

**RESOLUTION NO. 2014-84**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING SUBDIVISION NO. 01-130-01, STERLING MEADOWS LARGE LOT  
SUBDIVISION, PHASE 1**

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

**WHEREAS**, consistent with the approved Large Lot Tentative Map, DPD Investments, LLC, a Californian Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 01-130-01, Sterling Meadows Large Lot Subdivision, Phase 1 of the previously-approved Large Lot Tentative Map; 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**, since the lots shown on this map front on an existing public street and the ultimate right-of-way dedication will be satisfied with an irrevocable offer of dedication on the map, no Subdivision Improvement Agreement is required for this phase; and

**WHEREAS**, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to 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; and

**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. 01-130-01, Sterling Meadows Large Lot Subdivision, Phase 1, substantially comply with the previously-approved Large Lot Tentative Map; and
- 2) The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines)Section 15268(b)(3) (Ministerial Projects, approval of final subdivision maps); and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 01-130-01, Sterling Meadows Large Lot Subdivision, Phase 1, a copy of which is hereby attached as Exhibit A and made part of this Resolution 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 9<sup>th</sup> day of April 2014.

  
\_\_\_\_\_  
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**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 01-130-01, STERLING MEADOWS LARGE LOT PHASE 1, AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF ELK GROVE FOR ANY PUBLIC PURPOSE THE RIGHT-OF-WAY ON OVER, ACROSS AND UNDER STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" (I.O.D.).

DPD INVESTMENTS, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

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

STERLING MEADOWS PARTNERS, L.L.C.  
A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE

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

GIARD GROUP, L.L.C.  
A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE

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

**NOTARY'S ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HER 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. \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HER 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.

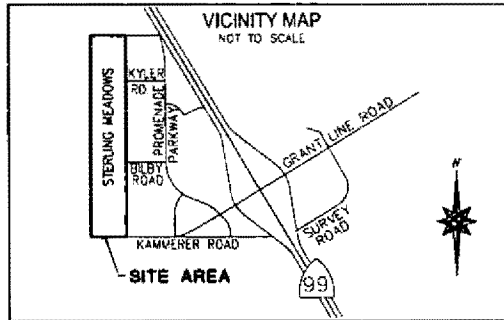
WITNESS MY HAND \_\_\_\_\_

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

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

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_



**NOTARY'S ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HER 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. \_\_\_\_\_

**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 MARCH 2014. 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 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.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 43.861 ACRES, CONSISTING OF 3 LOTS.

MACKEY & SOMPS CIVIL ENGINEERS, INC.



CHAD E. SPESS

P.L.S. 7944 EXP. 12-31-15

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

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130-01, STERLING MEADOWS LARGE LOT PHASE 1, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL MANGER

L.S. NO. 5154

REGISTRATION EXPIRES 06-30-15

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

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 01-130-01, STERLING MEADOWS LARGE LOT PHASE 1, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 28, 2009, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



RICHARD W. SHEPARD

CITY ENGINEER, CITY OF ELK GROVE

R.C.E. NO. 35439

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. 01-130-01, STERLING MEADOWS LARGE LOT PHASE 1, AND CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION AS SHOWN 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 MACKEY & 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: \_\_\_\_\_ FEE \$ \_\_\_\_\_

DEPUTY

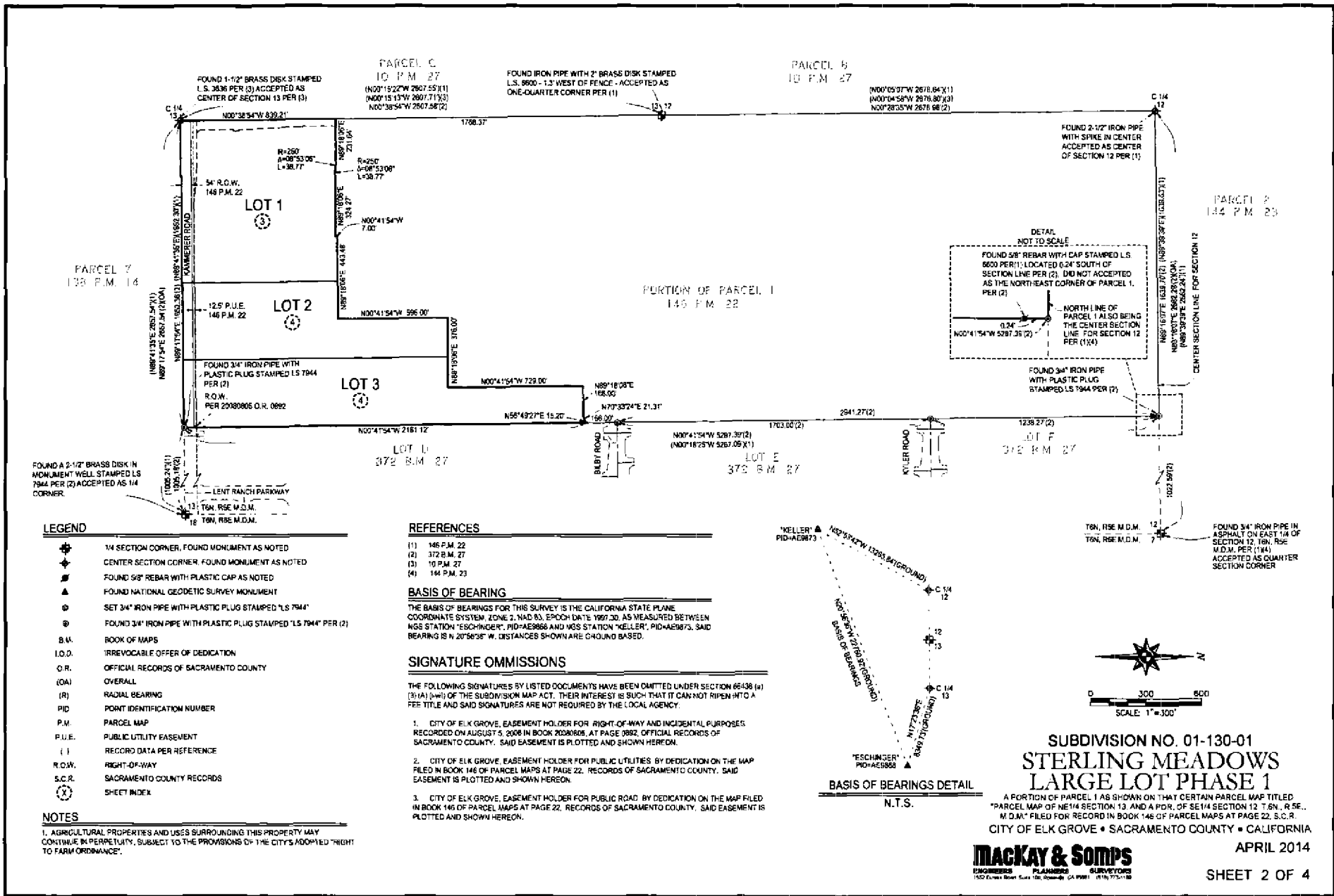
**SUBDIVISION NO. 01-130-01  
STERLING MEADOWS  
LARGE LOT PHASE 1**

A PORTION OF PARCELS AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 13, AND A POR. OF SE 1/4 SECTION 12, T.6N., R.5E., M.D.M." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, S.C.R., CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



APRIL 2014

SHEET 1 OF 4



**LEGEND**

- ◆ 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
- ◆ CENTER SECTION CORNER, FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS NOTED
- ▲ FOUND NATIONAL GEODETIC SURVEY MONUMENT
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 7944'
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 7944' PER (2)
- B.V. BOOK OF MAPS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- (OA) OVERALL
- (R) RADIAL BEARING
- PID POINT IDENTIFICATION NUMBER
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- (1) RECORD DATA PER REFERENCE
- R.O.W. RIGHT-OF-WAY
- S.C.R. SACRAMENTO COUNTY RECORDS
- ⊙ SHEET INDEX

**NOTES**

1. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED 'RIGHT TO FARM ORDINANCE'.

**REFERENCES**

- (1) 146 P.M. 22
- (2) 372 B.M. 27
- (3) 10 P.M. 27
- (4) 144 P.M. 23

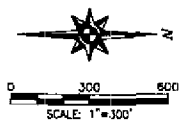
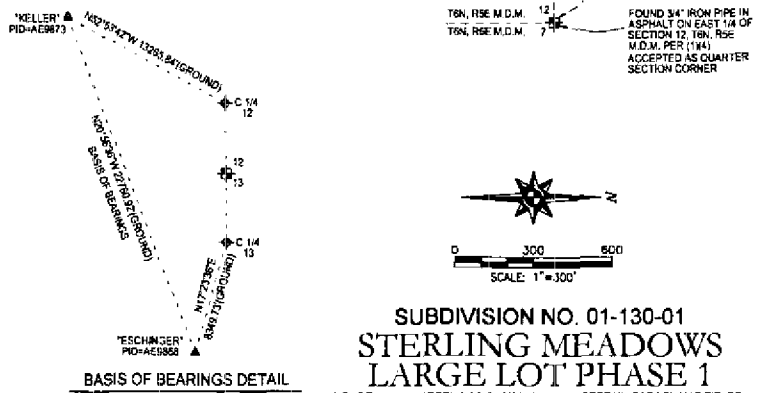
**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION 'ESCHINGER', PID-AE9886 AND NGS STATION 'KELLER', PID-AE9873, SAID BEARING IS N 20°56'58" W. DISTANCES SHOWN ARE GROUND BASED.

**SIGNATURE OMISSIONS**

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 66438 (a) (3)(A) (WH) 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 RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED ON AUGUST 5, 2006 IN BOOK 20060608, AT PAGE 0892, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES, BY DEDICATION ON THE MAP FILED IN BOOK 146 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC ROAD, BY DEDICATION ON THE MAP FILED IN BOOK 146 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.



**SUBDIVISION NO. 01-130-01  
STERLING MEADOWS  
LARGE LOT PHASE 1**

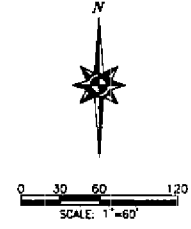
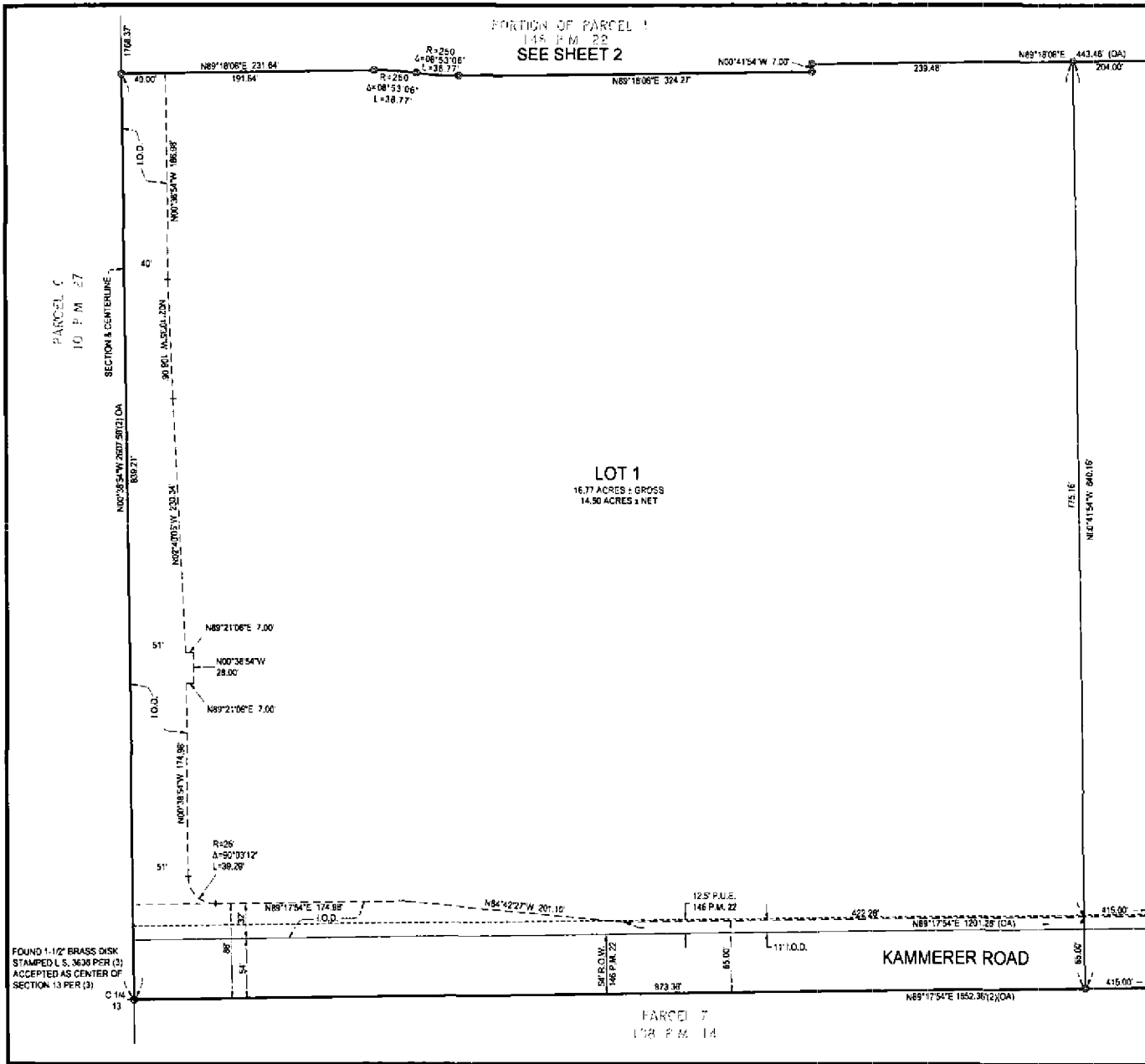
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APRIL 2014

**Mackay & Somp**  
ENGINEERS PLANNERS SURVEYORS  
1500 Elvert Road, Suite 100, Sacramento, CA 95811 (916) 775-1110

SHEET 2 OF 4

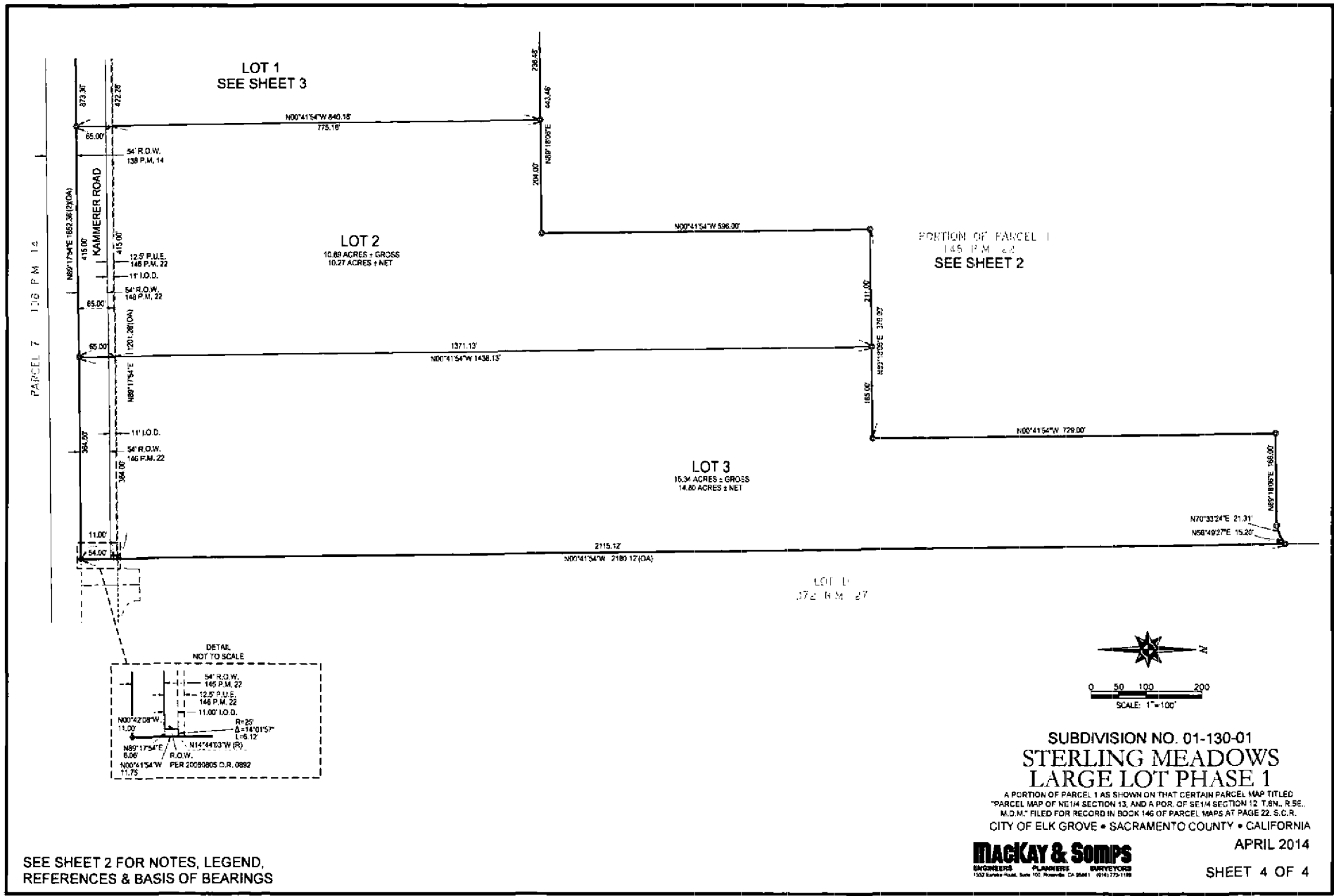
SEE SHEET 2 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS



SUBDIVISION NO. 01-130-01  
**STERLING MEADOWS  
LARGE LOT PHASE 1**  
A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED  
"PARCEL MAP OF NE 1/4 SECTION 13 AND A POR. OF SE 1/4 SECTION 12 T.8N., R.5E.,  
M.D.M." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, S.C.R.  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Mackay & Soms**  
ENGINEERS PLANNERS SURVEYORS  
1507 Europa Place, Suite 100, Rockville, CA 95961 (916) 773-1190

APRIL 2014  
SHEET 3 OF 4



PARCEL 7 106 P.M. 14

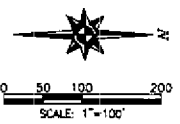
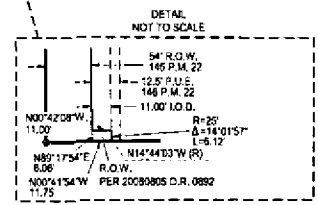
LOT 1  
SEE SHEET 3

LOT 2  
10.89 ACRES - GROSS  
10.27 ACRES - NET

LOT 3  
15.34 ACRES - GROSS  
14.80 ACRES - NET

PORTION OF PARCEL 1  
145 P.M. 22  
SEE SHEET 2

LOT 4  
372 N.M. 27



SUBDIVISION NO. 01-130-01  
**STERLING MEADOWS  
LARGE LOT PHASE 1**

A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED  
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M.D.M. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, S.C.R.  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

APRIL 2014

**Mackay & Samps**  
SURVEYORS PLANNERS ENGINEERS  
1533 ELK GROVE ROAD, SUITE 100, ROCKVILLE, CA 95765 (916) 775-1199

SHEET 4 OF 4

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



# 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. 01-130-1, Sterling Meadows Phase 1 Final Map

Project Applicant: MacKay & Soms  
1552 Eureka Road, Suite 100  
Roseville, CA 95661

Project Location - Specific: The Project site is located on the north side of Kammerer Road approximately one-half mile west of the Grant Line Road/Highway 99 interchange, in the southern portion of the City.

Assessor's Parcel Number(s): 132-0152-001

Project Location – City: **Elk Grove**

Project Location – County: **Sacramento**

Project Description: Approval and recordation of a Final Map for the Sterling Meadows Phase 1 subdivision, subdivision number 01-130-1.

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

**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 Sterling Meadows Project 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: March 27, 2014



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-84**

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

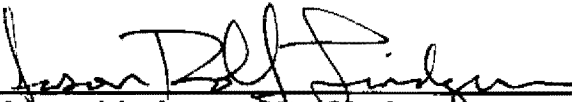
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 9, 2014 by the following vote:***

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

**NOES:       COUNCILMEMBERS:       Davis**

**ABSTAIN :   COUNCILMEMBERS:       None**

**ABSENT:     COUNCILMEMBERS:       None**

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