNTY, ROUTE 4, SECTION 8, SHEET NO. 13 OF 14
  - (15) 20120927 O.R. 0580
  - (16) 20062915 O.R. 0707
  - (17) 20081117 O.R. 0966
  - (18) 20081117 O.R. 0970
  - (19) 20070717 O.R. 0644
  - (20) 20131204 O.R. 0711
  - (21) 220 P.M. 7

**CURVE TABLE (20'±)**

CURVE	RADIUS	DELTA	LENGTH
C1	R=322'	08°46'50"	36.59'
C2	R=638'	03°01'42"	33.72'
C3	R=897'	01°41'49"	28.57'
C4	R=1147'	02°21'59"	47.37'

**LINE TABLE (20'±)**

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N87°17'00"E(R)	100.65'	L11	N81°18'34"E	61.11'
L2	N76°00'01"W	12.85'	L12	N77°04'44"E	68.98'
L3	N77°53'51"E(R)	154.60'	L13	N89°45'07"E	68.75'
L4	N80°55'30"E	112.70'	L14	N67°14'38"E	113.17'
L5	N89°51'48"W	20.62'	L15	N07°45'22"W	78.25'
L6	N82°30'50"E	145.73'	L16	N62°14'38"E	65.00'
L7	N84°12'39"E	105.00'	L17	N17°14'38"E	28.25'
L8	N67°30'38"E	8.58'	L18	N67°14'38"E	25.00'
L9	N63°43'12"E(R)	145.22'	L19	N27°45'22"W	13.00'
L10	N85°31'19"E	116.15'	L20	N07°12'12"E	35.94'
			L21	N27°47'46"W	59.50'

- 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 L.S. 7944. ALL FRONT LOT CORNERS WITH ATTACHED SIDEWALK WILL BE SET ON A 1.00 FOOT PROJECTION. WHERE SIDEWALK IS DETACHED FRONT CORNERS WILL BE SET ON A 8.00 FOOT OFFSET ON TO THE SIDEWALK FROM PROPERTY LINE WITH A 1" DIAMETER BRASS DISC STAMPED L.S. 7944.

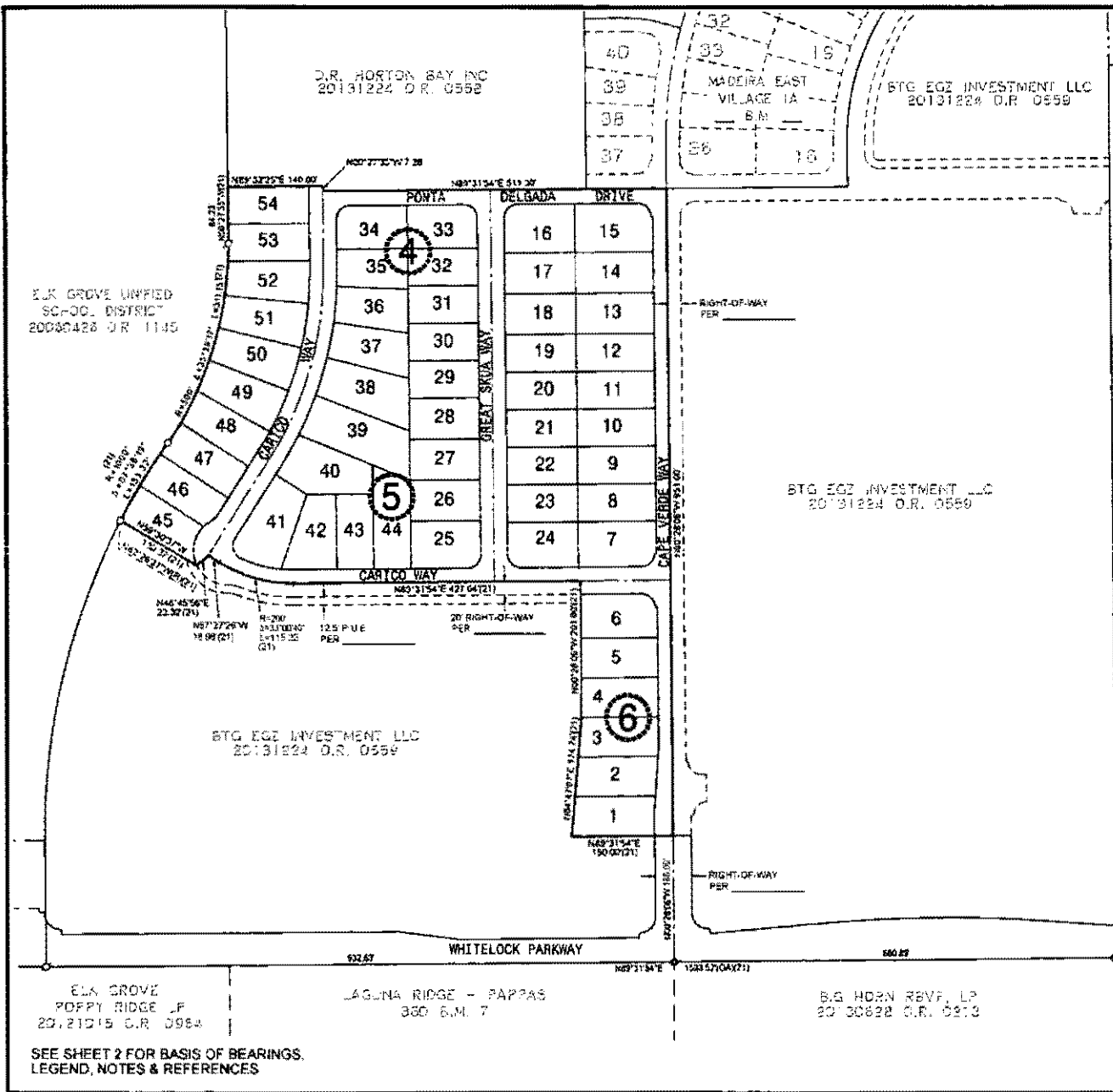
**BASIS OF BEARINGS**

THE BEARING NORTH 88°52'51" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THE FINAL MAP NO. 03-483 D1, 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. 03-481.03**  
**MADEIRA EAST VILLAGE 3**  
 BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT DIED RECORDED IN BOOK 20131224, AT PAGE 0556, OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Mackay & Somp**  
 PLANNERS  
 1522 Camino Real Suite 100 Novato, CA 94947 (415) 775-1199

APRIL 2014  
 SHEET 2 OF 6 27100 030



ELK GROVE UNIFIED  
SCH. DISTRICT  
20090428 O.R. 1145

BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559

BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559

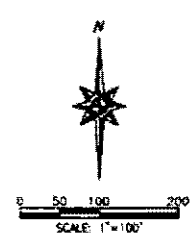
MADERIA EAST VILLAGE 1  
361 S.M.

ELK GROVE  
POPPY RIDGE LF  
20121215 O.R. 0964

LAGUNA RIDGE - PAPPAS  
360 S.M. 7

B.G. HORN RBVF, LP  
20130828 O.R. 0213

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



**SUBDIVISION NO. 03-481.03  
MADEIRA EAST VILLAGE 3**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131224 AT PAGE 0559,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

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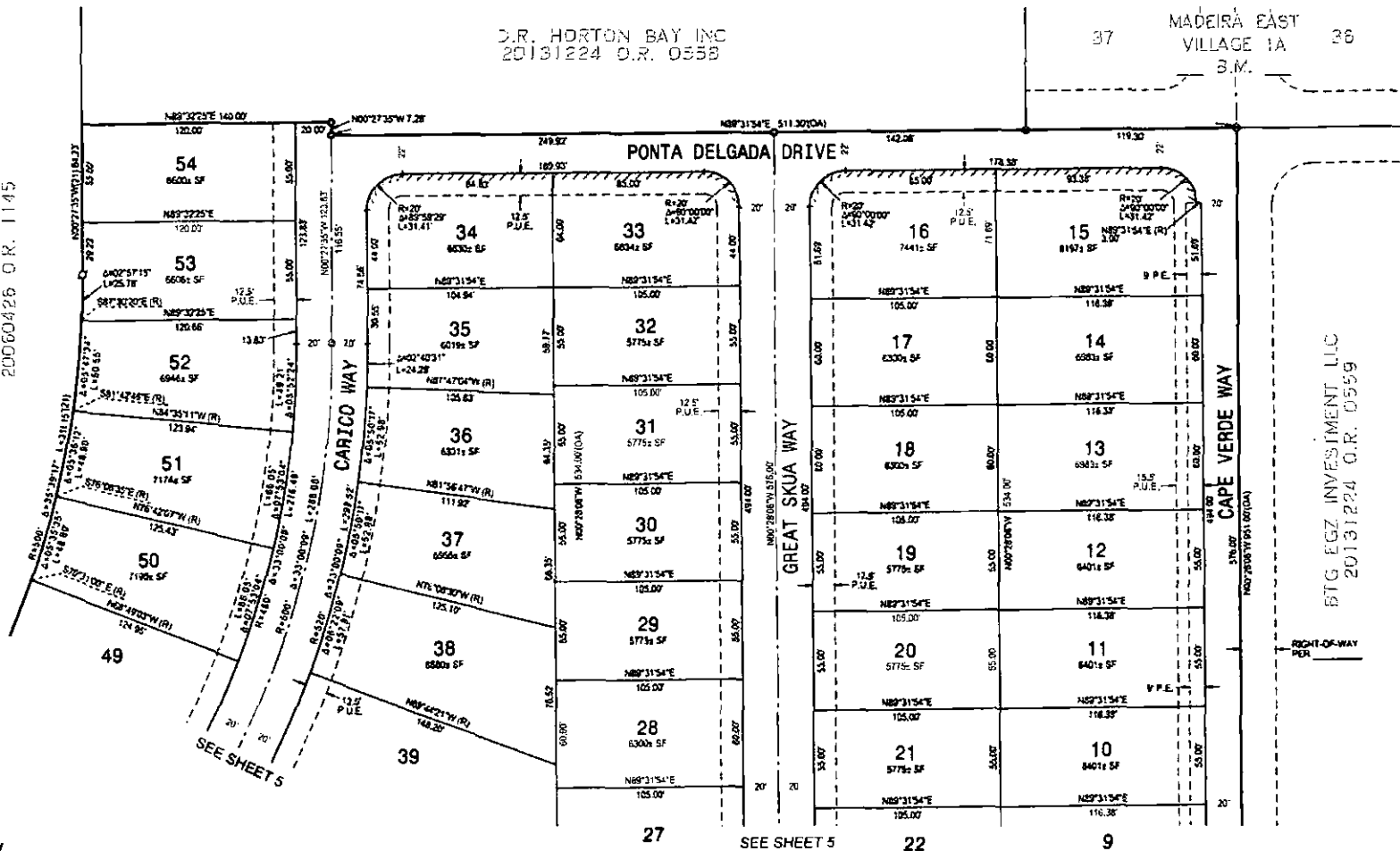
APRIL 2014  
SHEET 3 OF 6 27:00 (23)

D.R. HORTON BAY INC  
20131224 O.R. 0558

37 MADEIRA EAST VILLAGE 1A 38  
S.M.

ELK GROVE UNIFIED  
SCHOOL DISTRICT  
20060426 O.R. 1145

BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559



0 20 40 80  
SCALE: 1"=40'

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

SUBDIVISION NO. 03-481.03  
**MADEIRA EAST VILLAGE 3**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
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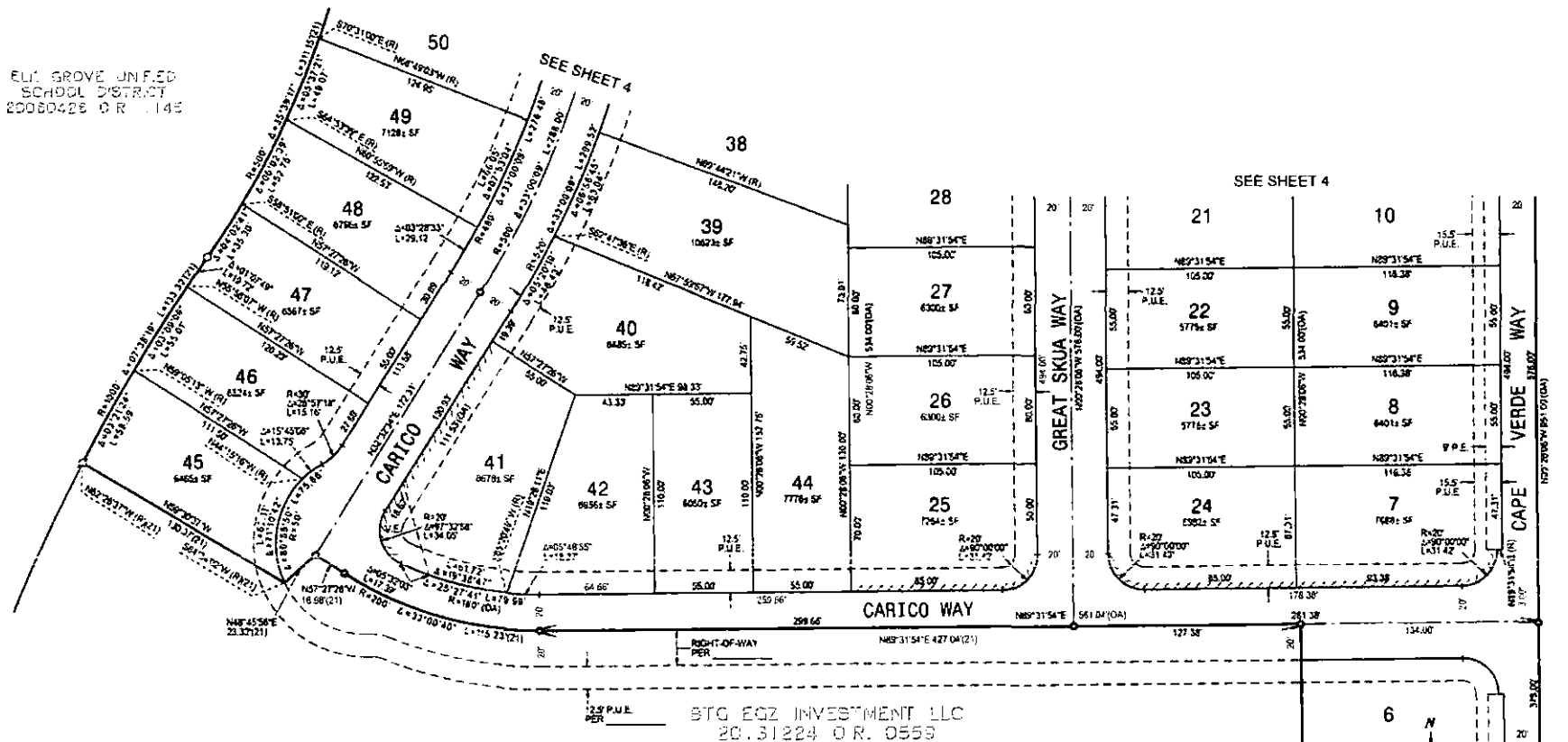
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MACKAY & SOMPS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1323 Colusa Road, Suite 100, Roseville, CA 95678 (916) 773-1188

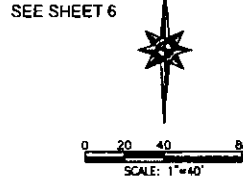
APRIL 2014

SHEET 4 OF 6 27-100-020

ELK GROVE UNIFIED  
SCHOOL DISTRICT  
20080426 O.R. 1145



BTC EQZ INVESTMENT LLC  
20131224 O.R. 0559



SUBDIVISION NO. 03-481.03  
**MADEIRA EAST VILLAGE 3**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0556,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Mackay & Somp**  
SURVEYORS PLANNERS ENGINEERS  
1532 Curran Road, Suite 100, Roseville, CA 95661 (916) 775-1198

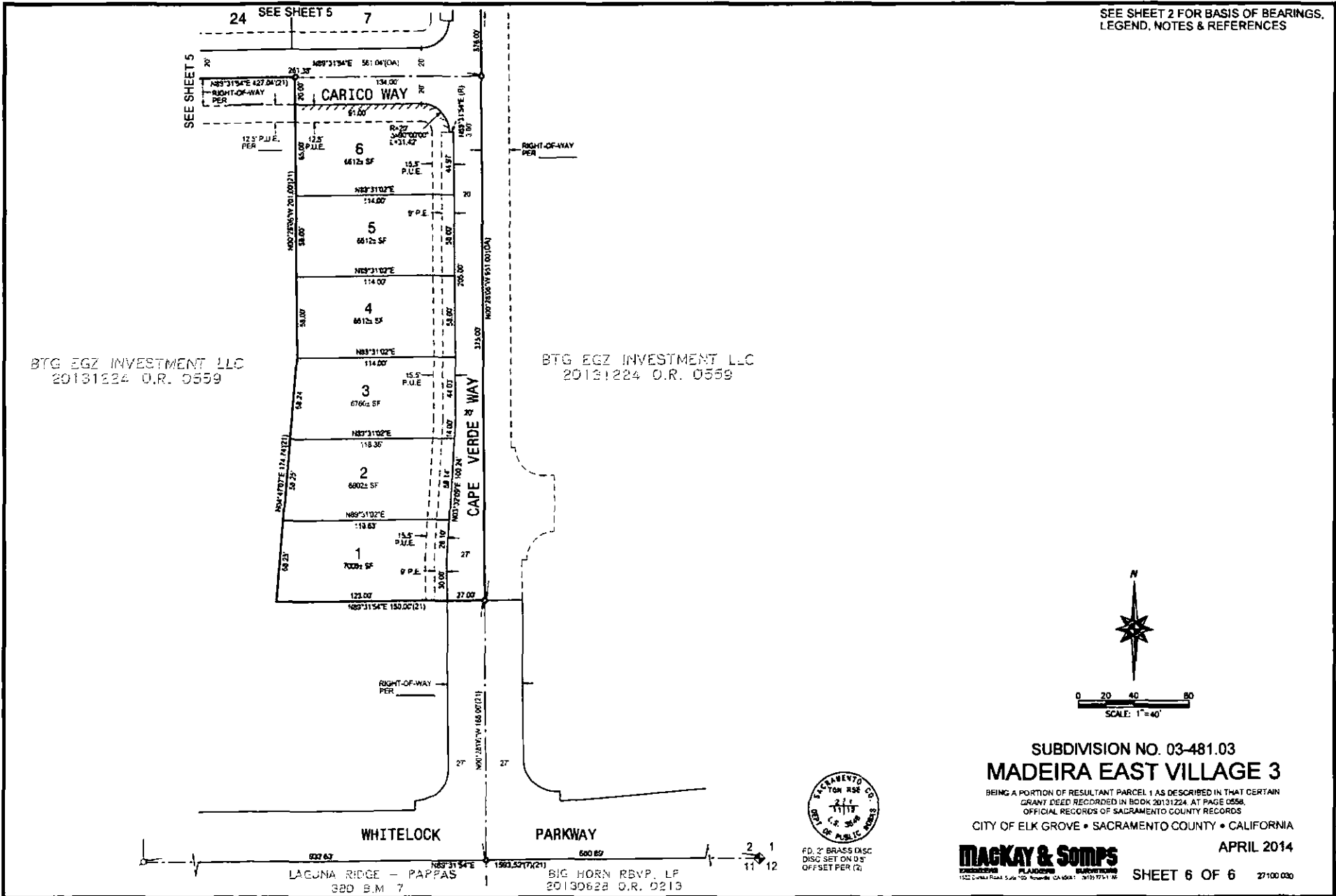
APRIL 2014

SHEET 5 OF 6 271.00.030

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

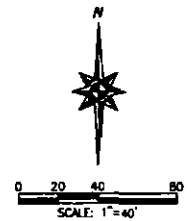
BTC EQZ INVESTMENT LLC  
20131224 O.R. 0559

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



BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559

BTG EGZ INVESTMENT LLC  
20131224 O.R. 0559



SUBDIVISION NO. 03-481.03  
**MADEIRA EAST VILLAGE 3**

BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN  
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CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

APRIL 2014

**Mackay & Somps**  
ENGINEERS PLANNERS SURVEYORS  
1522 Sunset Road, Suite 100, Novato, CA 94947 (415) 775-1100

SHEET 6 OF 6 27100 030



FD. 2 BRASS DISC  
DISC SET ON 0.5"  
OFFSET PER (2)

LAGUNA RIDGE - PAPPAS  
SBD S.M. 7  
BIG HORN RBVP, LP  
20130628 O.R. 0213



# 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. 03-481-1A, Madeira East Village 1A subdivision Final Map

Project Applicant: MacKay & Somps  
1552 Eureka Road, Suite 100  
Roseville, CA 95661

Project Location - Specific: This project is located in the Laguna Ridge Specific Plan along at the southwest corner of Whitelock Parkway and West Stockton Boulevard south of the Elk Grove Auto Mall.

Assessor's Parcel Number(s): 132-0280-063

Project Location - City: **Elk Grove** Project Location - County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Madeira East Village 1A subdivision, subdivision number 03-481-1A.

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 15268(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 2007. 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 15268(b), no further environmental review is required for this Project.

City of Elk Grove  
Planning Department

By \_\_\_\_\_

Sarah Kirchgessner  
Planning Department  
Date: April 7, 2014

**Location Map**







# City of Elk Grove NOTICE OF EXEMPTION

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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. 03-481-2A, Madeira East Village 2A subdivision Final Map

Project Applicant: MacKay & Somps  
1552 Eureka Road, Suite 100  
Roseville, CA 95661

Project Location - Specific: This project is located in the Laguna Ridge Specific Plan along at the southwest corner of Whitelock Parkway and West Stockton Boulevard south of the Elk Grove Auto Mall.

Assessor's Parcel Number(s): 132-0280-063

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Madeira East Village 2A subdivision, subdivision number 03-481-2A.

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:**

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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 2007. 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: April 7, 2014

**Location Map**





# City of Elk Grove NOTICE OF EXEMPTION

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P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

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**

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Project Title: Subdivision No. 03-481-3, Madeira East Village 3 subdivision Final Map

Project Applicant: MacKay & Soms  
1552 Eureka Road, Suite 100  
Roseville, CA 95661

Project Location - Specific: This project is located in the Laguna Ridge Specific Plan along at the southwest corner of Whitelock Parkway and West Stockton Boulevard south of the Elk Grove Auto Mall.

Assessor's Parcel Number(s): 132-0280-063

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Madeira East Village 3 subdivision, subdivision number 03-481-3.

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

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The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval 2007. 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 15268(b), no further environmental review is required for this Project.

City of Elk Grove  
Planning Department

By \_\_\_\_\_

Sarah Kirchgessner  
Planning Department  
Date: April 7, 2014

**Location Map**



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-94**

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 April 23, 2014 by the following vote:***

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

**NOES:        COUNCILMEMBERS:        *None***

**ABSTAIN :   COUNCILMEMBERS:        *None***

**ABSENT:     COUNCILMEMBERS:        *Davis***

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