

RESOLUTION NO. 2014-276

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAPS FOR SUBDIVISION NO. 03-481.01B, MADEIRA
EAST VILLAGE 1B AND SUBDIVISION NO. 03-481.02B, MADEIRA EAST VILLAGE
2B, 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 two (2) Final Maps for Subdivision No. 03-481.01B, Madeira East Village 1B and Subdivision No. 03-481.02B, Madeira East Village 2B which are the sixth and seventh phases 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. 03-481.01B, Madeira East Village 1B and Subdivision No. 03-481.02B, Madeira East Village 2B, substantially comply with the previously-approved Tentative Map; and
- 2) The Final Maps are categorically 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. 03-481.01B, Madeira East Village 1B and Subdivision No. 03-481.02B, Madeira East Village 2B, copies of which are hereby attached as Exhibits A and B are made part of this Resolution; and

- 4) Authorizes 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 C and D to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2014.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

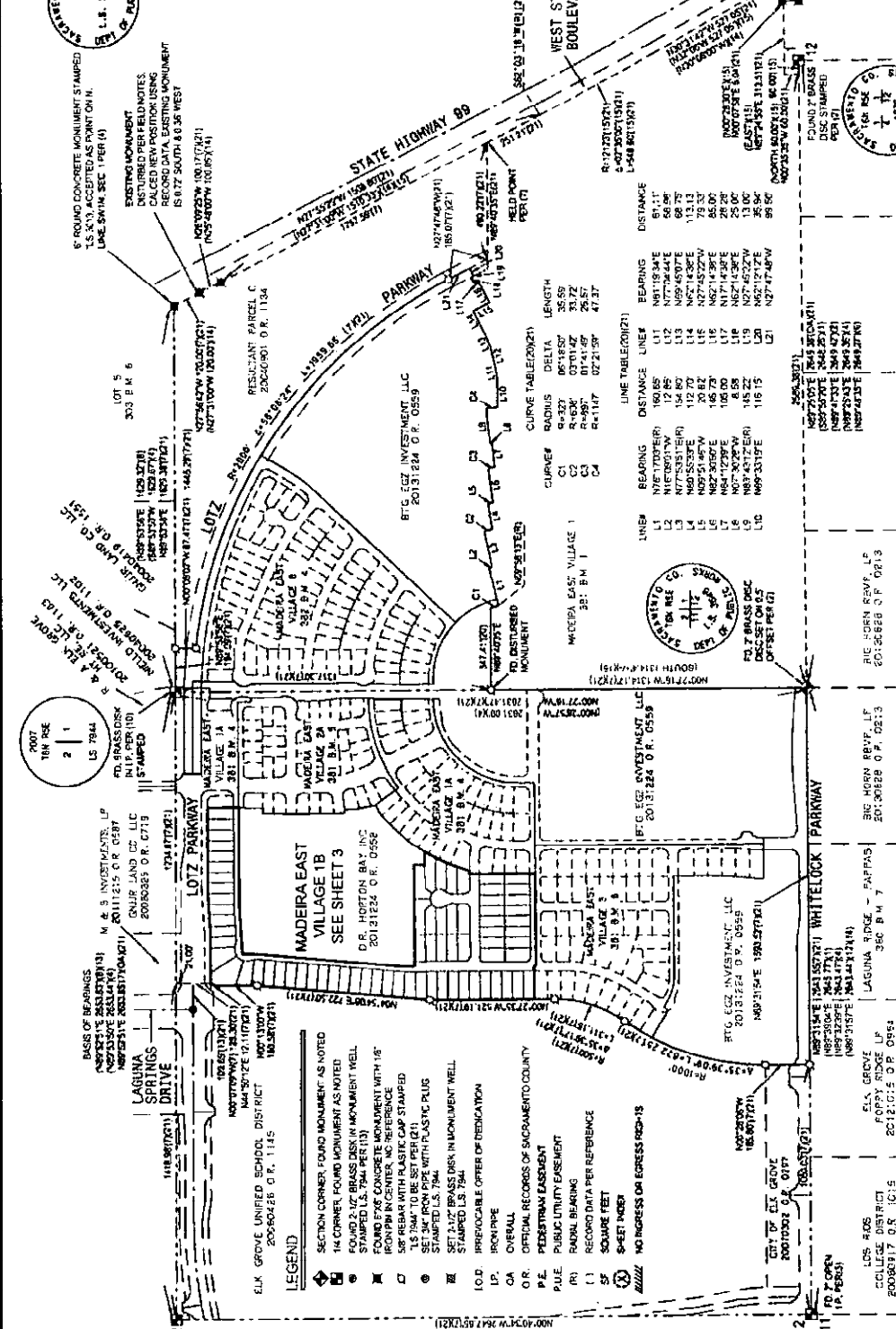
APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY



- REFERENCES**
- (1) 10 P.M. 27
 - (2) 52 P.M. 24
 - (3) 60 P.M. 29
 - (4) 48 P.M. 25
 - (5) 144 P.M. 23
 - (6) 158 P.M. 5
 - (7) 2000011 O.R. 1134
 - (8) 198 P.M. 9
 - (9) CORNER RECORD #174
 - (10) 2007115 O.R. 0712
 - (11) 2008115 O.R. 0712
 - (12) 208 P.M. 11
 - (13) 144 P.M. 23
 - (14) 158 P.M. 5
 - (15) 2000011 O.R. 1134
 - (16) 198 P.M. 9
 - (17) CORNER RECORD #174
 - (18) 2007115 O.R. 0712
 - (19) 2008115 O.R. 0712
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 - (96) 2007115 O.R. 0712
 - (97) 2007115 O.R. 0712
 - (98) 2007115 O.R. 0712
 - (99) 2007115 O.R. 0712
 - (100) 2007115 O.R. 0712



LINE TABLE (01/21)

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N71°12'00"E	160.85	L11	N71°12'00"E	66.97
L2	N71°12'00"E	12.85	L12	N71°12'00"E	66.97
L3	N71°12'00"E	104.89	L13	N71°12'00"E	66.97
L4	N71°12'00"E	12.85	L14	N71°12'00"E	66.97
L5	N71°12'00"E	104.89	L15	N71°12'00"E	66.97
L6	N71°12'00"E	12.85	L16	N71°12'00"E	66.97
L7	N71°12'00"E	104.89	L17	N71°12'00"E	66.97
L8	N71°12'00"E	12.85	L18	N71°12'00"E	66.97
L9	N71°12'00"E	104.89	L19	N71°12'00"E	66.97
L10	N71°12'00"E	12.85	L20	N71°12'00"E	66.97
L11	N71°12'00"E	104.89	L21	N71°12'00"E	66.97

- LEGEND**
- ELK GROVE UNIFIED SCHOOL DISTRICT
 - SECTION CORNER FOUND MONUMENT AS NOTED
 - 1/4 CORNER FOUND MONUMENT AS NOTED
 - FOUND 2-1/2" BRASS DISK IN MONUMENT WELL
 - FOUND 2-1/2" CONCRETE MONUMENT WITH 1" IRON PIPE IN CENTER, NO REFERENCE
 - 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
 - IRON PIPE
 - OVERALL
 - OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - P.E. PEDESTAL MONUMENT
 - PUBLIC UTILITY EASEMENT
 - PAVED
 - PAVED BEARING
 - RECORD DATA PER REFERENCE
 - SQUARE FEET
 - SHEET NUMBER
 - NO INGRESS OR EGRESS PER-MIS

- NOTES**
1. ALL CURVE DIMENSIONS ARE RADII, ARC LENGTH AND DELTA ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF
 2. ALL BEARINGS AND ANGLE POINTS WILL BE SET WITH S.P. BEARS WITH PLASTIC CAP STAMPED 'LS 7944'. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT OFFSET ON THE SIDEWALK OF CURB AND GUTTER ON THE SIDE PROPERTY LINE EXTENDED WITH A 1" DIAMETER BRASS DISC STAMPED 'LS 7944'
 3. 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 80°25'51" EAST ON THE NORTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THE FINAL MAP NO. 03-481-01B ALLEN BUNCH PHASE 1, FILED IN BOOK 374 OF MAPS AT PAGE 4, SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS MONUMENT. THE MONUMENT'S SHOWNS AS FOUND.

FOOTNOTES

FOOTNOTES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



SUBDIVISION NO. 03-481.01B

MADEIRA EAST VILLAGE 1B

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

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAGKAY & SOMPS

REGISTERED PROFESSIONAL SURVEYOR

1500 Franklin Blvd., Suite 100, Elk Grove, CA 95757

DECEMBER 2014

SHEET 2 OF 5

27100.018

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

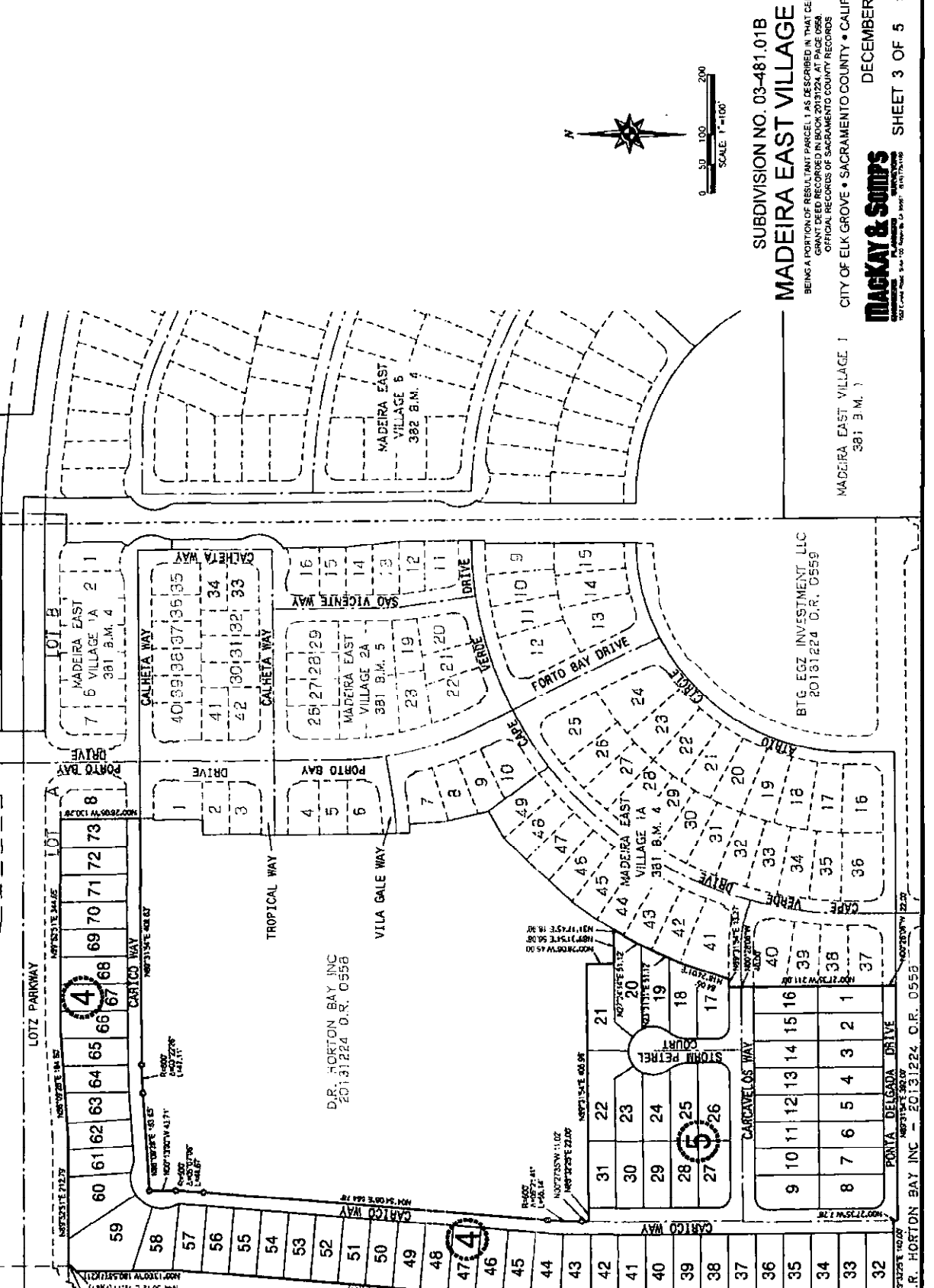
MAS INVESTMENTS, LP
20111215, D.R. 0587

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

GNJR LAND CO, LLC
20080325, O.R. 079

ELK GROVE UNIFIED
SCHOOL DISTRICT
20080426, O.R. 1145

LOTZ PARKWAY

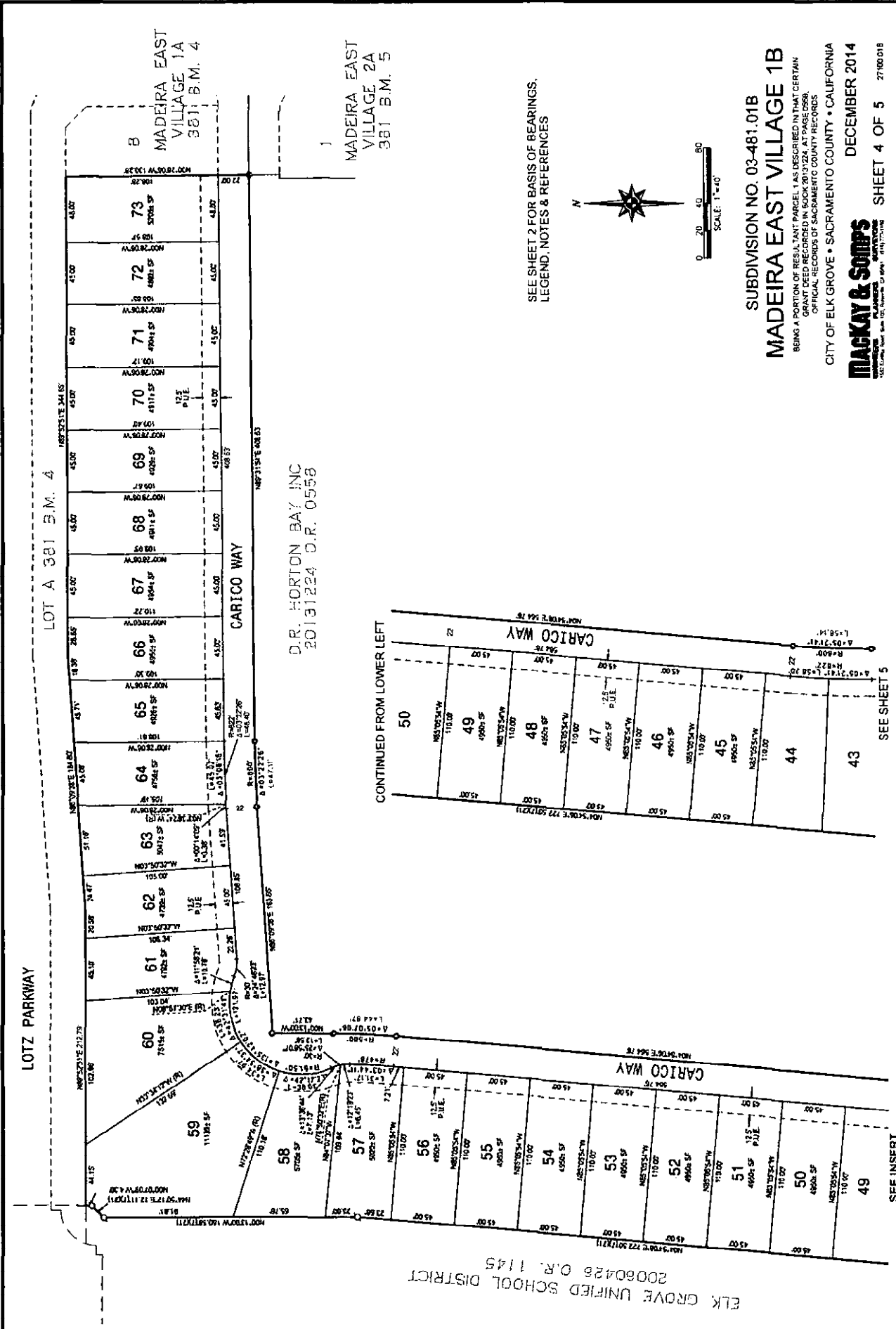


SUBDIVISION NO. 03-481.01B
MADEIRA EAST VILLAGE 1B
BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0558
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
1500 COLLETT ROAD, SUITE 100, ELK GROVE, CA 95757
DECEMBER 2014

MADEIRA EAST VILLAGE 1
381 B.M. 1

SHEET 3 OF 5

27100 018



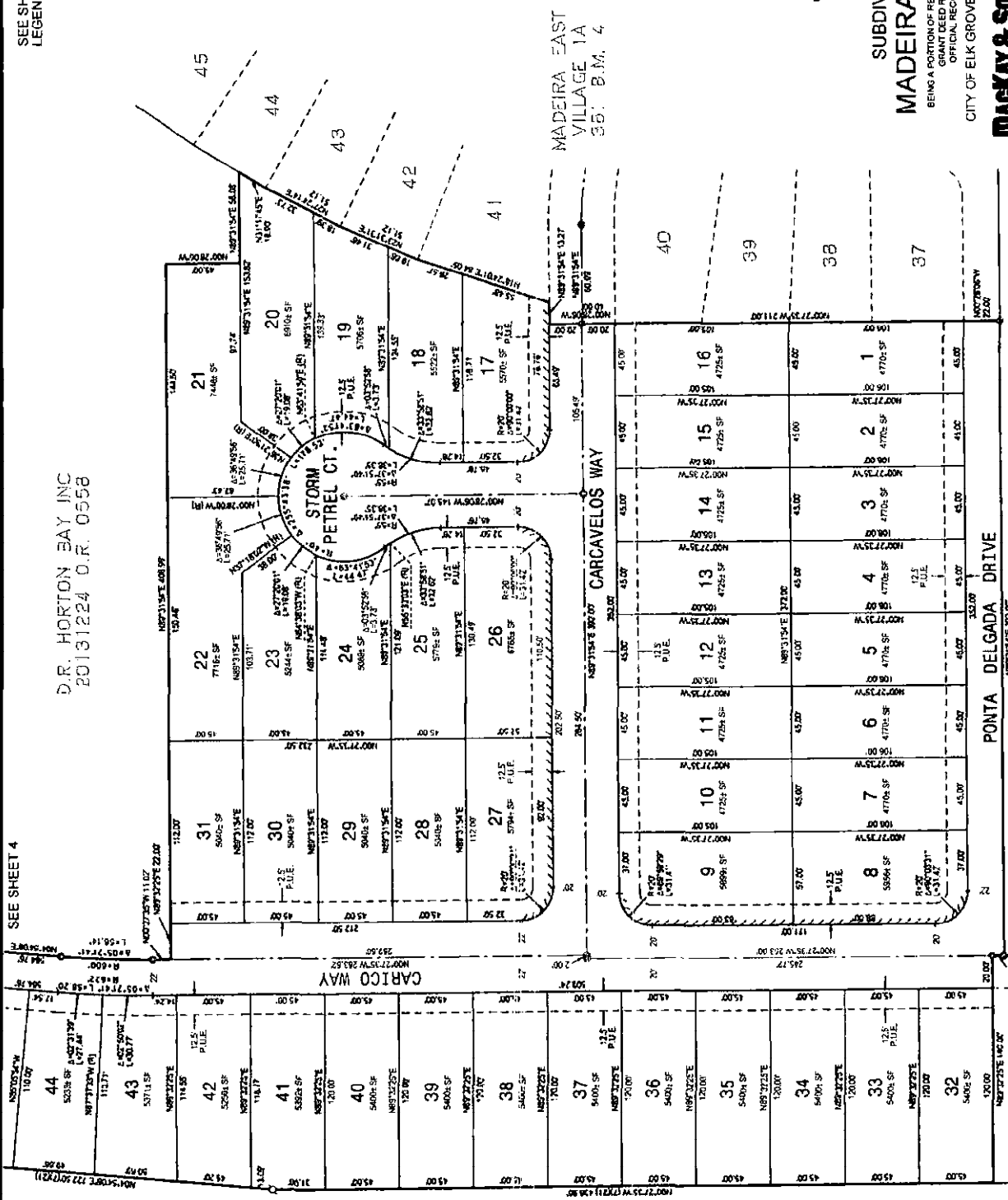
SUBDIVISION NO. 03-481-01B
MADERA EAST VILLAGE 1B
 BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN
 GRANT DEED RECORDED IN BOOK 2031224, AT PAGE 0558,
 OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS.
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2014

MACKAY & SOMPS
 REAL ESTATE
 1500 Lincoln Blvd., Suite 100, Elk Grove, CA 95757
 (916) 635-1100

SHEET 4 OF 5 27/00/018

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

D.R. HORTON BAY INC
20181224 O.R. 0558



SEE SHEET 4

MADEIRA EAST
VILLAGE 1A
35. B.M. 4



SUBDIVISION NO. 03-481.01B
MADEIRA EAST VILLAGE 1B
BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED IN BOOK 20131224 AT PAGE 085A
OFFICIAL RECORDS OF SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Soups
REGISTERED PROFESSIONAL LAND SURVEYOR
310 Lincoln Road, Suite 100, Elk Grove, CA 95757-1100
TEL: 916.755.1100

DECEMBER 2014
SHEET 5 OF 5 21.00.019

ELK GROVE UNIFIED SCHOOL DISTRICT 20060426 O.R. 1145

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 03-481-02B, MADEIRA EAST VILLAGE 2B 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 CALUWAY WAY, CARICO WAY, TROPICAL WAY, AND VALA 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 ELECTRIC LINES, 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 TO SAID UTILITIES AND UNDERGROUND UTILITIES;
 PUBLIC WAYS AS SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.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 TO THE CENTERLINE 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.R.)

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

NAME: DORA N. BILLS
 TITLE: RESIDENT VICE PRESIDENT

BY: _____
 NAME: _____
 TITLE: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF CA) ss
 COUNTY OF Alameda
 ON THE 20th DAY OF November 2014, BEFORE ME, Tiffany H. Zamora
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Dora N. Bills
 KNOWN TO ME TO BE THE PERSON WHO PROVED TO ME ON THE BASIS OF
 THE WITHIN INSTRUMENT AND ALIGNED EXHIBITS TO BE THAT PERSONS WHO SIGNED THE
 SAME IN USHERING THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER
 SIGNATURE(S) ON THE INSTRUMENT (THE PERSONS) 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 April 22, 2014
 PRINTED NAME: Tiffany H. 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. 03-481-02B, MADEIRA EAST VILLAGE 2B, AND FIND IT TO BE TECHNICALLY CORRECT.



RICHARD W. SHEPHERD
 CITY ENGINEER, CITY OF ELK GROVE
 LICENSE NO. 514
 EXPIRATION DATE: 09-30-15

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-481-02B OF MADEIRA EAST VILLAGE 2B AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2014, AND AMENDED ON 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. SHEPHERD
 CITY ENGINEER, CITY OF ELK GROVE
 LICENSE NO. 514
 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. 03-481-02B, MADEIRA EAST VILLAGE 2B, AND ACCEPTED THE PUBLIC UTILITY EASEMENTS, AND WAY FOR PARK STREET IN PROGRESS, ACCEPTED THE PUBLIC UTILITY EASEMENTS, AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AS LAY OUT 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.

DOCUMENT NO.: _____

RECORDER OF SACRAMENTO COUNTY
 STATE OF CALIFORNIA

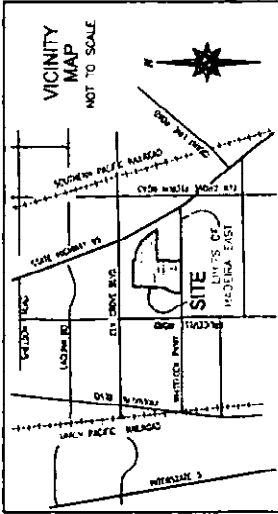
FEE: \$ _____

BY: _____ DEPUTY

**SUBDIVISION NO. 03-481-02B
 MADEIRA EAST VILLAGE 2B**

BEING A PORTION OF RESUBDIVISION PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN BOOK 2073122A, AT PAGE 185B, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 DECEMBER 2014



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 ORDINANCES AT THE REQUEST OF THE D.R. HORTON BAY, INC. A OCCURRENCE OF THE PROPERTY HEREON IS SUBJECT TO THE RECORDS OF THE COUNTY. CONFORMS TO THE CONTRACTUALLY 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 RE-TRACED 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 10.30+/- ACRES, CONSISTING OF 66 RESIDENTIAL LOTS TOTALING 7.68+/- ACRES, AND STREET RIGHT-OF-WAY TOTALING 2.62+/- ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

[Signature]
 CHUCK BERRY
 PLS TEL: 916-753-1113
 DATE: 11/11/14



SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUNZ & 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.



REFERENCES

- (1) 10 P.M. 77
- (2) 55 P.M. 24
- (3) 80 P.M. 29
- (4) 48 R.E. 25
- (5) 144 P.M. 23
- (6) 189 P.M. 5
- (7) 200001 O.R. 1134
- (8) 195 P.M. 9
- (9) 200011 O.R. 0712
- (10) 200111 O.R. 0712
- (11) 200111 O.R. 0712
- (12) 200111 O.R. 0712
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- (15) 200111 O.R. 0712
- (16) 200111 O.R. 0712
- (17) 200111 O.R. 0712
- (18) 200111 O.R. 0712
- (19) 200111 O.R. 0712
- (20) 200111 O.R. 0712
- (21) 200111 O.R. 0712

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 1/2" CONCRETE MONUMENT WITH 1/2" 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 7944 TO BE SET PER (21)
- SET 3/4" REBAR PIPE WITH PLASTIC CAP STAMPED L.S. 7944
- SET 1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
- IRREVOCABLE OFFER OF DEDICATION
- I.P. IRON PIPE
- O.A. OVERBALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTAL EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (1) RECORD DATA PER REFERENCE
- SF SQUARE FEET
- V.E. VISIBILITY EASEMENT
- NO MONUMENT
- NO MONUMENT OR EGRESS POINTS

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 L.S. 7944. THE SIDE PROPERTY LINE EXTENDED TO THE SIDE PROPERTY LINE EXTENDED WITH A 1" DIAMETER BRASS DISK STAMPED L.S. 7944.
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS SUBDIVISION ARE PERMITTED, SUBJECT TO THE PROVISIONS OF THE CITY'S AGRICULTURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.

BASIS OF BEARINGS

THE BEARING NORTH REFERENCE EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 12E, MERIDIAN 12W, IS 100° 00' 00" AS SHOWN ON THE FINAL MAP NO. D-483-01 ALLEN RANCH PHASE 1, FILED IN BOOK 274 OF MAPS AT PAGE 4, SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOLLOWS:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°17'00"E	100.00	L11	N87°17'00"E	100.00
L2	N87°17'00"E	100.00	L12	N87°17'00"E	100.00
L3	N87°17'00"E	100.00	L13	N87°17'00"E	100.00
L4	N87°17'00"E	100.00	L14	N87°17'00"E	100.00
L5	N87°17'00"E	100.00	L15	N87°17'00"E	100.00
L6	N87°17'00"E	100.00	L16	N87°17'00"E	100.00
L7	N87°17'00"E	100.00	L17	N87°17'00"E	100.00
L8	N87°17'00"E	100.00	L18	N87°17'00"E	100.00
L9	N87°17'00"E	100.00	L19	N87°17'00"E	100.00
L10	N87°17'00"E	100.00	L20	N87°17'00"E	100.00

CURVE	RADIUS	DELTA	LENGTH
C1	100.00	30.00	31.42
C2	100.00	30.00	31.42
C3	100.00	30.00	31.42
C4	100.00	30.00	31.42

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°17'00"E	100.00	L11	N87°17'00"E	100.00
L2	N87°17'00"E	100.00	L12	N87°17'00"E	100.00
L3	N87°17'00"E	100.00	L13	N87°17'00"E	100.00
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L2	N87°17'00"E	100.00	L12	N87°17'00"E	100.00
L3	N87°17'0				

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

INIELLO INVESTMENTS, LLC
20040825 O.R. 1102

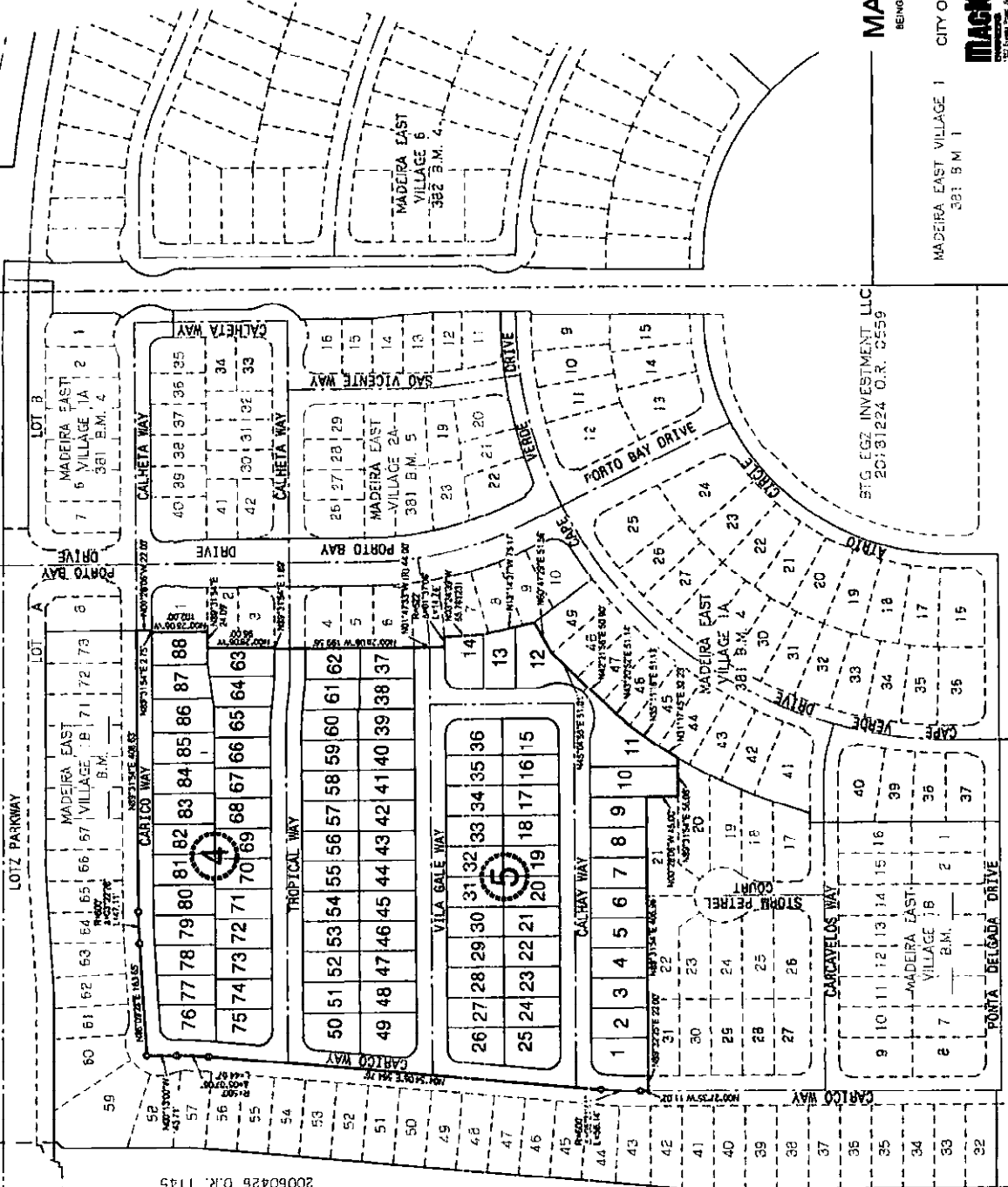
R & A ELK GROVE
HY RE, LLC
20100521 O.R. 1183

AUTO CITY DRIVE

GNAR LAND CO. LLC
20080823 O.R. 0719

M&S INVESTMENTS, LP
20111215 O.R. 0597

ELK GROVE UNIFIED
SCHOOL DISTRICT
20060426 O.R. 1145



SUBDIVISION NO. 03-481.02B
MADERA EAST VILLAGE 2B
BEING A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED IN BOOK 20131224, AT PAGE 0588
OFFICIAL RECORDS OF SACRAMENTO COUNTY
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MAGKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
SHEET 3 OF 5 27100.02B
DECEMBER 2014

MADERA EAST VILLAGE 1
381 B.M. 1

STG EGZ INVESTMENT LLC
20131224 O.R. 0559

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

MADEIRA EAST VILLAGE 1B B.M. 381 B.M. 4

MADEIRA EAST VILLAGE 2A B.M. 5

MADEIRA EAST VILLAGE 1A B.M. 4

MADEIRA EAST VILLAGE 2A B.M. 5

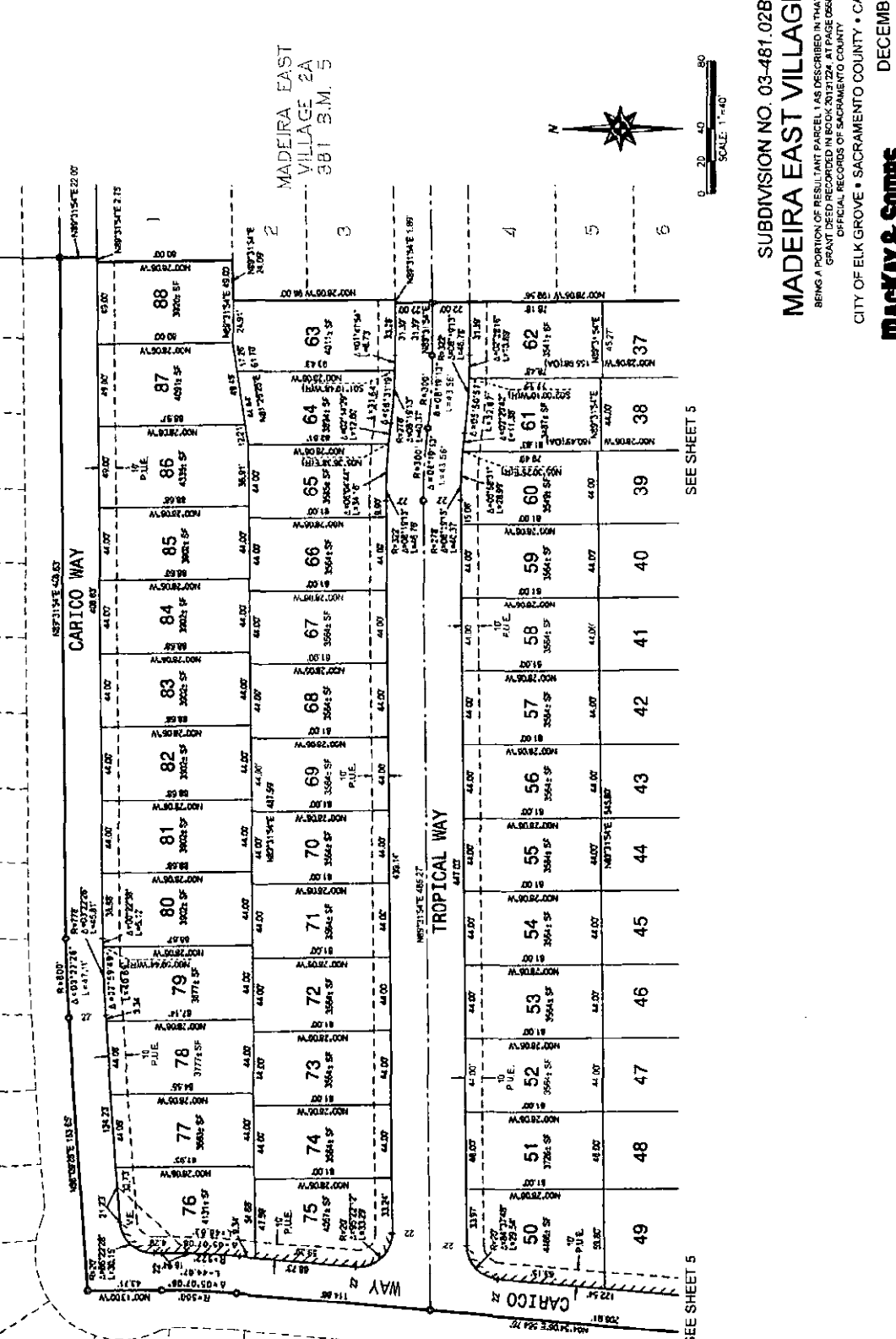
MADEIRA EAST VILLAGE 1A B.M. 4

MADEIRA EAST VILLAGE 2A B.M. 5

MADEIRA EAST VILLAGE 1A B.M. 4

MADEIRA EAST VILLAGE 2A B.M. 5

MADEIRA EAST VILLAGE 1A B.M. 4



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

BEMIS A PORTION OF RESULTANT PARCEL 1 AS DESCRIBED IN THAT CERTAIN GRANT RECORDED IN BOOK 2012722, AT PAGE 0568, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2014

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
1500 North Street, Suite 401, Elk Grove, California 95757

SHEET 4 OF 5 27000.02B

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

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. 03-481.01B, Madeira East Village 1B Final Map

Project Applicant: D.R. Horton Bay
5050 Hopyard Road, Suite 180
Pleasanton, California 94588

Project Location - Specific: Southeast corner of Laguna Springs Drive and Lotz Parkway, south of the Elk Grove Auto Mall in the Laguna Ridge Specific Plan area.

Assessor's Parcel Number(s): 132-0280-068

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for Madeira East Village 1B Final Map subdivision, subdivision number 03-481-01B.

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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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.

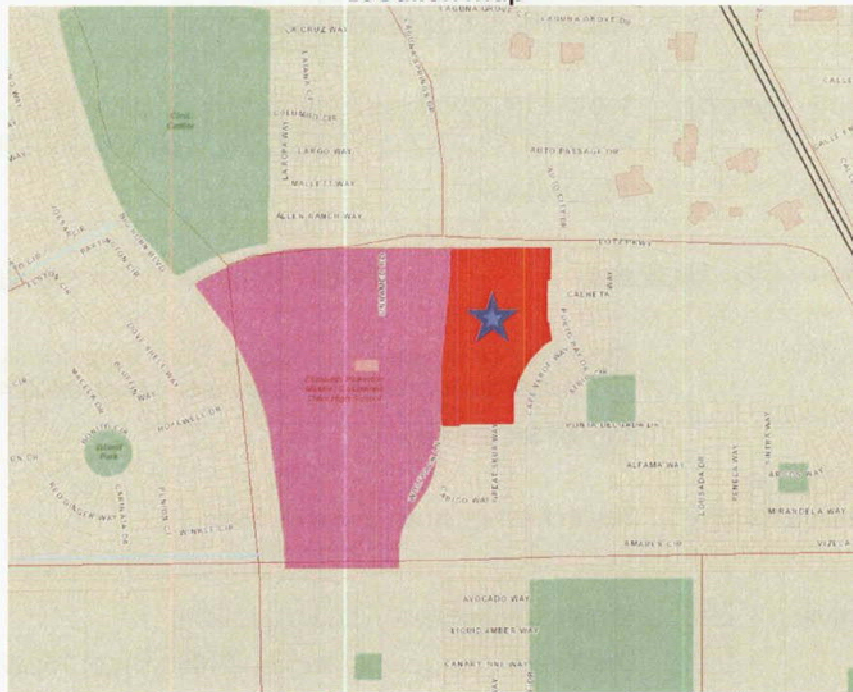
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2005. An Environmental Impact Report was prepared for the Laguna Ridge Specific Plan and mitigation measures have been incorporated into the final project to reduce the impacts to less than 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: November 26, 2014

Location Map



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-276**

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

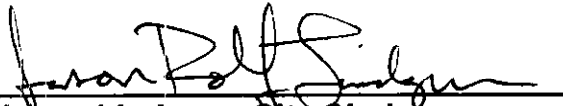
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Hume, Detrick, Ly, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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