

RESOLUTION NO. 2013-241

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A FINAL MAP FOR SUBDIVISION NO. 07-033, LAGUNA RIDGE
PAPPAS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Laguna Ridge Pappas, Subdivision No. 07-033 (EG-07-033) on January 6, 2011; and

WHEREAS, consistent with the approved Tentative Map, Richmond American Homes of Maryland, Inc., a Maryland Corporation, submitted to the City for approval a Final Map for Subdivision No. 07-033, Laguna Ridge Pappas (Exhibit A); and

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


WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements for this final map; and

WHEREAS, the City has determined that this final map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps and a Notice of Exemption is attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by Subdivision No. 07-033, Laguna Ridge Pappas substantially comply with the previously-approved Tentative Map; and
- 2) This Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps; and
- 3) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 07-033, Laguna Ridge Pappas, a copy of which is hereby attached as Exhibit A and made part of this Resolution, and authorizes the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the final map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of December 2013.



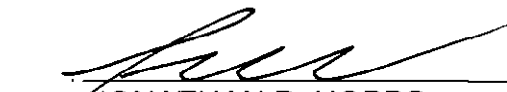
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 07-033, LAGUNA RIDGE - PAPPAS AND OFFERS FOR DEDICATION AND DOES HEREBY DELEGATE THE FOLLOWING:

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

LOT A

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE WHITELOCK PARKWAY, POPPY RIDGE ROAD, AVEIRO WAY, AVOCADO WAY, CANARY PINE WAY, CAPE VERDE DRIVE AND LIQUID AMBER 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 TWELVE AND ONE-HALF (12.5) FEET, EIGHTEEN (18) FEET, AND TWENTY (20) FEET IN WIDTH LYING ADJACENT TO THE PUBLIC PARKWAY, ROAD AND EGRESS 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 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 OVER LOTS 1, 10, 11, 29, 36, 37, 44, 45, 52, 53, 60, 61, 70, 71, 80, 81, 90, 91 AND 100 DELINEATED HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (//////)

RICHMOND AMERICAN HOMES OF MARYLAND, INC.
A MARYLAND CORPORATION

BY: [Signature] BY: _____
PRINT NAME: Craig Metry PRINT NAME: _____
TITLE: General Manager, CA Dept TITLE: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF CA
COUNTY OF Solano SS

ON THE 22 DAY OF August, 2013, BEFORE ME, MOISSA PICKEL, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED:

[Signature] WHO INFORMED 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

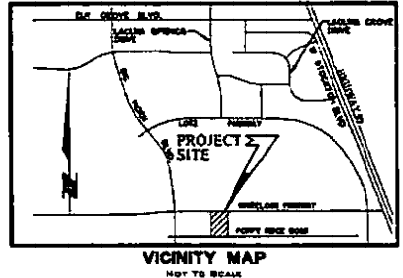
WITNESS MY HAND [Signature]
PRINTED NAME: Moissa Pickel

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: [Signature]

MY COMMISSION EXPIRES: 01/15/13

MY COMMISSION NO.: 1868138

ADDITIONAL OWNER'S STATEMENT NOTARY'S ACKNOWLEDGMENT ON SHEET 2.



SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 07-033, LAGUNA RIDGE - PAPPAS, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
RAYMOND MICHAEL MANGER
L.S. NO. 5154
REGISTRATION EXPIRES: 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 LOCAL ORDINANCE AT THE REQUEST OF RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION IN FEBRUARY 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 2014; 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 20.28± ACRES, CONSISTING OF 100 RESIDENTIAL LOTS TOTALING 14.79± ACRES, 1 LANDSCAPE LOT TOTALING 0.40± ACRES, AND STREET RIGHT-OF-WAY TOTALING 5.49± ACRES. WOOD RODGERS, INC.



[Signature]
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-14
DATE: 8/15/13

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, GROUND DATE 1991.30, AS MEASURED BETWEEN NGS STATION 'ESCHINGER', 1ST ORDER AND NGS STATION 'WELLY', 1ST ORDER. SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY MID PACIFIC ENGINEERING, INC. FILE NO. MPE NO. 01501-01, DATED MAY 13, 2013. 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 THIS FINAL MAP OF SUBDIVISION NO. 07-033 LAGUNA RIDGE - PAPPAS AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 6, 2011, 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. 35439
EXPIRATION DATE: 09-30-15



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. 07-033, LAGUNA RIDGE - PAPPAS, AND ACCEPTED, IN FEE SIMPLE LOT A, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, WHITELOCK PARKWAY, POPPY RIDGE ROAD, AVEIRO WAY, AVOCADO WAY, CANARY PINE WAY, CAPE VERDE DRIVE AND LIQUID AMBER WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON, AND ACCEPTED THE IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE AND PEDESTRIAN PURPOSES AS OFFERED IN BOOK 20070728 PAGE 281, OFFICIAL RECORDS.

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 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 DOCUMENT NO.: _____
STATE OF CALIFORNIA
BY: _____ DEPUTY
FEE: \$ _____

SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS

BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA



NOVEMBER 2013

Sheet 1 of 7

NOTARYS ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

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
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF
ELK GROVE SHALL RECONVEY LOT A, AS DEDICATED TO THE CITY ON THE MAP
OF SUBDIVISION NO. 07-033 LAGUNA RIDGE - PAPPAS, TO THE SUBDIVIDER
NAMED BELOW IF THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE
SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT
EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR
PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED
FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: RICHMOND AMERICAN HOMES OF MARYLAND, INC.
A MARYLAND CORPORATION

ADDRESS: 5260 PERRY POLK DRIVE
FAIRFIELD, CA 94533

PHONE NUMBER: (925) 989-7838

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED
UNDER SECTION 66438 (4) (3) (A)(1)-(6) OF THE SUBDIVISION MAP ACT.
THEIR INTEREST IS SUCH THAT IT CAN NOT OPEN INTO A FEE TITLE AND SAID
SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

AN EASEMENT OVER SAID LAND FOR PUBLIC HIGHWAY OR ROAD AND
INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED
RECORDED FEBRUARY 5, 1906 IN BOOK 108 OF DEEDS, PAGE 215. SAID
EASEMENT PLOTTED AND SHOWN HEREON.

NOTES

IN AREAS WHERE HOMES FRONT OR OTHERWISE ARE ADJACENT TO A
SIDEWALK, WHICH IS SEPARATED FROM THE STREET BY A PLANTER STRIP AND
STREET TREES, RESIDENTIAL PROPERTY OWNERS MAY NOT PLACE STEPPING
STONES, ROCKS, GRAVEL, ARTIFICIAL TURF, CONCRETE, SHRUBBERY OR ANY
OTHER MATERIAL, OTHER THAN TURF BETWEEN THE SIDEWALK AND THE
STREET. ENFORCEMENT OF THIS PROVISION MAY BE BY ASSOCIATION,
COMMUNITY SERVICES DISTRICT OR CITY OF ELK GROVE. ALL AT THE COST OF
THE RESIDENTIAL PROPERTY OWNER.

WHERE A COMMUNITY OWNED TREE (ASSOCIATION, COMMUNITY SERVICES
DISTRICT OR CITY) SPREAD OVER PROPERTY LINES, THE PROPERTY OWNERS
MAY NOT MAINTAIN, TRIM OR OTHERWISE HARM THE TREE WITHOUT FIRST
OBTAINING A PERMIT FROM THE APPROPRIATE BODY. MAINTENANCE OF
DROPPING LEAVES, TWIGS AND GENERAL TREE DEBRIS ONTO THE RESIDENTIAL
PROPERTY OWNERS SOLE RESPONSIBILITY.

EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE
APPROVAL FROM PUBLIC WORKS.

SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS

BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST
ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 3 EAST, MOUNT Diablo MERIDIAN
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



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NOVEMBER 2013

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THE GROVE AT LAGUNA RIDGE
VILLAGE 10
381 B.M. 8

FOUND BRASS DISK IN 6" DIAMETER CONCRETE
STAMPED L.S. 3013 PER 48 P.S. 25

RESULTANT PARCEL A
20040901 O.R. 1134

RESULTANT PARCEL B
20040901 O.R. 1134

WHITELOCK PARKWAY

REFERENCES

- (1) = 18 R.S. 27
- (2) = 10 P.M. 27
- (3) = 55 P.M. 24
- (4) = 60 P.M. 29
- (5) = 189 P.M. 5
- (6) = B.L.A. 20040901 O.R. 1134
- (7) = B.L.A. 20080530 O.R. 2231
- (8) = 361 B.M. 6
- (9) = 20070728 O.R. 0282
- (10) = 20470728 O.R. 0281
- (11) = 212 P.M. 6
- (12) = 20130724 O.R. 1133

LEGEND

- 5/8" REBAR WITH CAP L.S. 6815 TO BE SET 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 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A 5/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.
- SECTION CORNER AS NOTED
- ONE-QUARTER CORNER AS NOTED
- CENTER OF SECTION AS NOTED
- FOUND MONUMENT AS NOTED
- 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944 PER 212 B.M. 8. SEARCHED FOR AND NOT FOUND
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 6815
- SET 3/4" IRON PIPE WITH PLUG STAMPED L.S. 6815
- SET 2-1/2" BRASS DISK IN WELL MONUMENT STAMPED L.S. 6815
- NCS STATION
- BNDY BOUNDARY
- CL CENTERLINE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- OA OVERALL
- L.E. LANDSCAPE EASEMENT
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- FENCE AS NOTED
- V.E. VISIBILITY EASEMENT
- NO INGRESS OR EGRESS RIGHTS
- SHEET INDEX

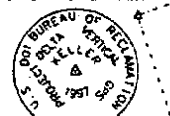
NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMAL 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 "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

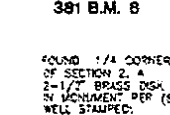


FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED PER 359 P.M. 2

FOUND 2" BRASS DISK E.T. SIDE BRUCEVILLE RD. 140' ± OF N171°05'W ELK GROVE SOUND ON CONC. PAD @ BACK OF WALK STAMPER.



"KELLER" GROUND



FOUND 1/4 CORNER OF SECTION 2, A 2-1/2" BRASS DISK IN MONUMENT PER (9) WELL STAMPED.

RESULTANT PARCEL 4
20040513 O.R. 2043

RESULTANT PARCEL 3
20040513 O.R. 2043

LANDS OF BACKER
20010128 O.R. 889

LANDS OF BACKER
20010128 O.R. 888

RESULTANT PARCEL 8
20080428 O.R. 2948

FOUND 2" BRASS DISK STAMPED P.C.E. 16502 SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS PER 60 P.M. 29



FOUND 2" BRASS DISK IN WELL N. SIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. MON IS 2.0' S.O.P. 12 FENCE POST, 12" N. OF NLY EP STAMPED.

LANDS OF ELK GROVE
POPPY RIDGE, LP
20121015 O.R. 0984

LANDS OF REARDON FAMILY
TRUST
2010309 O.R. 0492

FOUND 7" BRASS DISK WITH 5/8" CORNER STAMPED L.S. 3646 SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS 0.5' OFFSET FROM CORNER PER 55 P.M. 24



FOUND 1-1/2" IRON PIPE WITH MARK L.S. 2651 PER 60 P.M. 29 ACCEPTED AS CORNER OF N.E. 1/4 OF SECTION 11

FOUND 7" BRASS DISK STAMPED L.S. 3646 SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS PER 56 P.M. 24



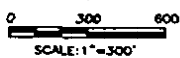
LINE	BEARING	DISTANCE
L1	N89°08'32"E	11.35'
L2	N00°12'11"W	143.02'
L3	N89°46'52"E	1.83'
L4	N00°12'11"W	106.17'

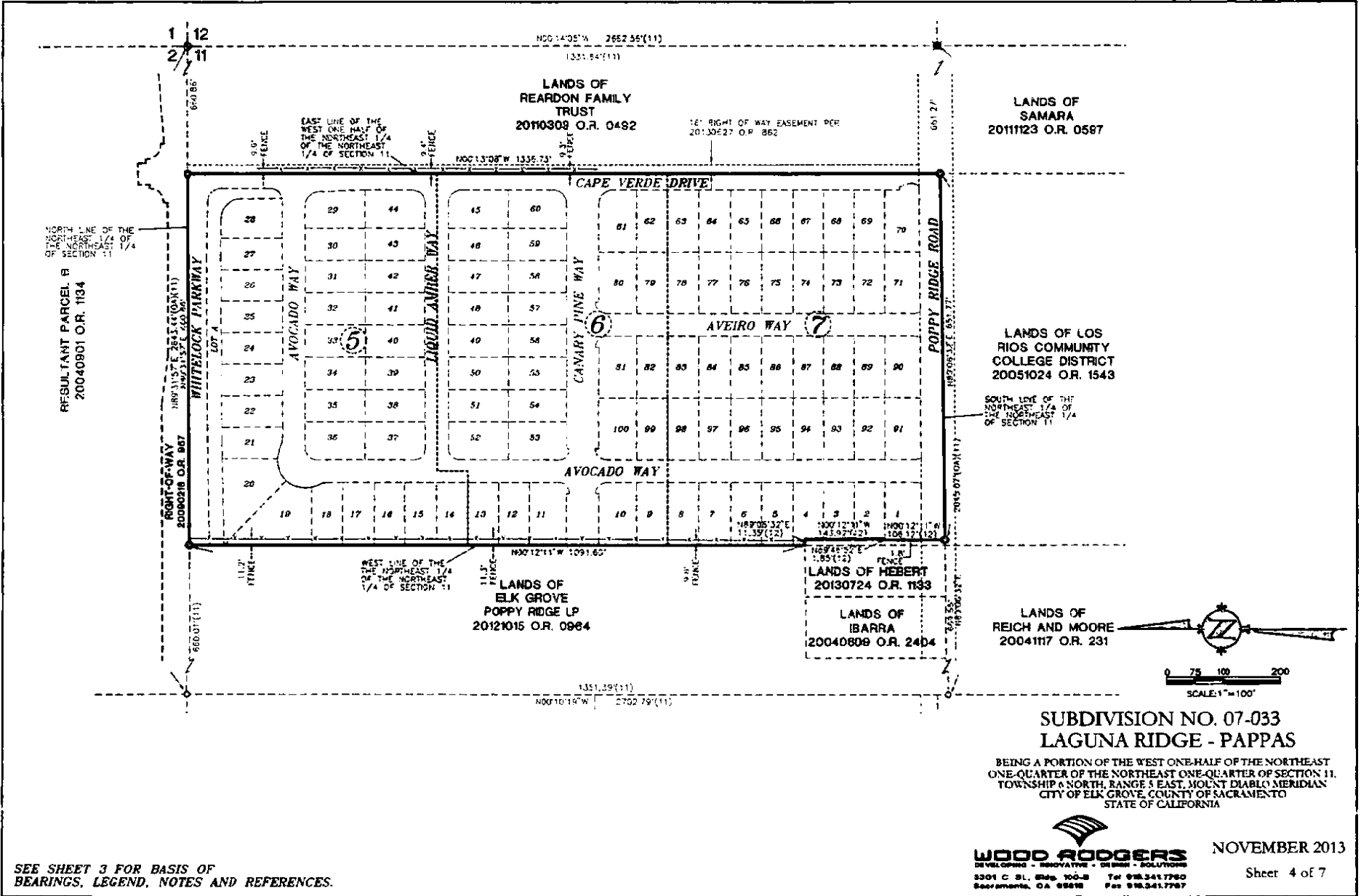
SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS

BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 C BL. #66 100-8 Sacramento, CA 95836 Tel 916.264.7790 Fax 916.264.7797

NOVEMBER 2013
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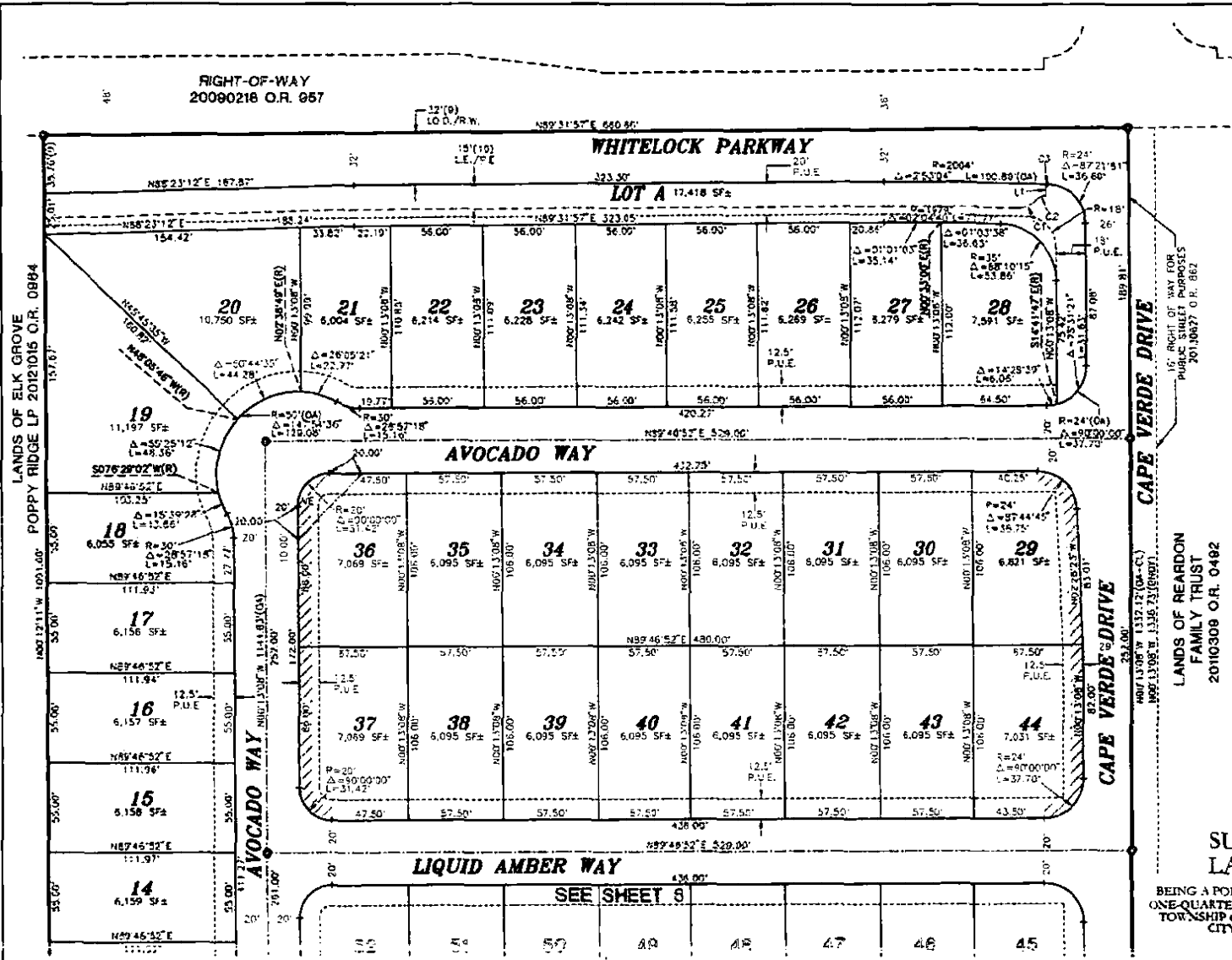


SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

WOOD RODGERS
 DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS
 3301 C ST., SUITE 100-B SACRAMENTO, CA 95838 TEL 916-341-7900 FAX 916-341-7797

NOVEMBER 2013
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RIGHT-OF-WAY
20090218 O.R. 057

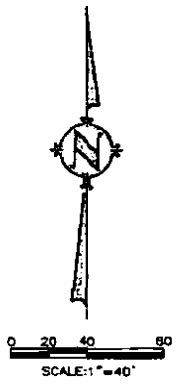


LINE TABLE

#	BEARING	DISTANCE
L1	N02°23'54"E	7.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	15.00'	49°02'40"	12.84'
C2	8.00'	49°52'47"	6.92'
C3	2004.00'	0°01'06"	0.64'



LANDS OF ELK GROVE
POPPY RIDGE LP 20121015 O.R. 0884

LANDS OF REARDON
FAMILY TRUST
20110308 O.R. 0492

**SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS**

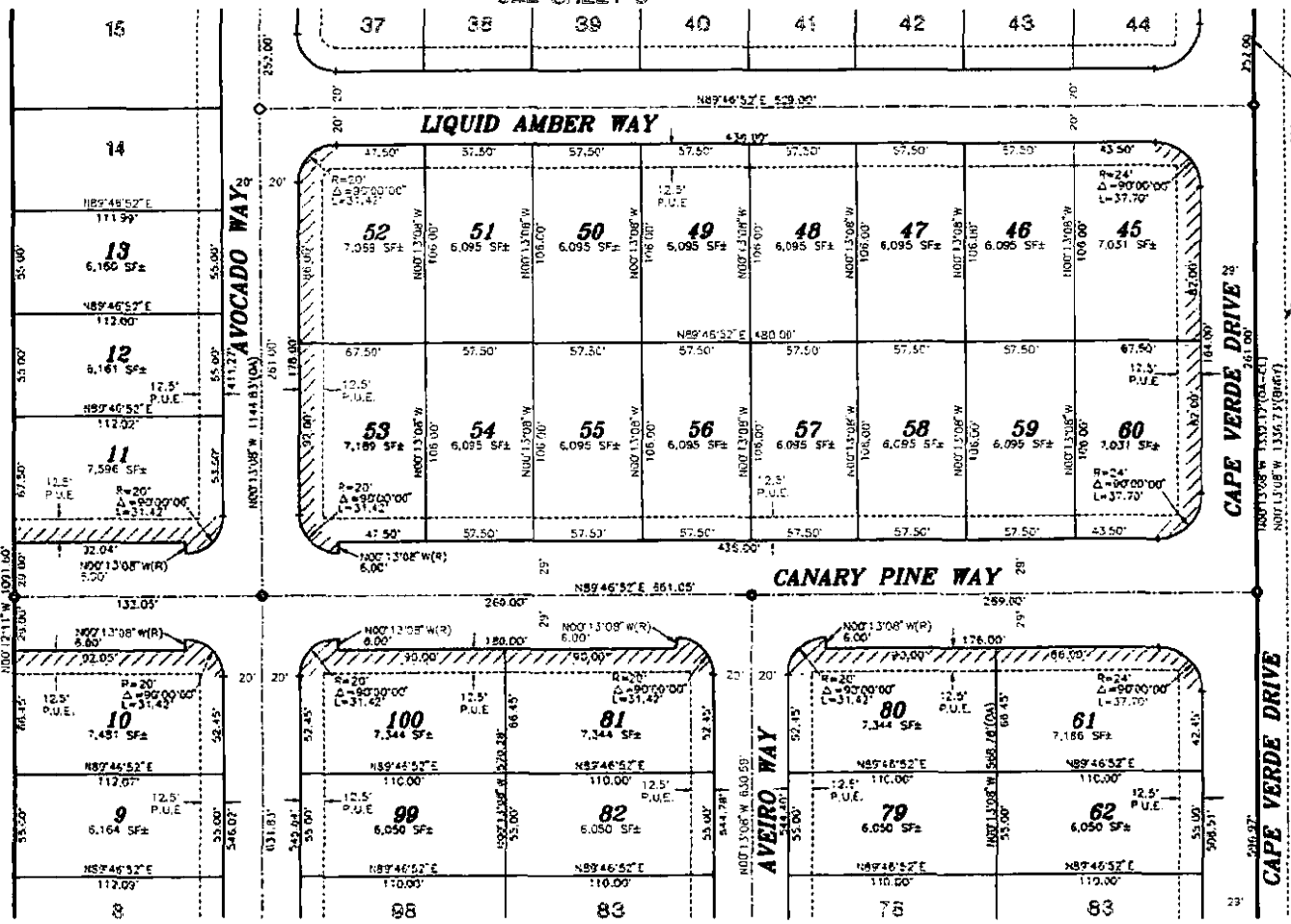
BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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

WOOD RODGERS
DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS
3501 C St., Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7780
Fax 916.341.7797

NOVEMBER 2013
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LANDS OF ELK GROVE
POPPY RIDGE LP 2012015 O.R. 0984



LANDS OF REARDON FAMILY TRUST
2010309 O.R. 0482



**SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS**

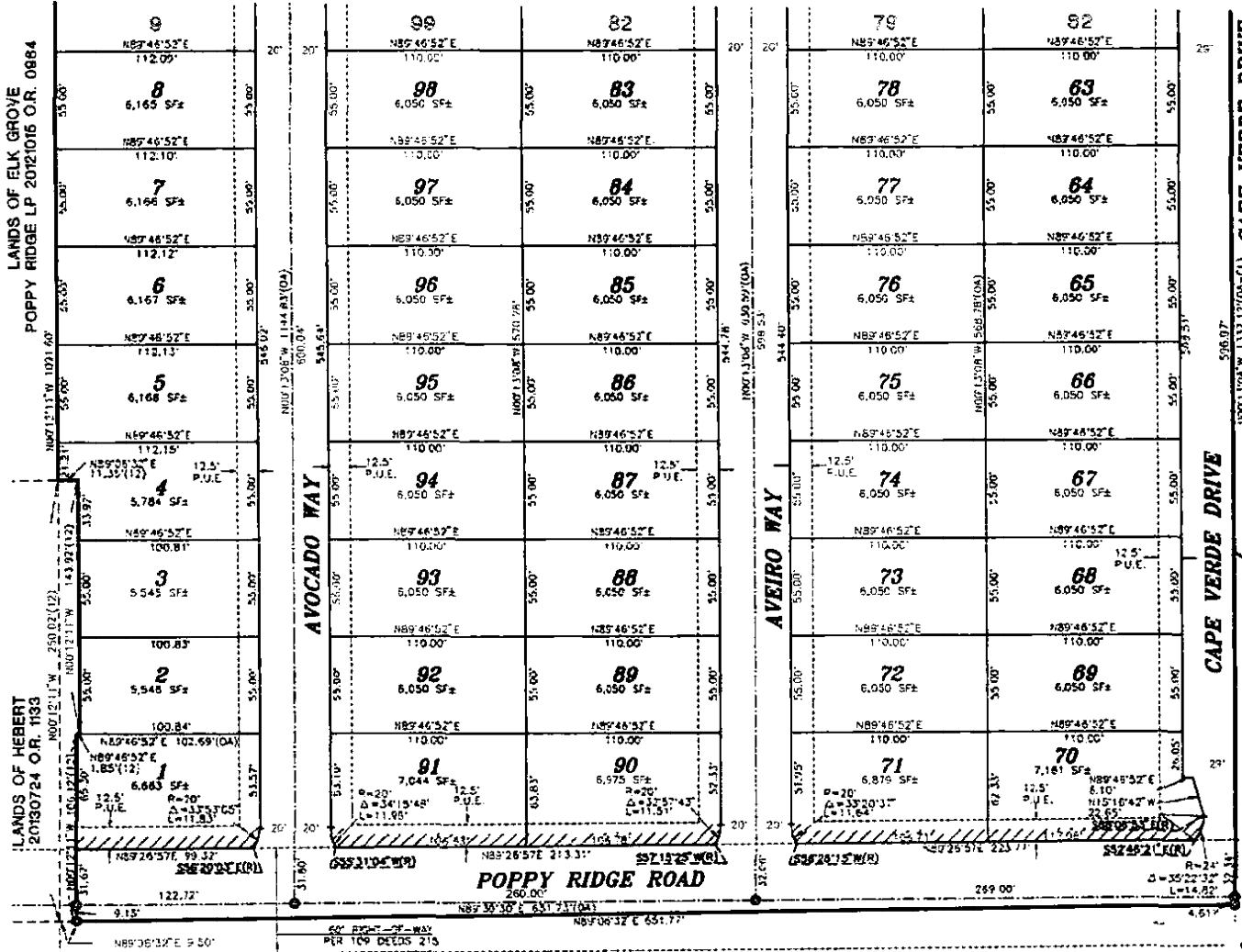
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SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
5301 C St., Suite 100-B Tel 916.341.7780
Sacramento, CA 95816 Fax 916.341.7787

NOVEMBER 2013
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SEE SHEET 6



LANDS OF
REAHON FAMILY
TRUST
20110308 O.R. 0492



SCALE: 1"=40'

**SUBDIVISION NO. 07-033
LAGUNA RIDGE - PAPPAS**

BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

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

LANDS OF LOS RIOS COMMUNITY COLLEGE DISTRICT
20051024 O.R. 1543

WOOD ROGERS
SURVEYORS & ENGINEERS
3301 C. St., Ste. 100-B
Sacramento, CA 95816
Tel: 916.541.7780
Fax: 916.541.7787

NOVEMBER 2013
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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. 07-033 Laguna Ridge Pappas Final Map

Project Applicant: Wood Rodgers
3301 C Street Bldg 100-B
Sacramento, CA 95816

Project Location - Specific: Between Whitelock Parkway and Poppy Ridge Road, one quarter mile east of Big Horn Boulevard

Assessor's Parcel Number(s): 132-0290-003

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

Project Description: Approval and recordation of a Final Map for the Laguna Ridge Pappas subdivision, subdivision number 07-033.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Sarah Kirchgessner, 916-4778-3649

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

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

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Final Map is a project under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under Section 15268(b) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval 2011. 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 20, 2013

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-241**

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

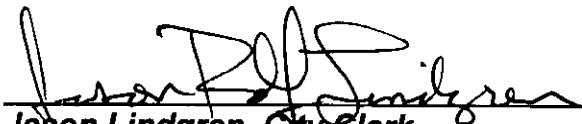
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 11, 2013 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Cooper*


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