

## RESOLUTION NO. 2020-248

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR STERLING MEADOWS UNIT 2E WEST (SUBDIVISION NO. 01-130-2EW) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

**WHEREAS**, the City of Elk Grove (City) approved the Large Lot and Small Lot Tentative Subdivision Maps for the Sterling Meadows Project (EG-01-130) on May 28, 2008; and

**WHEREAS**, the Final Map for Phase I of the Sterling Meadows Large Lot Subdivision was approved by the City Council on April 9, 2014, and the Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision was approved by the City Council on September 23, 2015; and

**WHEREAS**, consistent with the previously-approved Tentative Subdivision Map and Phase 2 Large Lot Final Map, Lennar Homes of California, Inc., (Developer), submitted to the City for approval a Small Lot Final Map for Unit 2E West; and

**WHEREAS**, staff has reviewed the Final Map for Sterling Meadows Unit 2E West (Subdivision No. 01-130-02EW) (Final Map) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

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

**WHEREAS**, 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, and a Notice of Exemption will be filed with the Sacramento County Clerk after the filing of this map.

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

- 1) Finds the location and configuration of the lots to be created by the Final Map for Sterling Meadows Unit 2E West (Subdivision No. 01-130-2EW) substantially comply with the previously-approved TSM and Large Lot Final Map for Phase 2; and
- 2) Finds 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; and
- 3) Pursuant to Government Code Section 66458, approves the Final Map for Sterling Meadows Unit 2E West Subdivision (Subdivision No. 01-130-02EW), a copy of which is attached as Exhibit A and made part of this Resolution; and

- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for the Final Map 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 28<sup>th</sup> day of October 2020



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

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 01-130.02EW, STERLING MEADOWS UNIT 2E - WEST AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING REAL PROPERTY IS HEREBY OFFERED FOR DEDICATION IN FEE SIMPLE, PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE SIMPLE LOTS G AND H TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, CLASSICAL WAY, PRELUDE WAY AND TENOR WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES. SUBJECT TO IMPROVEMENTS.

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 LOTS A THROUGH I, INCLUSIVE AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

EMERGENCY VEHICLE ACCESS EASEMENT FOR INGRESS/EGRESS AND USE BY THE PUBLIC, CITY, COUNTY OR STATE AGENCIES ON, OVER AND ACROSS THAT CERTAIN STRIP OF LAND SHOWN HEREON DESIGNATED "E.V.A." (EMERGENCY VEHICLE ACCESS).

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)

LENNAR HOMES OF CALIFORNIA, INC.,  
A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
LARRY GUALCO  
VICE - PRESIDENT

## NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING 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 \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC

PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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 AND OFFICIAL SEAL.

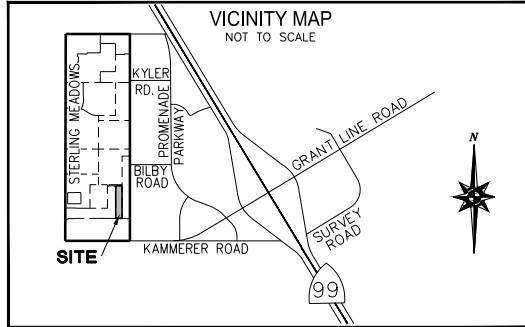
SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLMANN & ASSOCIATES, DATED OCTOBER 11, 2013, FILE NO. WKA NO. 9827.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



## 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 TRUE LIFE COMPANIES, IN OCTOBER 2017. 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 JUNE 30, 2022; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND TIE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 3,256± ACRES, CONSISTING OF 45 RESIDENTIAL LOTS TOTALING 2,096± ACRES, 2 LANDSCAPE LOTS TOTALING 0,132± ACRES, STREET RIGHT-OF-WAY TOTALING 0,644± ACRES AND 6 PRIVATE COURTS TOTALING 0,384± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



PAUL FERGUSON, JR., PLS 9265  
EXPIRATION DATE: MARCH 31, 2022

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

## SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DEED HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

1. SACRAMENTO AREA SEWER DISTRICT EASEMENT HOLDER FOR SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED ON \_\_\_\_\_ AS D.N., SAID EASEMENT IS PLOTTED AND SHOWN HEREON AND A PORTION OF SAID EASEMENT FALLS IN LOTS A THOUGH F, INCLUSIVE BEING DEDICATED HEREON.

## 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 G & H ON THE MAP OF "SUBDIVISION NO. 01-130.02EW, STERLING MEADOWS UNIT 2E - WEST", TO THE SUBDIVIDER NAMED BELOW IF THE ABOVE MENTIONED AGENCY 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: LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

ADDRESS: 1025 CREEKSIDE RIDGE DRIVE, SUITE 240  
ROSEVILLE, CA 95678

## RESIDENTIAL PLANNED DEVELOPMENT NOTE

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION OF THE OWNERS OF THE INDIVIDUAL LOTS, MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130.02EW, STERLING MEADOWS UNIT 2E - WEST, AND FIND IT TO BE TECHNICALLY CORRECT.



PETER M. REI  
L.S. NO. 5963  
REGISTRATION EXPIRES: 12-31-2020

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

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 01-130.02EW, STERLING MEADOWS UNIT 2E - WEST AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 28, 2008, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT K. MURDOCH  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 47644  
EXPIRATION DATE: 12-31-2021

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. 01-130.02EW, STERLING MEADOWS UNIT 2E - WEST, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, CLASSICAL WAY, PRELUDE WAY AND TENOR WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENT, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AND CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE, ALL AS OFFERED HEREON.



JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

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

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_, M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY \_\_\_\_\_ DOCUMENT NO.: \_\_\_\_\_  
STATE OF CALIFORNIA

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

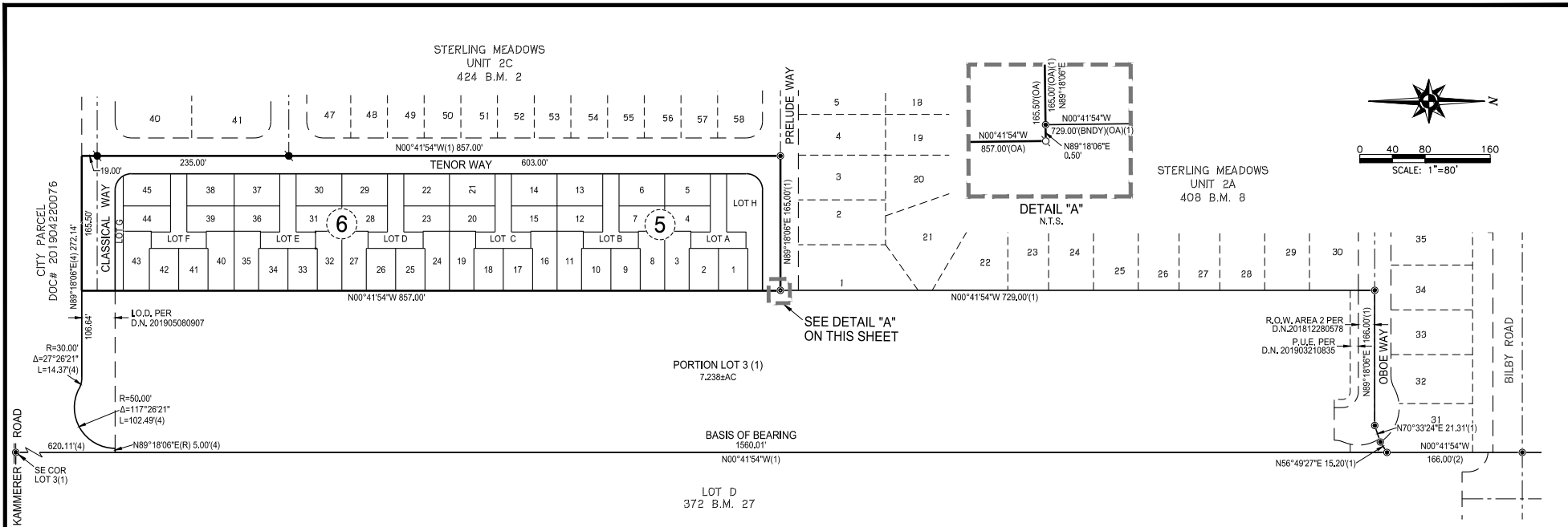
## SUBDIVISION NO. 01-130.02EW STERLING MEADOWS UNIT 2E - WEST

A PORTION OF LOT 3 OF THE STERLING MEADOWS LARGE LOT PHASE 1 MAP SUBDIVISION NO. 01-130-01 FILED FOR RECORD IN BOOK 381 OF MAPS AT PAGE 3, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 13 T.6 N., R.5 E., M.D.M. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

NOVEMBER 2020



SHEET 1 OF 5 27113.02E



**LEGEND**

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"(1)(2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265" TO BE SET PER (3)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- B.M. BOOK OF MAPS
- COR CORNER
- D.N. DOCUMENT NUMBER
- E.V.A. EMERGENCY VEHICLE ACCESS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- (OA) OVERALL
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- ( ) RECORD DATA PER REFERENCE
- R.O.W. RIGHT-OF-WAY
- S.C.R. SACRAMENTO COUNTY RECORDS
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- ⊗ SHEET INDEX
- ////// NO INGRESS OR EGRESS RIGHTS

**REFERENCES**

- (1) 381 B.M. 3
- (2) 386 B.M. 5
- (3) B.M. (UNIT 2C)
- (4) D.N. 201904220076
- (5) D.N. (S.S.E.)

**BASIS OF BEARING**

THE BEARING NORTH 00°41'54" WEST ON THE EAST LINE OF EAST BOUNDARY LINE OF LOT 3 AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON APRIL 14, 2014 IN BOOK 381 OF MAPS, AT PAGE 3 SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS FINAL MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOUND.

**NOTES**

1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF, DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL RESIDENTIAL LOT CORNERS ALONG TENOR WAY WILL BE SET IN THE CONCRETE WALK, OFFSET 1.00 FOOT ON THE FRONT/REAR LOT LINE EXTENDED WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265". ALL OTHER REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265". LOT CORNERS IN THE "TEE COURTS" WILL BE SET AS SHOWN IN THE MONUMENTATION DETAIL ON SEE SHEET 5.
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.
4. LOTS A THOUGH F ARE COMMON PRIVATE DRIVEWAYS, TO BE HELD IN FEE BY AN ASSOCIATION OF THE OWNERS OF LOTS 1 THROUGH 45 INCLUSIVE, FOR ACCESS, UTILITY EASEMENT AND MAINTENANCE PURPOSES.
5. WHERE A COMMUNITY OWNED TREE (ASSOCIATION, COMMUNITY SERVICES DISTRICT OR CITY) SPREAD OVER PROPERTY LINES, THE 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 IS THE OWNERS SOLE RESPONSIBILITY.
6. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW:
  - A. THE RIGHT OF WAY WITHIN LOT 3, AREA 1 PER D.N. 201812280578.
  - B. THE IRREVOCABLE OFFER OF DEDICATION WITHIN A PORTION LOT 3 PER D.N. 201905080907.

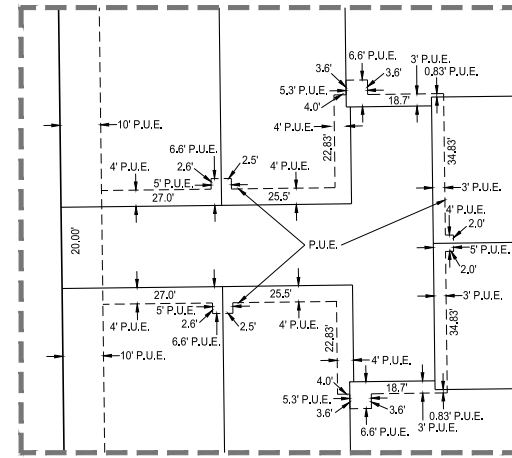
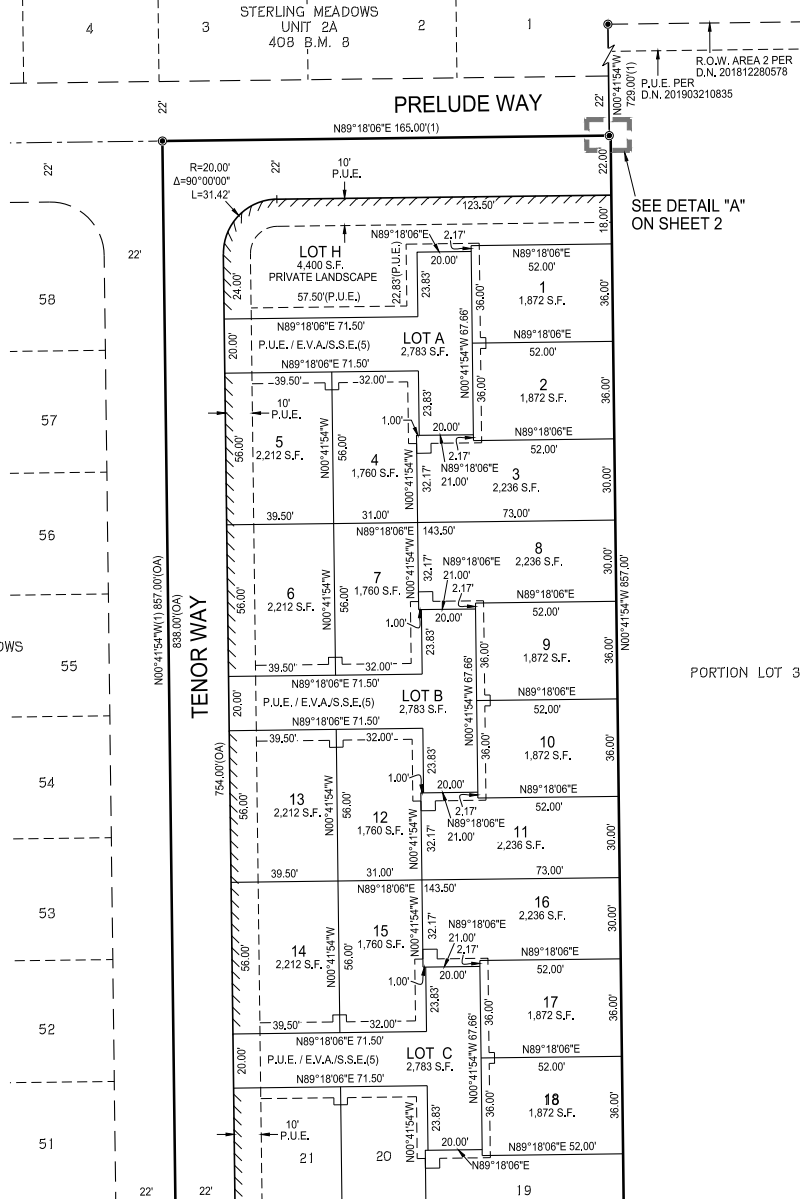
**SUBDIVISION NO. 01-130.02EW  
STERLING MEADOWS  
UNIT 2E - WEST**

A PORTION OF LOT 3 OF THE STERLING MEADOWS LARGE LOT PHASE 1 MAP SUBDIVISION NO. 01-130-01 FILED FOR RECORD IN BOOK 381 OF MAPS AT PAGE 3, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 13 T.6 N., R.5 E., M.D.M.



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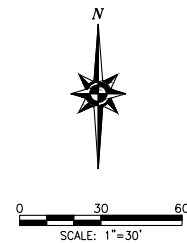
NOVEMBER 2020



SEE SHEET 3 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS

SEE SHEET 4

PORTION LOT 3(1)



SUBDIVISION NO. 01-130.02EW  
STERLING MEADOWS  
UNIT 2E - WEST

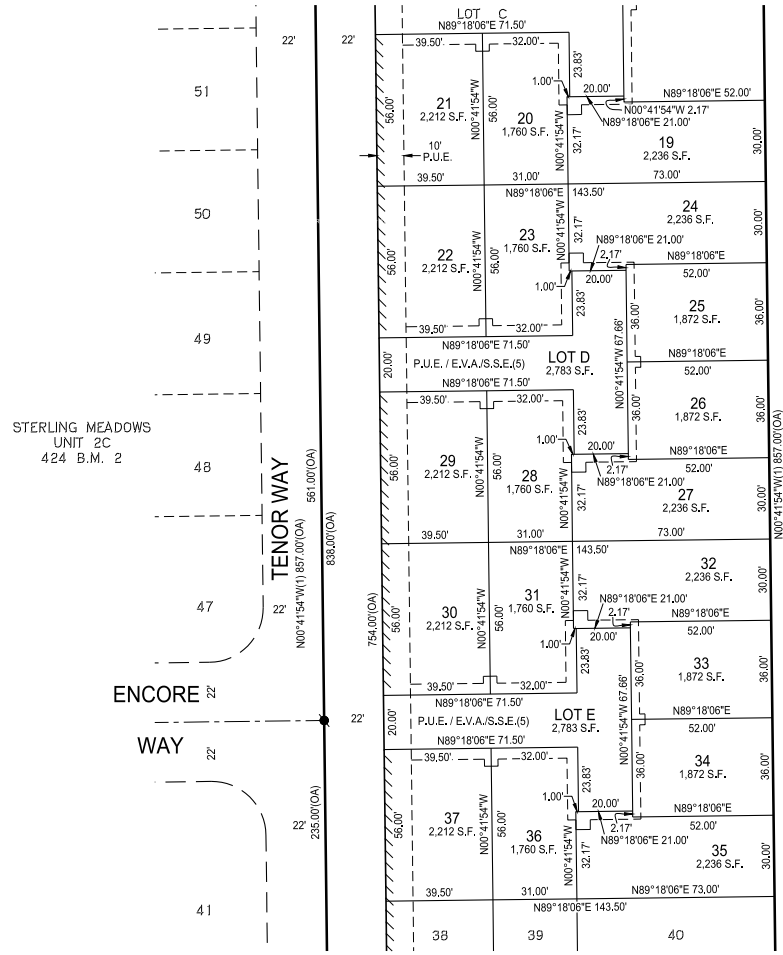
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**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

NOVEMBER 2020

SHEET 3 OF 5 27113.02E

SEE SHEET 3



PORTION LOT 311

SEE SHEET 5



0 30 60  
SCALE: 1"=30'

SUBDIVISION NO. 01-130.02EW  
STERLING MEADOWS  
UNIT 2E - WEST

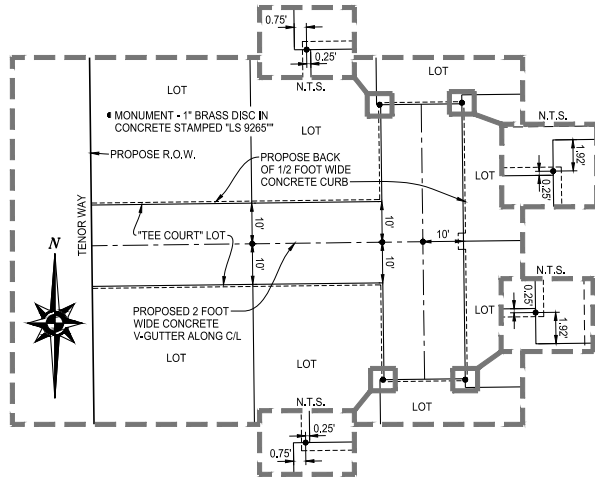
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NOVEMBER 2020

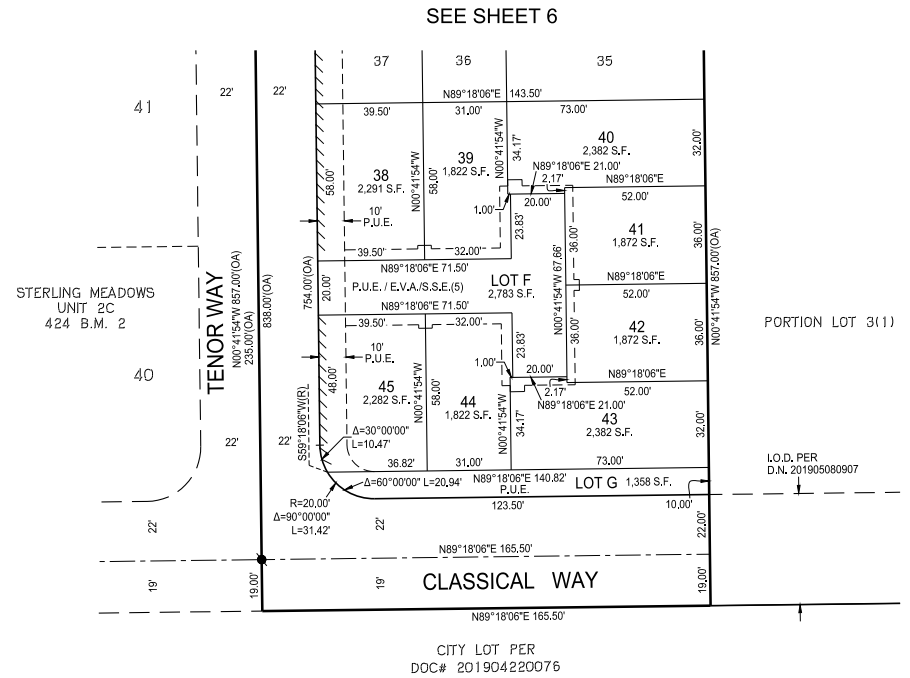


SHEET 4 OF 5 27113.02E

SEE SHEET 3 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS



TYPICAL "TEE COURT"  
CORNER MONUMENTATION  
SCALE 1" = 20'



SEE SHEET 3 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS

**SUBDIVISION NO. 01-130.02EW**  
**STERLING MEADOWS**  
**UNIT 2E - WEST**  
 A PORTION OF LOT 3 OF THE STERLING MEADOWS LARGE LOT PHASE 1 MAP  
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 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
**NOVEMBER 2020**  
**SHEET 5 OF 5** 27113.02E



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-248**

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 28, 2020 by the following vote:*

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

**NOES:**       **COUNCILMEMBERS:**    *None*

**ABSTAIN:**   **COUNCILMEMBERS:**    *None*

**ABSENT:**    **COUNCILMEMBERS:**    *None*

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