

RESOLUTION NO. 2013-190

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING FINAL MAPS FOR SUBDIVISION NO. 03-493.02, ALLEN RANCH
VILLAGE 1 AND SUBDIVISION NO. 03-493.03, ALLEN RANCH VILLAGE 2, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENTS**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Allen Ranch Project (EG-03-493) on August 24, 2005 and amended the conditions of approval on July 13, 2013 (EG-13-019); and

WHEREAS, consistent with the approved Tentative Map, Standard Pacific Corp., a Delaware Corporation, submitted to the City for approval Subdivision No. 03-493.02 and Subdivision No. 03-493.03, Allen Ranch Villages 1 and 2 Final Maps; and

WHEREAS, staff has reviewed the proposed Final Maps and finds them to be technically correct and that all applicable final map conditions of approval have been satisfied; and

WHEREAS, two 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 these final maps; and

WHEREAS, the City has determined that these 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. 03-493.02 and Subdivision No. 03-493.03, Allen Ranch Villages 1 and 2 substantially comply with the previously-approved Tentative Map; and
- 2) The Final Maps are 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) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Final Maps for Subdivision No. 03-493.02, Allen Ranch Village 1 and Subdivision No. 03-493.03, Allen Ranch Village 2, copies of which are hereby attached as Exhibits A-1 and A-2 and made part of this Resolution, and 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 B-1 and B-2 to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of October 2013.



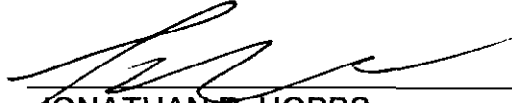
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

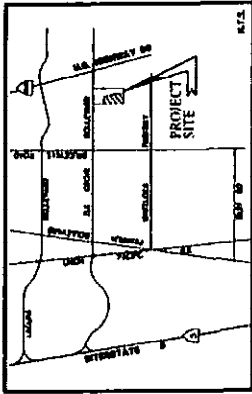
APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

OWNER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 03-493.02 OF ALLEN RANCH VILLAGE 1 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION/CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



VICINITY MAP

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-493.02 ALLEN RANCH VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____ RAYMOND MICHAEL MANGER SURVEYOR LICENSE NO. 11111 EXPIRATION EXPRES: 06-30-15

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 THE REQUIREMENTS OF THE CALIFORNIA STATE PLANNING AND LAND USE COMMISSION. I HEREBY STATE THAT THE 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 2014; AND THAT THE MONUMENTS WILL BE SET BY DECEMBER 2014; AND THAT THE MONUMENTS WILL BE SET BY DECEMBER 2014; AND THAT THE MONUMENTS WILL BE SET BY DECEMBER 2014.

DATE: _____ MICHAEL E. LONG P.L.S. 8815 EXP. 09-30-14



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 10, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION ESCHSCHER, 1ST ORDER AND NGS STATION 'KELLER' BOUNDARY. SMD BEARING IS N 2036.36 W. DISTANCES SHOWN ARE GROUND BASED.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WEL O. ANDERSON & ASSOCIATES, FILE NO. SC003-031, DATED JULY 20, 2005. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 03-493.02 OF ALLEN RANCH VILLAGE 1 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION/CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____ RICHARD W. SHEPARD CITY ENGINEER, CITY OF ELK GROVE P.C.E. NO. 35439 EXPIRATION DATE 09-30-13

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. 03-493.02, ALLEN RANCH VILLAGE 1, AND ACCEPTED IN FEE SIMPLE LOTS A AND B AS OFFERED HEREON AND ACCEPTED, SUBJECT TO SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND ALL CITY MAPS, PUBLIC STREET PURPOSES AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY AND VESIBILITY PURPOSES AND DID ACCEPT THE ACCESS RIGHTS ALL AS OFFERED HEREON.

DATE: _____ JASON LINDGREN, CITY CLERK CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2013, AT _____ M. IN BOOK _____ OF MAPS, AT THE REQUEST OF WOOD RODGERS, 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. _____ BY: _____ DEPUTY FEE: \$ _____

SUBDIVISION NO. 03-493.02 ALLEN RANCH VILLAGE 1 BEING A PORTION OF THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 3 EAST, M.D.R. & M. CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS INCORPORATED 3301 C St., Dept. 100-2 Sacramento, CA 95870 Tel: 916-361-7760 Fax: 916-361-7769

STANDARD INSTRUMENT A.D.P. 11/11/13

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ ON THE _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF MY KNOWLEDGE AND BELIEF THAT HE IS THE PERSON WHO HAS SIGNED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS SIGNED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT HE/SHE/IT, 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: _____ PRINTED NAME: _____ MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____ MY COMMISSION EXPIRES: _____ MY COMMISSION NO.: _____

LEGEND

- 5/8" REBAR TO BE SET WITH CAP L.S. 6815 AT ALL FRONT LOT CORNERS AND AT ALL CORNERS OF LOTS 7944 PER (11)
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 7944 PER (11)
- FOUND 3/4" IRON PIPE WITH CAP STAMPED L.S. 7944 PER (10)
- FOUND 1-1/4" IRON PIPE WITH CAP STAMPED L.S. 7944 PER (10)
- SECTION CORNER AS NOTED
- ONE-QUARTER CORNER AS NOTED
- CENTER OF SECTION AS NOTED
- NGS STATION
- IRON PIPE
- O.P. OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RURAL LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- (S) SHEET INDEX
- NO ACCESS
- VISIBILITY EASEMENT
- V.E.

NOTES

1. ALL CURVES DIMENSIONED WITH RADII, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE TO EXIST. SUBJECT TO THE PROVISIONS OF THE CITY'S ZONING ORDINANCES, THE CITY'S OFFICIAL RECORDS WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF LOTS.

REFERENCES

- (1) = 48 R.S. 25
- (2) = 59 R.S. 3
- (3) = 245 B.M. 2
- (4) = 20050307 O.R. 1689
- (5) = 20060623 O.R. 1139 (I.O.D.) & 20090218 O.R. 957 (ACCEPTED)
- (6) = 20060915 O.R. 0702
- (7) = 20060915 O.R. 0702
- (8) = CORNER RECORD DOCUMENT NO. 1774
- (9) = 195 P.M. 9
- (10) = CORNER RECORD DOCUMENT NO. 1773
- (11) = 374 B.M. 4
- (12) = 20080828 O.R. 1144
- (13) = 20080828 O.R. 1145
- (14) = 20080828 O.R. 1146
- (15) = 20111121 O.R. 0975

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECOVER LOTS A AND B AS DEDICATED TO THE CITY OF ELK GROVE AND LOTS C AND D AS DEDICATED TO THE CITY OF ELK GROVE. THE SUBDIVISION MAP ACT DOES NOT REQUIRE THE SUBDIVIDER TO MAKE DEDICATIONS UNLESS THE SUBDIVIDER WANTS TO DEDICATE LOTS TO THE CITY OF ELK GROVE FOR 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: STANDARD PACIFIC CORP.
A DELAWARE CORPORATION

ADDRESS: 3560 INDUSTRIAL BOULEVARD, SUITE 140
WEST SACRAMENTO, CA 95691
PHONE NUMBER: (916) 375-5280

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 66436 (c) (3) (A) (i-iii) 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 PEDESTRIAN WALKWAY PER BOOK 20080828 AT PAGE 1144, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT PLOTTED AND SHOWN HEREIN.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY PER BOOK 20080828 AT PAGE 1145, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT PLOTTED AND SHOWN HEREIN.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PER BOOK 20080828 AT PAGE 1146, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT PLOTTED AND SHOWN HEREIN.
4. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PER BOOK 20080828 AT PAGE 1147, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT PLOTTED AND SHOWN HEREIN.
5. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PER BOOK 20070701 AT PAGE 1148, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT PLOTTED AND SHOWN HEREIN.

**SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1**

BEING A PORTION OF THE EAST ONE-HALF OF
SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.R.&M.
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
INCORPORATED • MAPING • PLANNING • SURVEYING
3301 C ST., SUITE 100-B • TEL 916.341.1780
SACRAMENTO, CA 95816 • FAX 916.341.1787

AUGUST 2013

Sheet 2 of 7

18E119

FOUND 2" BRASS DISK IN
1.40' S OF INTERSECTION
BLVD. ON CONC. PAD @
BACK OF WALK STAMPED.

RECALCULATION
OF
BEARINGS
AND
DISTANCES
BY
MILLER'S
METHOD

FOUND 2" BRASS DISK IN
1.40' S OF INTERSECTION
BLVD. ON CONC. PAD @
BACK OF WALK STAMPED.

FOUND 1-1/2" F.
WITH BRASS DISK
E.P. (7) STAMPED.

2506
17N ESE
3-23
1/4-S-5
TEN BEE

FOUND 2" BRASS CAP
ON MONUMENT WELL.
SER. 115 B.M. 1E STAMPED.

1937
17N ESE
25136
2-11
16N ESE
15-2185

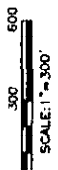
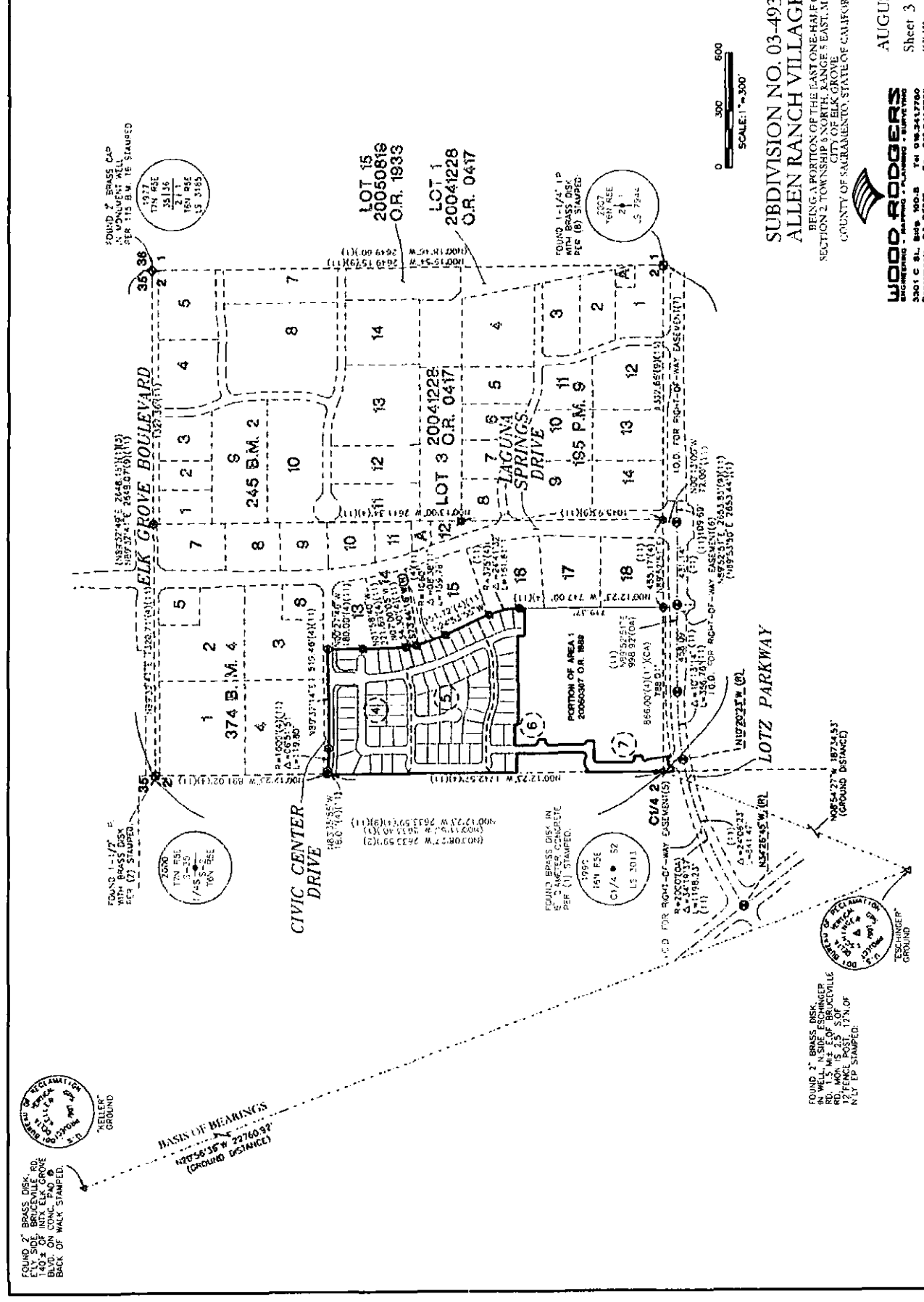
FOUND BRASS DISK IN
5.2' METERS CONCRETE
PEP (1) STAMPED.

15N ESE
1992
C1/4 S2
LS 3013

FOUND 2" BRASS DISK
IN 1.5' S OF BRUCEVILLE
RD. MON. 5.2.5 S OF
BLVD. ON CONC. PAD @
BACK OF WALK STAMPED.

RECALCULATION
OF
BEARINGS
AND
DISTANCES
BY
MILLER'S
METHOD

FOUND 2" BRASS DISK
IN 1.5' S OF BRUCEVILLE
RD. MON. 5.2.5 S OF
BLVD. ON CONC. PAD @
BACK OF WALK STAMPED.



**SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1**
BEING A PORTION OF THE EAST ONE-HALF OF
SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D. & M.
CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

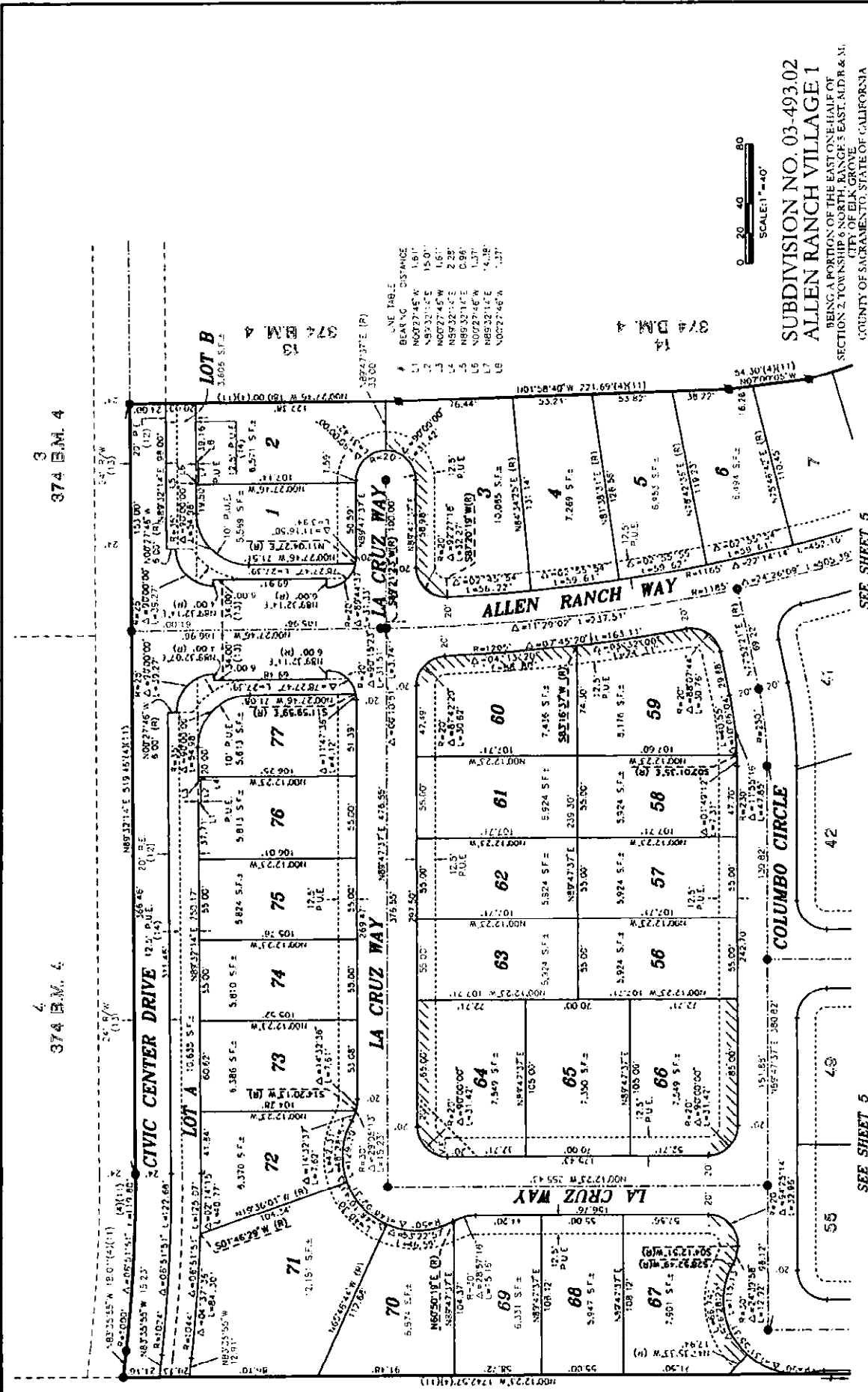
WOOD RODGERS
SURVEYING ENGINEER - LICENSED - SURVEYING
3801 C BL. BOX 404-S. 7th St. SACRAMENTO, CA 95819 TEL. 925.441.7700 FAX. 925.441.7701

AUGUST 2013
Sheet 3 of 7
156,118

374 B.M. 4

374 B.M. 4

374 B.M. 4



LINE TABLE

LINE	BEARING	DISTANCE
1	N00°27'45"W	1.61'
2	S89°32'15"E	15.00'
3	N00°27'45"W	1.61'
4	N89°32'15"E	2.28'
5	N89°32'15"E	0.96'
6	N00°27'45"W	1.37'
7	N89°32'15"E	4.38'
8	N00°27'45"W	1.37'



SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1
 BEING A PORTION OF THE EAST ONE-HALF OF
 SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, A.M.R. & M.
 CITY OF ELK GROVE,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

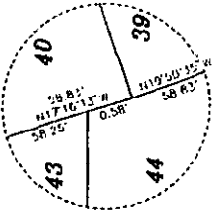
WOOD RODGERS
 REAL ESTATE SERVICES
 3301 C ST., SUITE 100-B
 SACRAMENTO, CA 95816
 TEL: 916.341.7780
 FAX: 916.341.7787

AUGUST 2013
 Sheet 4 of 7
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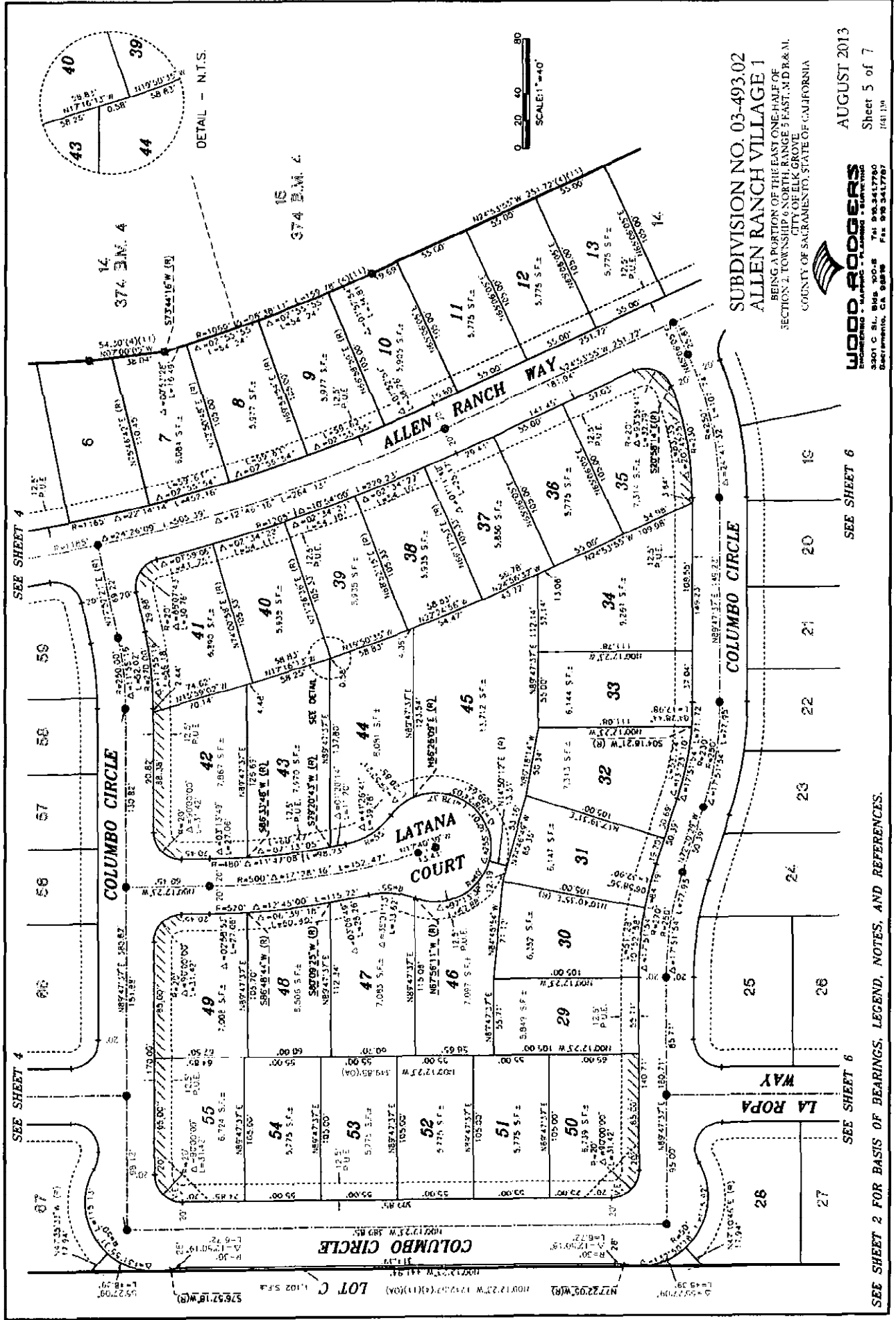
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES, AND REFERENCES.

SEE SHEET 5

SEE SHEET 5



DETAIL - N.T.S.



SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1
 BEING A PORTION OF THE EAST ONE-HALF OF
 SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, N.D.R. & M.
 CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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 3301 C ST., SUITE 100-B SACRAMENTO, CA 95816
 TEL: 916.341.7760 FAX: 916.341.7767

AUGUST 2013
 Sheet 5 of 7
 (84) TM

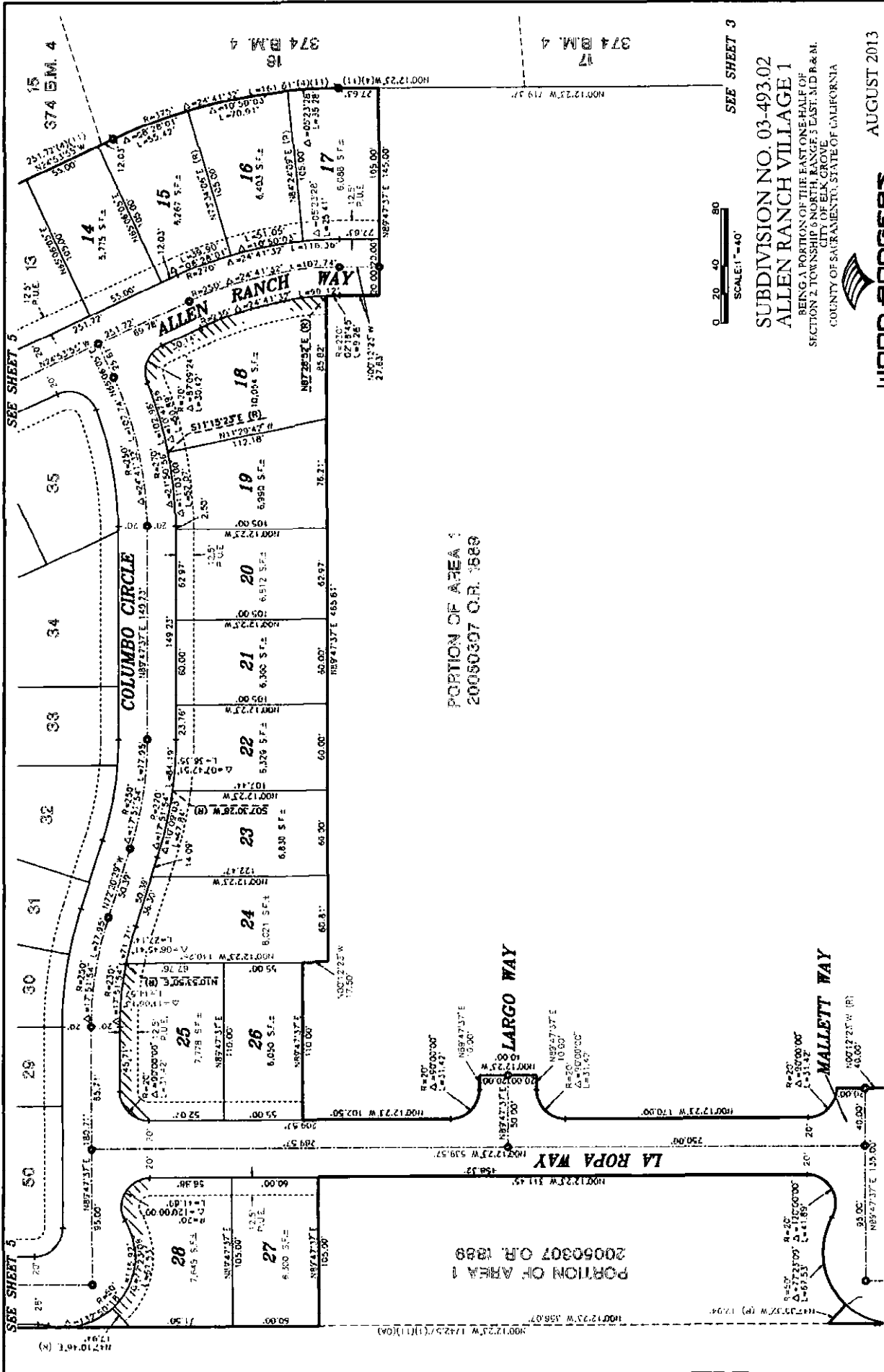
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES, AND REFERENCES.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 6



PORTION OF AREA 1
20060307 O.R. 1889

PORTION OF AREA 1
20060307 O.R. 1889

0 20 40 80
SCALE: 1" = 40'

SEE SHEET 3

**SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1**

BEING A PORTION OF THE EAST ONE-HALF OF
SECTION 2 TOWNSHIP 19 NORTH, RANGE 3 EAST, 3RD P.M. & M.
CITY OF BELLEVILLE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

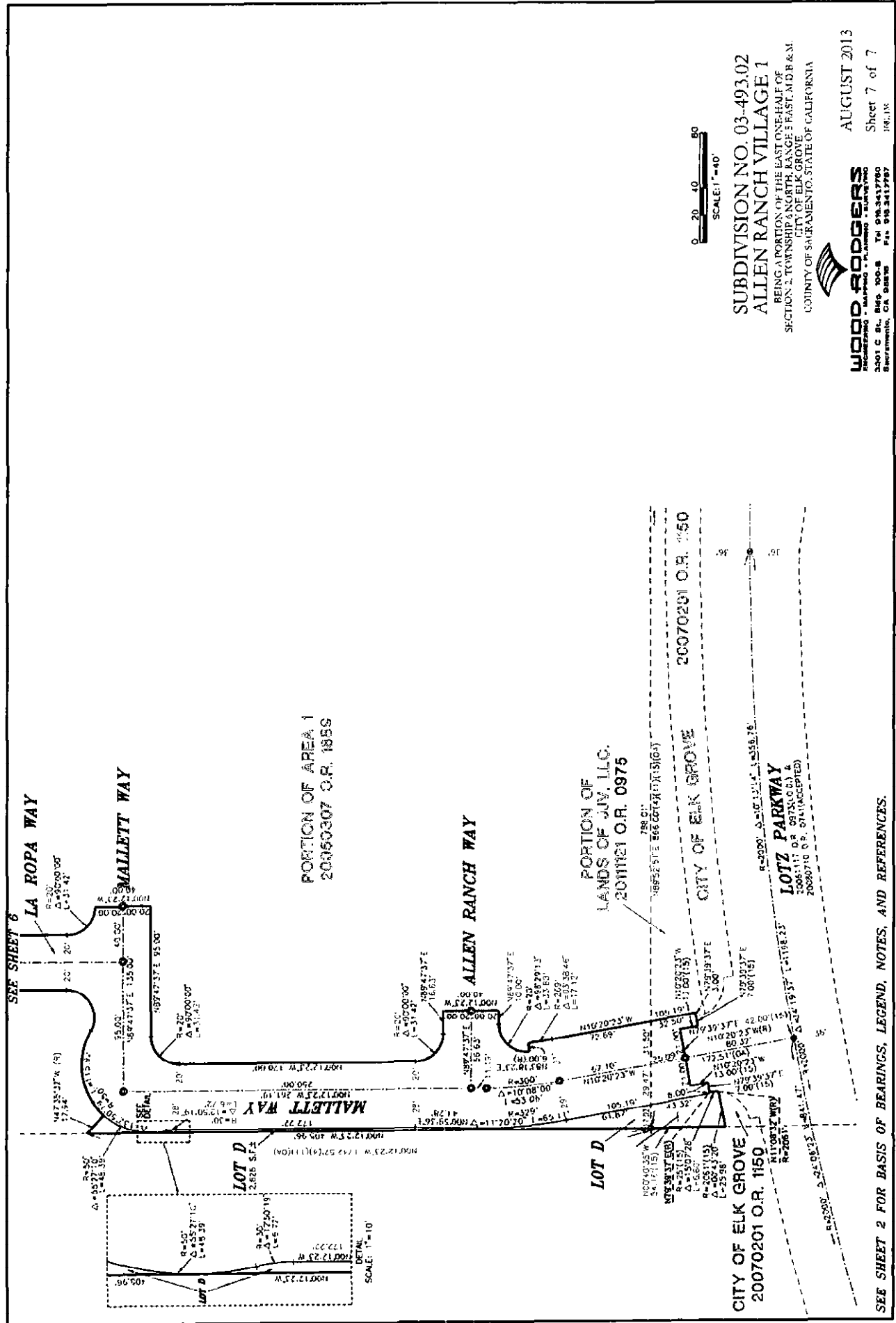


WOOD RODGERS & ASSOCIATES
Professional Surveyors
2801 C St., Ste. 100, Sacramento, CA 95811
Tel: 916.441.7700 Fax: 916.441.7709

AUGUST 2013

Sheet 6 of 7
1048.29

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES, AND REFERENCES.
SEE SHEET 7



**SUBDIVISION NO. 03-493.02
ALLEN RANCH VILLAGE 1**

BEING A PORTION OF THE EAST ONE-HALF OF
SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.B. & M.
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

AUGUST 2013

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196.18



WOOD RODGERS
ENGINEERING • SURVEYING • PLANNING • SURVEYING
3001 C St., Bldg. 100-B Tel: 916-341-7760
Sacramento, CA 95811 Fax: 916-341-7767

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

SEE SHEET 6

LA ROPA WAY

MALLETT WAY

PORTION OF AREA 1
20050307 O.R. 1859

ALLEN RANCH WAY

PORTION OF
LANDS OF JUV. LLC.
201121 O.R. 0975

CITY OF ELK GROVE
20070201 O.R. 1150

LOT 7 PARKWAY
20061111 O.R. 0975 (O.G.) &
20060710 O.P. 0711 (ACCEPTED)

LOT D
2.626 S.F.

LOT D

CITY OF ELK GROVE
20070201 O.R. 1150

SCALE: 1" = 10'

DETAIL

EXHIBIT A-2

OWNER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-493.03 OF ALLEN RANCH VILLAGE 2 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION/CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE: LOT 4 TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: TO THE CITY OF ELK GROVE ALLEN RANCH WAY, LA ROMA WAY, LAURDO WAY AND MALLETT WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION OF WATER AND SEWER MAINS, AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET AND TEN (10) FEET IN WIDTH LYING ADJACENT TO THE PUBLIC WAYS AS SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).

TO THE CITY OF ELK GROVE A VISIBILITY EASEMENT 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 ADJACENT GRADE WITHIN THE 100 FEET AND ACROSS THAT LAND DESIGNATED HEREON AS VISIBILITY EASEMENT (V.E.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS TO THE CITY OF ELK GROVE: HEREBY RELEASES AND REMINDERS TO THE CITY OF ELK GROVE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 03-493.03, ALLEN RANCH VILLAGE 2, AND ACCEPTED TO MAKE SIMPLE LOT 4 AS OFFERED HEREON AND ACCEPTED, SUBJECT TO THE CITY OF ELK GROVE'S PUBLIC STREET PURPOSES AND EASEMENTS FOR PUBLIC UTILITY AND VISIBILITY PURPOSES AND DID ACCEPT THE ACCESS RIGHTS ALL AS OFFERED HEREON.

STANDARD PACIFIC CORP.
A CALIFORNIA CORPORATION
BY: *[Signature]*
TITLE: *[Signature]*

NOTARY'S ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }
ON THE _____ DAY OF _____, 2015, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED _____
WHO PROCEEDED TO SAY TO ME THE OATHS
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 SAID INSTRUMENT AND INSTRUMENT(S) AND THAT HE/SHE/IT/HEY EXECUTED
SIGNATURE(S) ON THE INSTRUMENT(S) PERSONAL(Y), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I, CHERIE LARSEN, PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND: _____
PRINTED NAME: _____
MY PRINCIPAL PLACE OF BUSINESS IS THE _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-493.03 OF ALLEN RANCH VILLAGE 2 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION/CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
RICHARD W. SHEPARD
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 33439
EXPIRATION DATE: 09-30-13

CITY CLERK'S STATEMENT

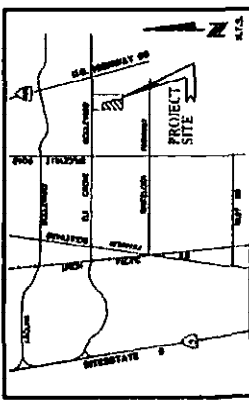
I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 03-493.03, ALLEN RANCH VILLAGE 2, AND ACCEPTED TO MAKE SIMPLE LOT 4 AS OFFERED HEREON AND ACCEPTED, SUBJECT TO THE CITY OF ELK GROVE'S PUBLIC STREET PURPOSES AND EASEMENTS FOR PUBLIC UTILITY AND VISIBILITY PURPOSES AND DID ACCEPT THE ACCESS RIGHTS ALL AS OFFERED HEREON.

DATE: _____
JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2015, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, 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.: _____
BY: _____ DEPUTY
FEE: \$ _____



VICINITY MAP

SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 03-493.03 ALLEN RANCH VILLAGE 2, AND FIND IT TO BE TECHNICALLY CORRECT.

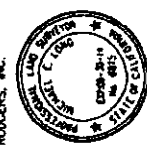
DATE: _____
RAYMOND MICHAEL WANGER
L.S. NO. 4154
EXPIRATION EXPRESS: 06-30-15

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 ORDINANCES OF THE COUNTY OF SACRAMENTO, CALIFORNIA. I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA. 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 THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2015, AND THAT THE MONUMENTS TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 14,200+ ACRES, CONSISTING OF 83 RESIDENTIAL LOTS TOTALING 12,23+ ACRES AND STREETS TOTALING 2,11+ ACRES.

WOOD RODGERS, INC.
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-14
DATE _____



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1987.30, AS MEASURED BY THE NCS STATE SURVEYOR MICHAEL E. LONG AND HIS STATION SET IN ELK GROVE, SAID BEARING IS N 20°36'36" W, DISTANCES SHOWN ARE GROUND BASED.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY MEL O. ANDERSON & ASSOCIATES, FILE NO. SO09-031, DATED JULY 28, 2005. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

**SUBDIVISION NO. 03-493.03
ALLEN RANCH VILLAGE 2**
BEING A PORTION OF THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.R. & N. COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
ENGINEERING • SURVEYING • PLANNING • SURVEILLANCE
3301 C ST., Bldg 900-S Sacramento, CA 95818
Tel: 916.341.7790 Fax: 916.341.7797

AUGUST 2013
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(168.17)

LEGEND

5/8" REBAR TO BE SET WITH CAP L.S. 6815 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 6815 TO BE SET AT ALL PROJECTIONS OF PROPERTY LINES INTO SIDEWALK FOR THE PURPOSE OF IDENTIFYING THE PROPERTY BOUNDARY. THE REBAR WILL BE SET ON A TWO FOOT OFFSET ALONG THE PROPERTY LINE.

- FOUND 5/8" REBAR WITH CAP L.S. 7944 PER (11)
- FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944 PER (11)
- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944 PER (11)
- FOUND 1-1/4" IRON PIPE WITH CAP STAMPED L.S. 7944 PER (10)

- ◆ SECTION CORNER AS NOTED
- ◆ ONE-QUARTER CORNER AS NOTED
- ◆ CENTER OF SECTION AS NOTED
- ▲ NGS STATION
- I.P. IRON PIPE
- OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. RESTRIKIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- S.F. SQUARE FEET
- ① SHEET INDEX
- ||||| NO ACCESS
- V.E. VISIBILITY EASEMENT

NOTES

1. ALL CURVES DIMENSIONED WITH RADII, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. 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 LOTS.

REFERENCES

- (1) = 48 R.S. 25
- (2) = 50 R.S. 3
- (3) = 245 B.M. 2
- (4) = 20056307 O.R. 1889
- (5) = 20066823 O.R. 1136 (I.O.G.) & 20090218 O.R. 957 (ACCEPTED)
- (6) = 20061117 O.R. 0973 (I.O.G.) & 20080710 O.R. 741 (ACCEPTED)
- (7) = 20060915 O.R. 0707
- (8) = COURIER RECORD DOCUMENT NO. 1774
- (9) = COURIER RECORD DOCUMENT NO. 1775
- (10) = CORNER RECORD DOCUMENT NO. 1773
- (11) = 374 B.M. 4

SUBDIVISION MAP ACT SECTION 66471.5 CERTIFICATE

PURSUANT TO SECTION 66471.5 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. 03-493.03, ALLEN RANCH VILLAGE 2, 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 TO THE CITY IS STILL IN EFFECT FOR THE SAME PUBLIC PURPOSE AS REQUIRED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: STANDARD PACERS, CORP.
A DELAWARE CORPORATION
ADDRESS: 3650 INDUSTRIAL BOULEVARD, SUITE 140
WEST SACRAMENTO, CA 95691
PHONE NUMBER: (916) 375-5200

**SUBDIVISION NO. 03-493.03
ALLEN RANCH VILLAGE 2**

BEING A PORTION OF THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.R. & N. 11, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

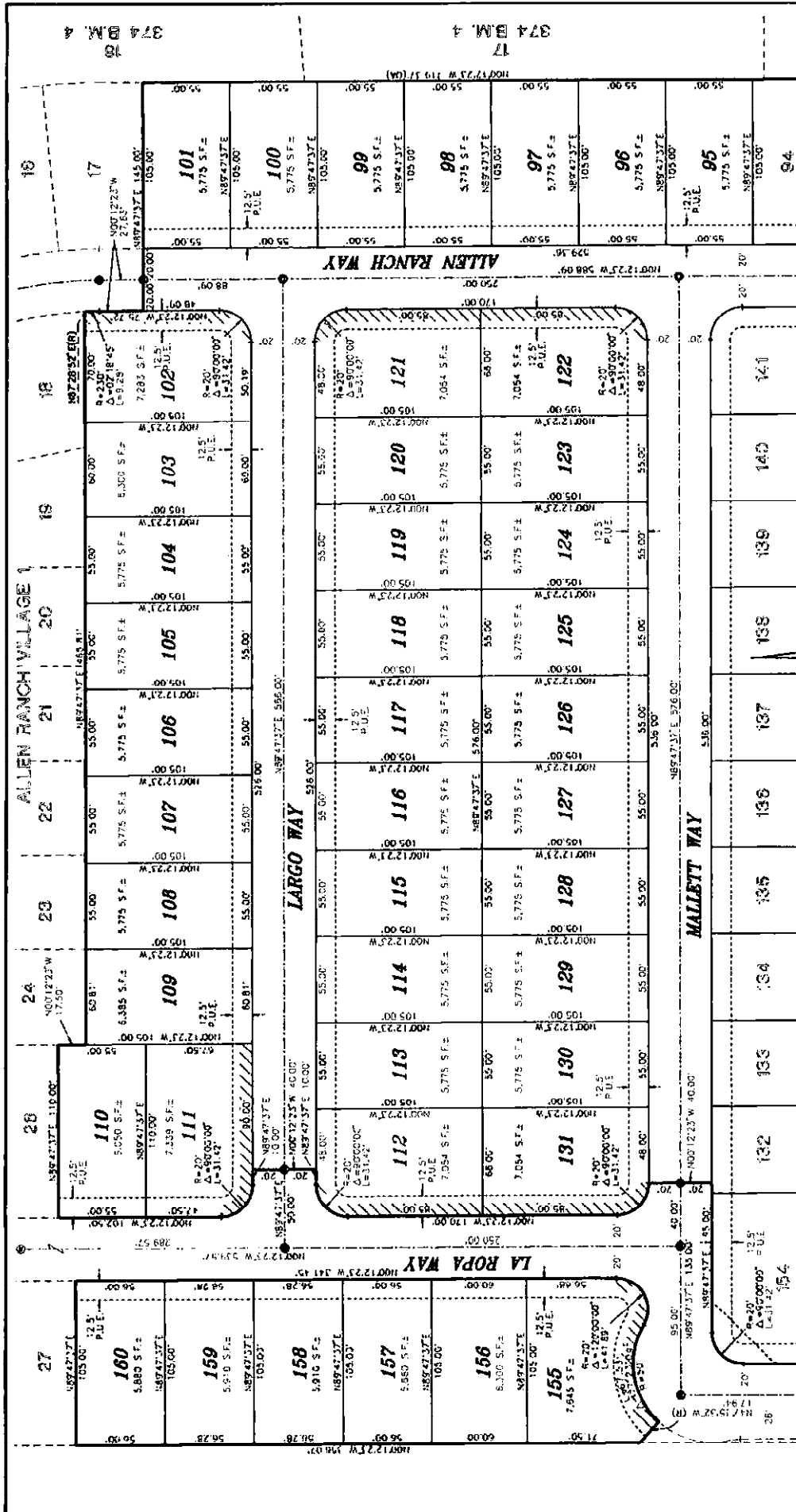


WOOD RODGERS
Subdivision Mapping • Planning • Engineering
3801 O St., Suite 1000 • Elk Grove, CA 95759
Tel: 916.334.1789 • Fax: 916.334.1790

AUGUST 2013

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108.139



SEE SHEET 5

SEE SHEET 5

SUBDIVISION NO. 03-493.03
 ALLEN RANCH VILLAGE 2
 BEING A PORTION OF THE EAST ONE HALF OF
 SECTION 2, TOWNSHIP 6 NORTH, RANGE 3 EAST, M.D.B. & M.
 CITY OF ELK GROVE,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



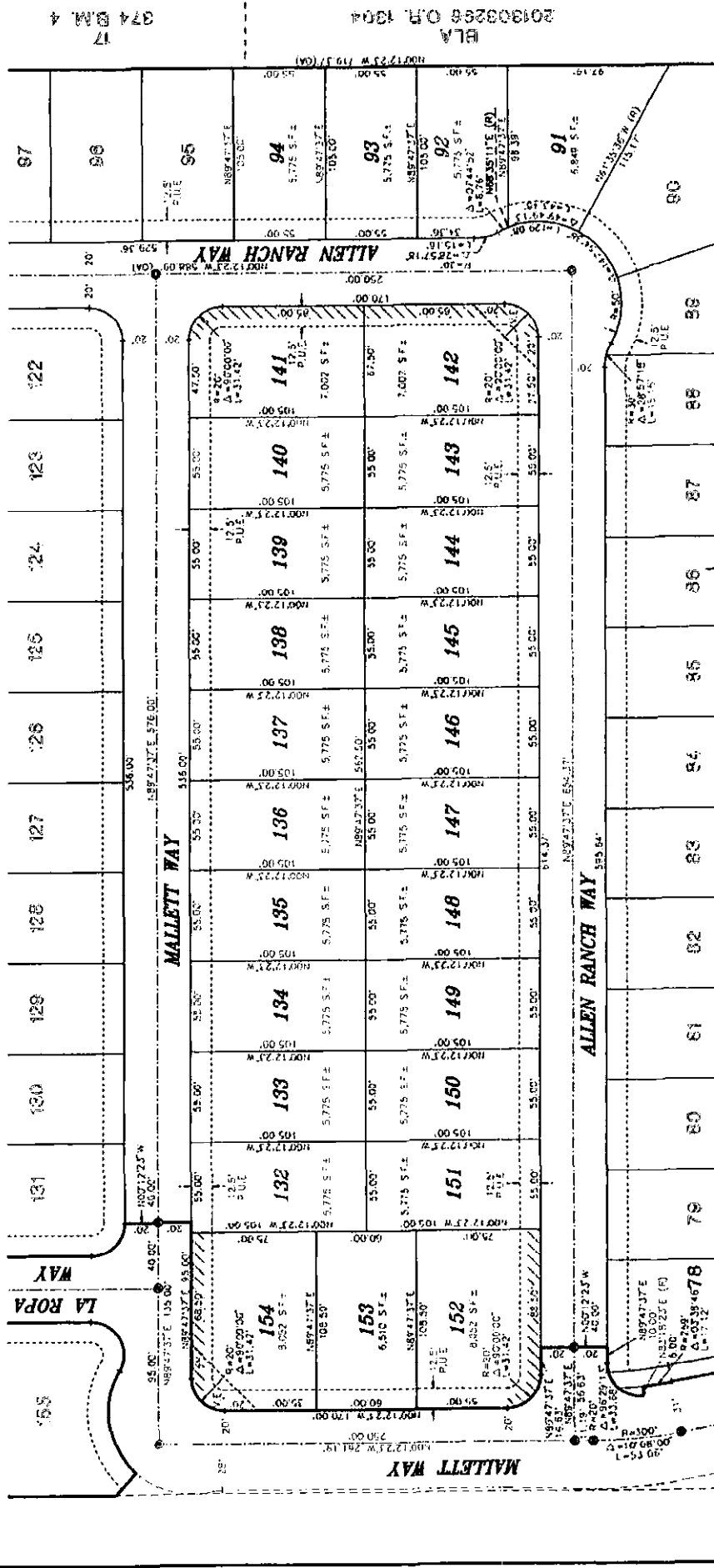
AUGUST 2013
 Sheet 4 of 6
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WOOD RODGERS
 ENGINEERS & ARCHITECTS
 2201 G. St., Suite 100-1
 Sacramento, CA 95833
 Tel: 916-241-7700
 Fax: 916-241-7787

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

SEE SHEET 4

SEE SHEET 4



SEE SHEET 6

SEE SHEET 6

SUBDIVISION NO. 03-493.03
 ALLEN RANCH VILLAGE 2
 BEING A PORTION OF THE EAST ONE-HALF OF
 SECTION 2, TOWNSHIP 4 NORTH, RANGE 3 EAST, MD R & M
 CITY OF ELK GROVE,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
 ENGINEERING • PLANNING • ARCHITECTURE
 2301 C ST., SUITE 200 • TEL 916.541.7700
 SACRAMENTO, CA 95833 • FAX 916.541.7701

AUGUST 2013

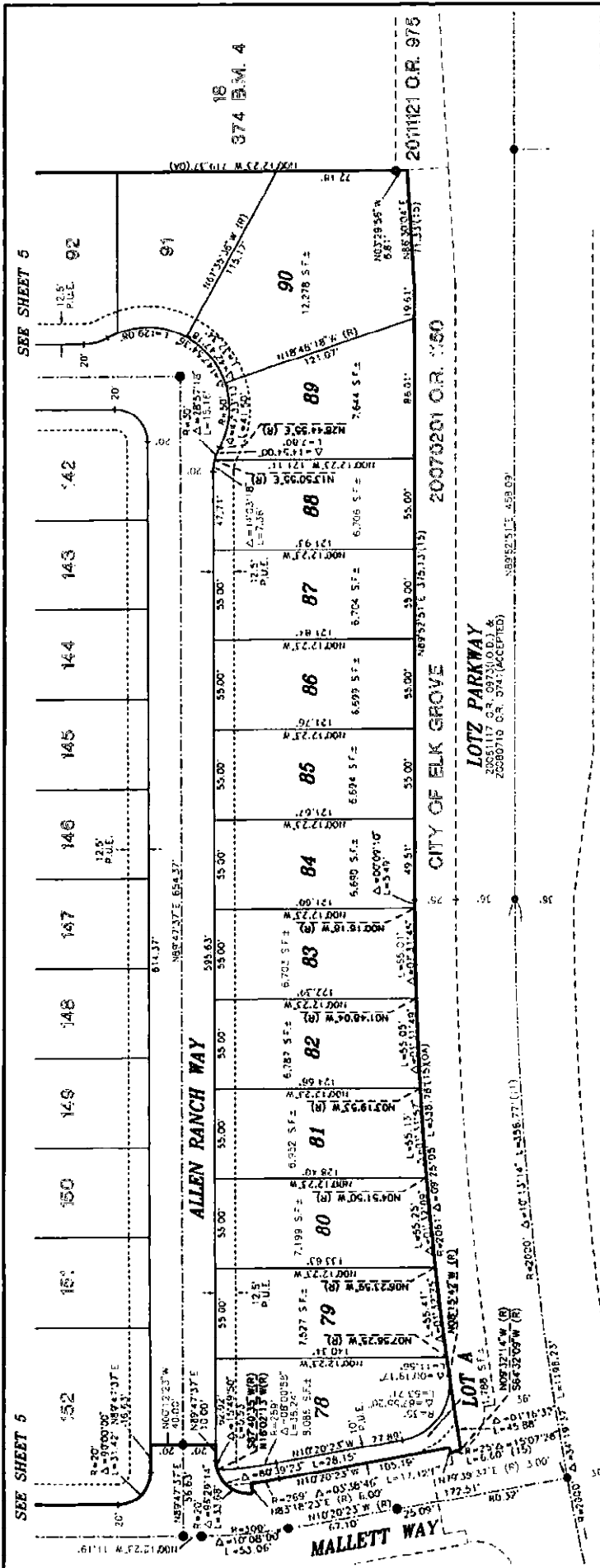
Sheet 5 of 6



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

17
374 BM 4

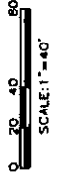
BLA
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SEE SHEET 5

SEE SHEET 5

SUBDIVISION NO. 03-493.03
ALLEN RANCH VILLAGE 2
 BEING A PORTION OF THE EAST ONE-HALF OF
 SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.R. & M.
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



AUGUST 2013
 Sheet 6 of 6
 Proj. #

WOOD ROGERS
 LAND SURVEYORS & ENGINEERS
 2505 S. 11th Street
 Sacramento, CA 95818
 Tel: 916.341.7897

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

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
Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

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

Project Title: Subdivisions No 03-493.02 and 03-493.03, Allen Ranch Villages 1 and 2, Final Maps

Project Location - Specific: Phase II of the Laguna Ridge Specific, south of Elk Grove Blvd. and north of Lotz Parkway.

Assessor's Parcel Number(s): 132-2150-022 and -023

Project Location – City: Elk Grove

Project Location – County: Sacramento

Project Description: Approval and recordation of Final Maps for Subdivisions No 03-493.02 and 03-493.03, Allen Ranch Villages 1 and 2

Lead Agency: **City of Elk Grove**

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

Applicant: Standard Pacific Homes
Eric Anderson
3650 Industrial Blvd Ste. 140
West Sacramento, CA 95691

- Exemption Status:**
- Ministerial [15268 (b)]
 - 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.

EXHIBIT B

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.

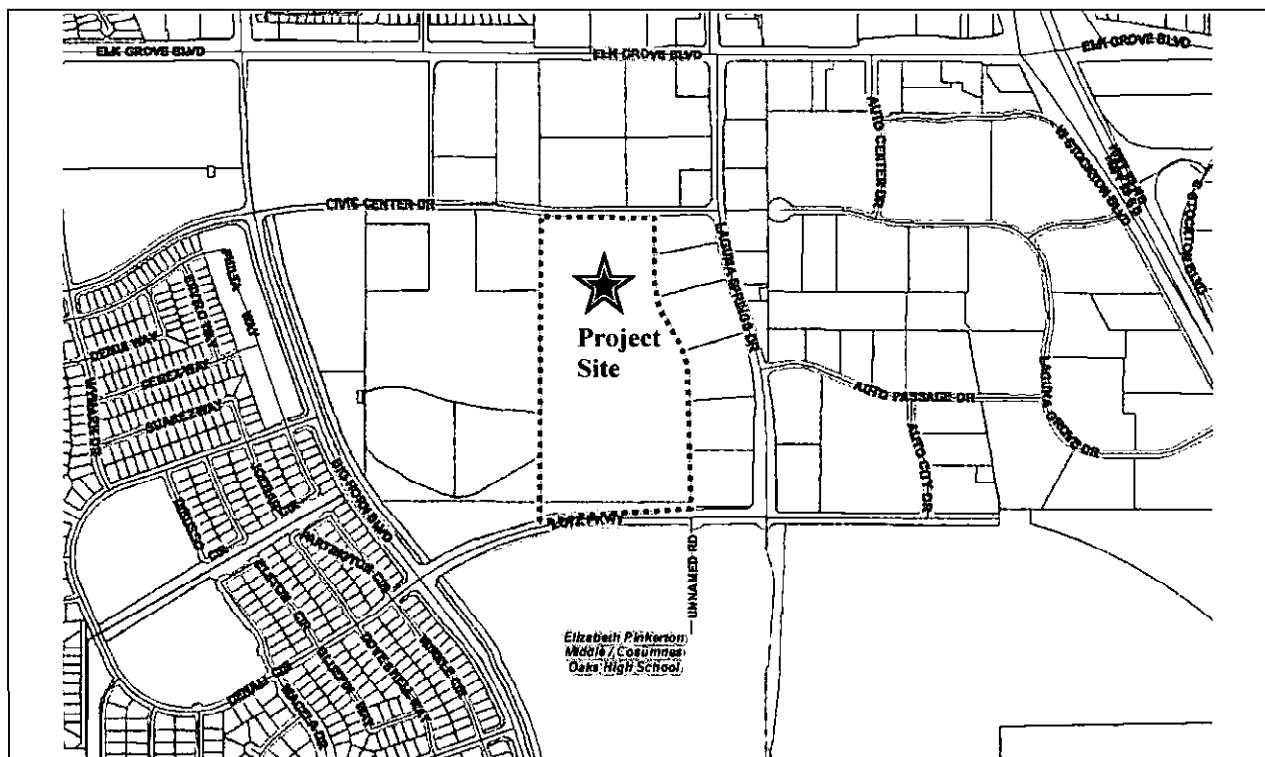
The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in 2005. An Initial Study/Mitigated Negative Declaration (MND) was prepared for the project and adopted by the City Council as part of the project's approvals. The MND adequately addressed environmental issues related to the development of the subject property. 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: September 25, 2013

Location Map



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-190

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

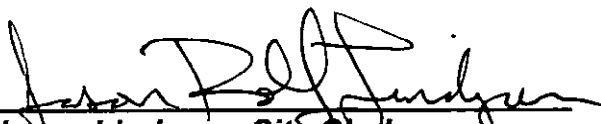
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 9, 2013 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California