

**RESOLUTION NO. 2018-148**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 10-059.01, MCGEARY RANCH  
VILLAGE 1, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City approved the Tentative Map for the McGeary Ranch project on November 9, 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 the McGeary Ranch Village 1 Subdivision No. 10-059.01; 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 substantially satisfied; and

**WHEREAS**, the Subdivision Improvement Agreement, which is required for this final map and is intended to secure the delivery of the required public improvements, has been reviewed and approved by the City Attorney, and adequate security has been posted; and

**WHEREAS**, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby:

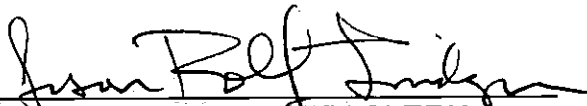
- 1) Finds that the location and configuration of the lots to be created by the McGeary Ranch Village 1 Subdivision substantially comply with the previously-approved Tentative Map for McGeary Ranch Village 1 Subdivision No. 10-059.01; and
- 2) Finds that the Final Map is categorically exempt from the 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) Approves the Final Map for McGeary Ranch Village 1 Subdivision No. 10-059.01, a copy of which is attached as Exhibit A to this Resolution, pursuant to Government Code Section 66458 and
- 4) 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.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of July 2018.



STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



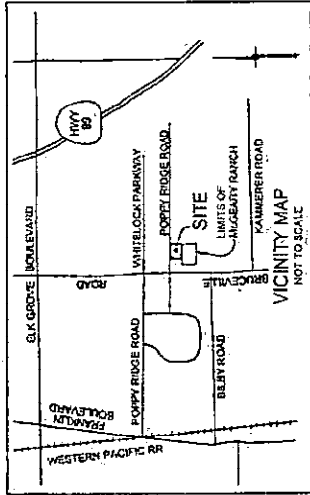
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A



### OWNER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-059-01, MCGEARY RANCH VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

THE REAL PROPERTY DESCRIBED BELOW IS CHARGED WITH FEE SIMPLE TO THE CITY OF ELK GROVE, LOTS A, B, AND C.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE FOR PUBLIC USE CORNICE DRIVE, ASKLAR DRIVE, POPPY RIDGE ROAD, BELFRY WAY, CORNICE WAY, COSSY WAY, DORNER WAY, AND ROTUNDA 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, 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 COURT, DRIVE, ROAD AND WAYS AS SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).

THE FOLLOWING IS A DENYMENT 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)

RICHMOND AMERICAN HOMES OF MARYLAND, INC.  
A MARYLAND CORPORATION

BY: *[Signature]*  
NAME: Kevin F. Farnsworth  
TITLE: V.P. - C.A.D.

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

### NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER QUALIFIED THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SOLANO  
ON April 26, 2018, BEFORE ME, Stephanie Cain, a Notary Public  
PERSONALLY APPEARED, Kevin F. Farnsworth, who acknowledged to be the person whose name I have subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signing thereof on the date hereon, the signor intended to execute the instrument, which they intended to be legally effective on the date hereon.

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

WITNESSED BY HAND AND OFFICIAL SEAL  
*[Signature]*  
STEPHANIE CAIN  
PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Solano, California COUNTY  
MY COMMISSION EXPIRES 01/14/2022 BY COMMISSION NUMBER 2229186

### SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-059-01, MCGEARY RANCH VILLAGE 1, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL WANGER  
L.S. NO. 5154  
REGISTRATION EXPIRES: 06-30-18

DATE: \_\_\_\_\_

### CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, MAP OF SUBDIVISION NO. 10-059-01 OF MCGEARY RANCH VILLAGE 1 AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON NOVEMBER 8, 2011 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT N. MURDOCH  
CITY ENGINEER, CITY OF ELK GROVE  
L.S. NO. 47844  
EXPIRATION DATE: 12-31-18

DATE: \_\_\_\_\_

### CITY CLERK'S STATEMENT

I, LARON UNICHER, 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. 10-059-01, MCGEARY RANCH VILLAGE 1, AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, CORNICE COURT, ASKLAR DRIVE, POPPY RIDGE ROAD, BELFRY WAY, CORNICE WAY, COSSY WAY, DORNER WAY AND ROTUNDA WAY, TO BE PUBLIC STREETS PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, AND EGRESS RIGHTS AND ACCESS RIGHTS AND EGRESS RIGHTS AS OFFERED HEREON.



LARON UNICHER, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

DATE: \_\_\_\_\_

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ 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 VERIFIED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF RECORDS - COUNTY OF CALIFORNIA  
STATE OF CALIFORNIA

BY: \_\_\_\_\_ DEPUTY  
DOCUMENT NO.: \_\_\_\_\_  
FEE: \$ \_\_\_\_\_

### 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 RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION AND I HAVE EXAMINED THE SAME AND FIND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE NATURE AND CHARACTER OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2022, 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 APPROXIMATE TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 0.785 ACRES, CONSISTING OF 81 RESIDENTIAL LOTS TOTALING 10.77 ACRES, 2 LANDSCAPE LOTS TOTALING 0.81 ACRES, 1 PARK LOT TOTALING 2.88 ACRES, AND STREET RIGHT-OF-WAY TOTALING 2.88 ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



ROBERT H. PLANK  
P.L.S. 5149 EXP. 8-30-2018

DATE: 04/19/2018

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUKA & ASSOCIATES, DATED DECEMBER 28, 2013, FILE NO. WKA NO. 2017-01. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

## SUBDIVISION NO. 10-059-01 MCGEARY RANCH VILLAGE 1

BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 10-059-01 MCGEARY RANCH PARCEL MAP" FILED FOR RECORD IN THE COUNTY RECORDS SECTION 18, TOWNSHIP 4 NORTH, RANGE 8 EAST, MOUNT Diablo MARIANO

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

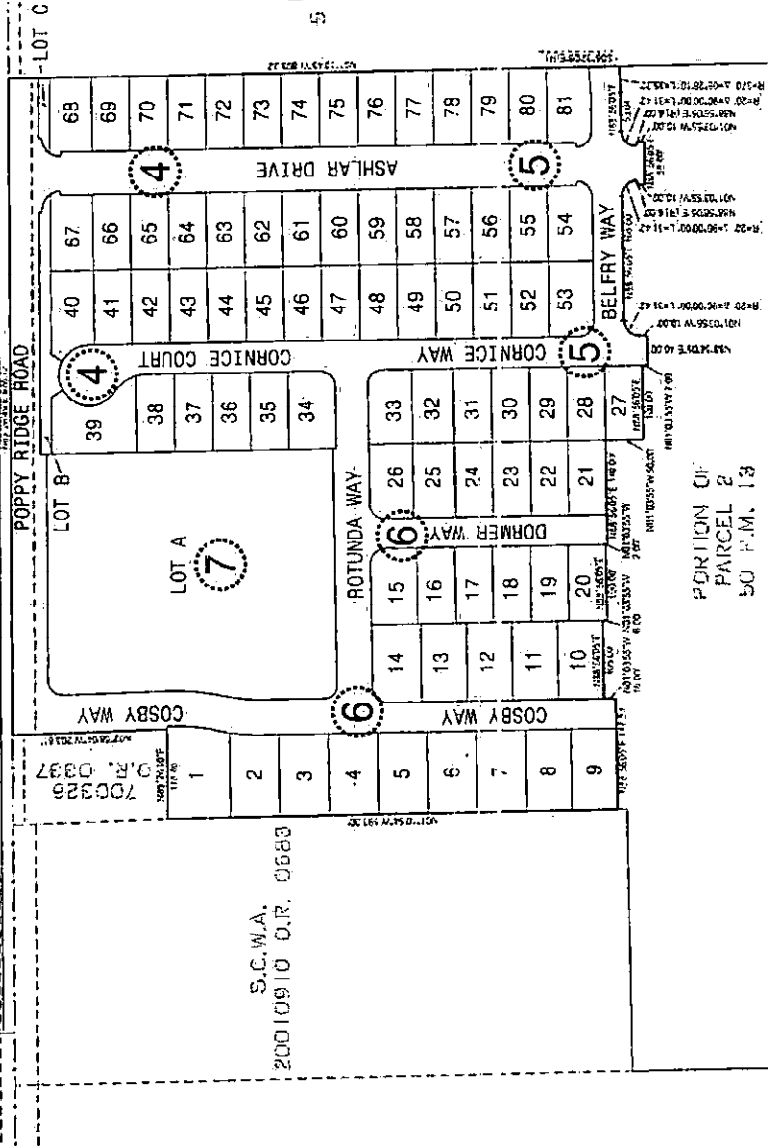
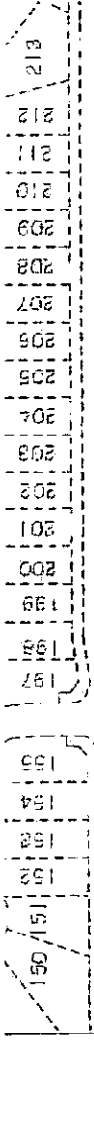
MAY 2018

**MACKAY & SOMPS**  
ENGINEERS PLANNERS ARCHITECTS  
12500 Rockledge Court, #100, Elverton, CA 95751

SHEET 1 OF 7 27128 RAM



ZGRAGGEN RANCH 2 - 382 B.M. 6



LOT 5  
5 B.M. 17

PORTION OF  
PARCEL 2  
50 P.M. 13



0 50 100 200  
SCALE: 1"=100'

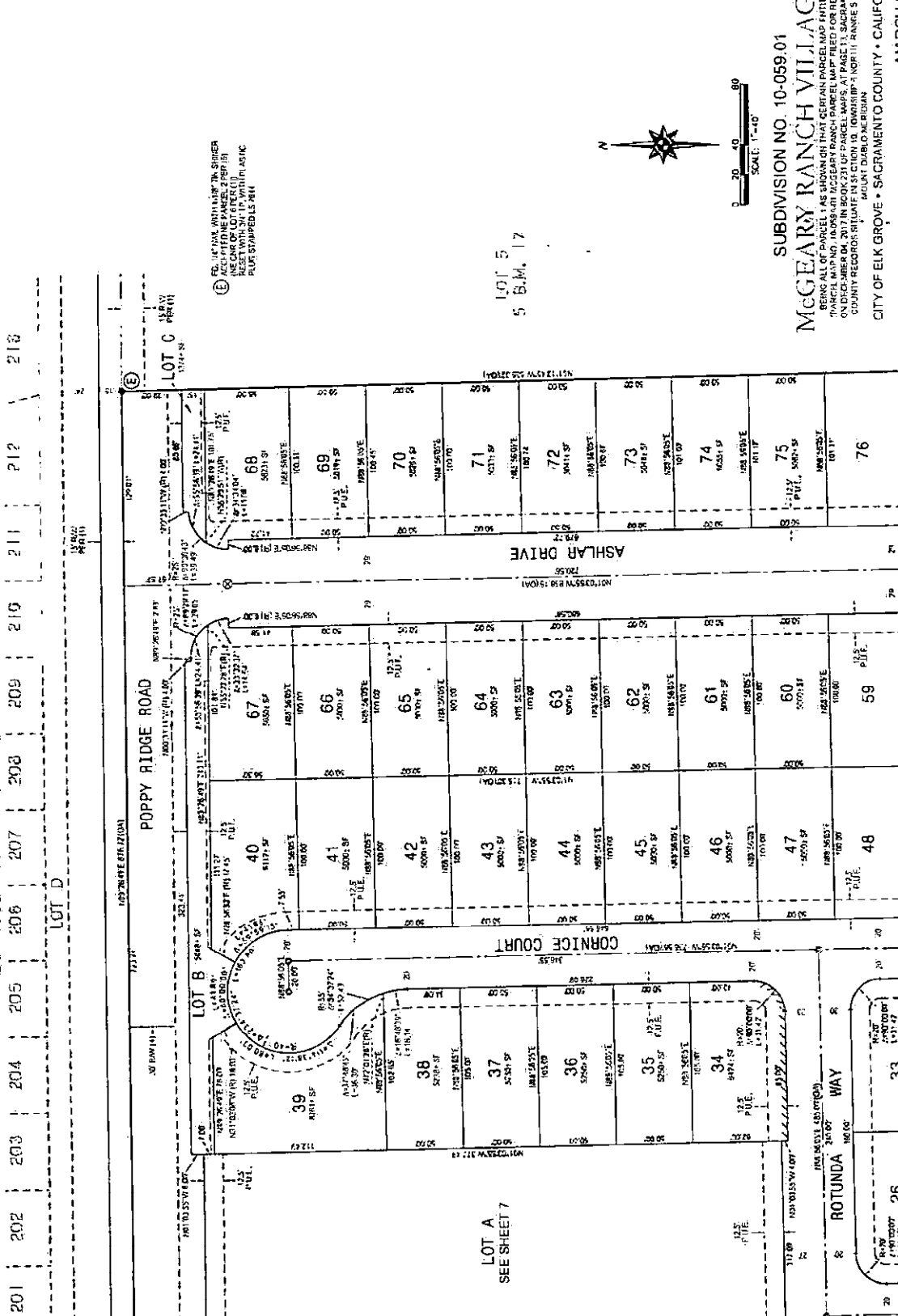
SUBDIVISION NO. 10-058.01  
**McGEARY RANCH VILLAGE 1**  
 BEING ALL OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED  
 "PARCEL MAP NO. 10058-01 McGEARY RANCH PARCEL MAP" FILED FOR RECORD  
 ON DECEMBER 04, 2017 IN BOOK 231 OF PARCEL MAPS, AT PAGE 13, SACRAMENTO  
 COUNTY RECORDS SITUATE IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 5 EAST,  
 MOUNT Diablo MERIDIAN  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MACKAY & SOMPS**  
 CIVIL ENGINEERS  
 1000 W. 10TH ST. SUITE 100  
 SACRAMENTO, CA 95811  
 MARCH 2018

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

SHEET 3 OF 7 .77125.RAM

ZORRAGEN RANCH 2 - 382 E.M. 5



PL. 1/4" DIA. WITH 1/8" TH. SPOKER  
 BEING USED TO SET THE BEARINGS  
 IN THE CARE OF THE SURVEYOR  
 PLANT STAMPED L.S. 8/11

LOT 5  
 5 B.M. 17

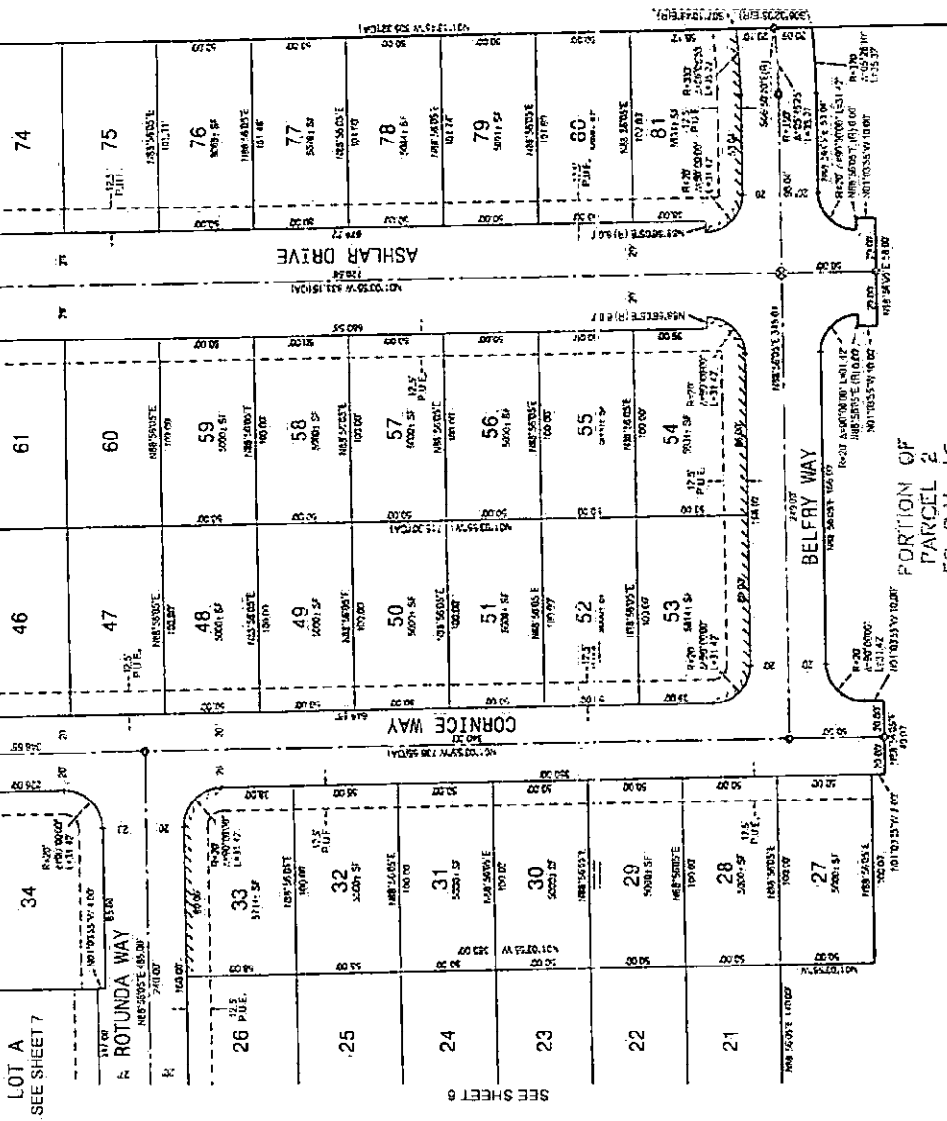


SUBDIVISION NO. 10-059.01  
**MCCGEARY RANCH VILLAGE 1**  
 BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED  
 "MCCGEARY RANCH VILLAGE 1" WHICH WAS RECORDED IN SACRAMENTO  
 COUNTY RECORDS RITUALE IN SA CITY 10, (COMMENCEMENT NORTH RANGE 5 EAST,  
 MOUNT Diablo MERIDIAN  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MACKAY & SOMPS**  
 ENGINEERS & SURVEYORS  
 1001 J STREET, SUITE 100, SACRAMENTO, CA 95811  
 MARCH 2018  
 SHEET 4 OF 7 27128 RAY

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

SEE SHEET 4



LOT 5  
5 B.M. 17

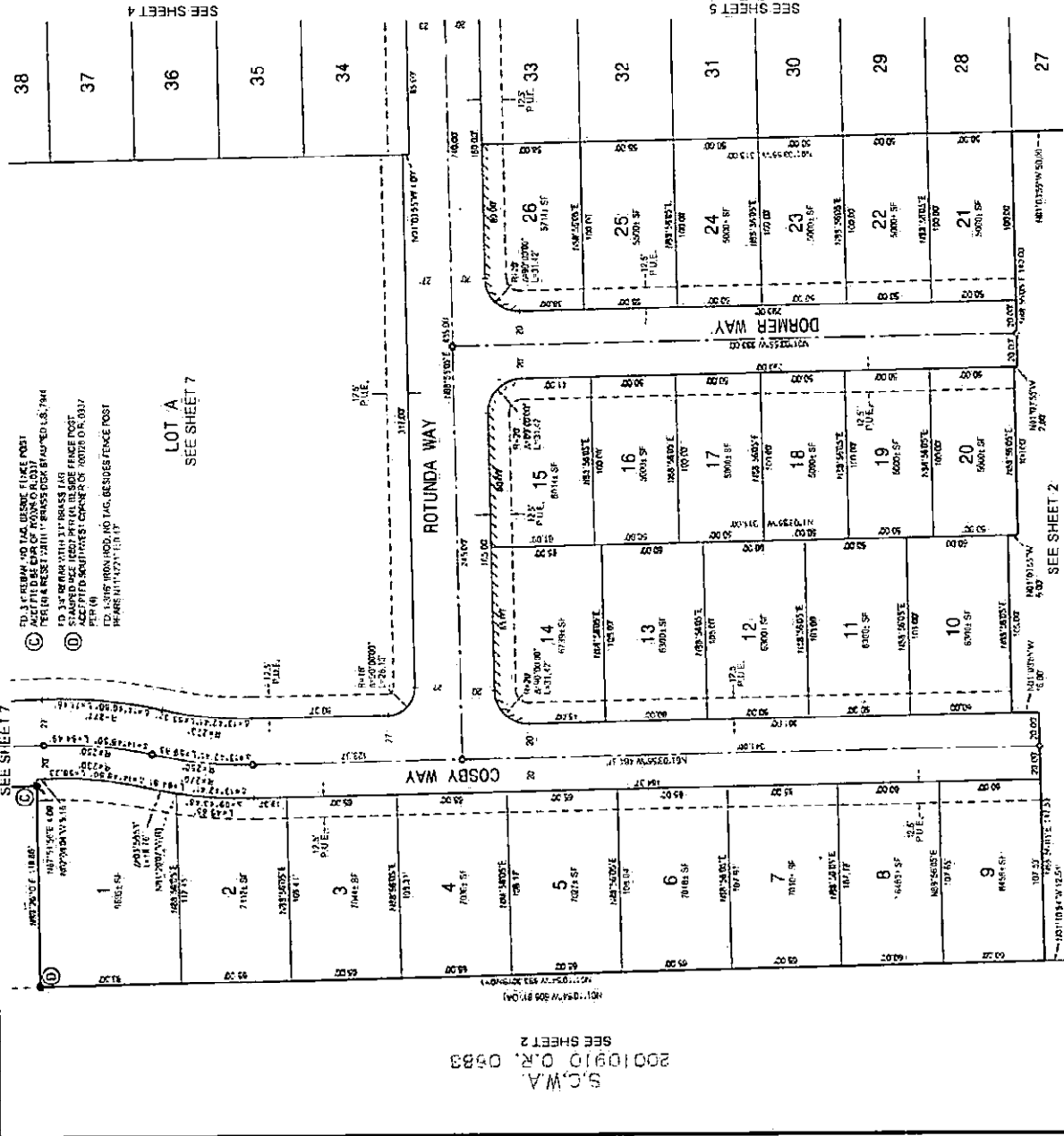
SUBDIVISION NO. 10-059.01  
**McGEARY RANCH VILLAGE, 1**  
BEING ALL OF PARCELLS AS SHOWN ON THE CERTAIN PARCEL MAP SALES  
PART 2 AND NO. 10753A IN McGEARY RANCH PARCEL MAP FILED FOR RECORD  
ON DECEMBER 04, 2017 IN BOOK 271 OF PARCEL MAPS, AT PAGE 13, SACRAMENTO  
COUNTY RECORDS SITUATE IN SECTION 10, TOWNSHIP 8 NORTH, RANGE 5 EAST,  
MOUNT DIABLO MERIDIAN.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
**MACKAY & SOMPS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2010 W. CENTER STREET, SUITE 100  
ELK GROVE, CA 95757  
MARCH 2018  
SHEET 5 OF 7 27128 RAM

PORTION OF  
PARCEL 2  
50 P.M. 13

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

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



SEE SHEET 7

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

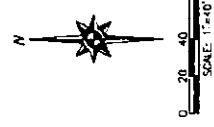
LOT A  
SEE SHEET 7

SUBDIVISION NO. 10-059.01  
**McGEARY RANCH VILLAGE 1**  
BEING ALL OF PARCEL 1 AS SHOWN ON THE PERMANENT PARCEL IDENTIFIED  
MAP OF THE COUNTY OF SACRAMENTO, CALIFORNIA, AS SHOWN ON  
DECEMBER 20, 2017 THE BACKS OF PARCEL MAPS AT PARCELS SUBJECT TO  
DEPUTY RECORDER'S JUDICIAL SECTION 10, TOWNSHIP 4 NORTH, RANGE 11 EAST,  
SOUTH 47TH EMBLEID MEMORIAL

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MACKAY & SOMPS**  
ENGINEERS PLANNERS ARCHITECTS  
1111 J STREET, SUITE 100, ELK GROVE, CA 95757

MARCH 2018  
SHEET 6 OF 7 2102AHAM



S.C.W.A.  
20101910 D.R. 0583  
SEE SHEET 2





**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-148**

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

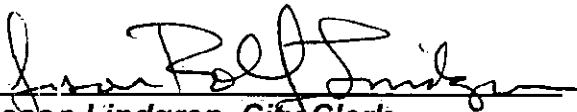
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 11, 2018 by the following vote:*

**AYES:           COUNCILMEMBERS:        Ly, Suen, Detrick, Hume, Nguyen**

**NOES:           COUNCILMEMBERS:        None**

**ABSTAIN:       COUNCILMEMBERS:        None**

**ABSENT:        COUNCILMEMBERS:        None**

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