

RESOLUTION NO. 2015-203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A FINAL MAP FOR SUBDIVISION NO. 01-130-PH2, STERLING MEADOWS LARGE LOT SUBDIVISION, PHASE 2, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

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, the City entered into a Development Agreement (Agreement) with Elk Grove Associates, LLC and the Cosumnes Community Service District (CCSD) that included Park Site dedications and improvements and the reservation of land for a future fire station; and

WHEREAS, consistent with the approved Large Lot Tentative Map, Sterling Meadows Partners, LLC, a California Limited Liability Company, submitted to the City for approval a Final Map for Subdivision No. 01-130-PH2, Sterling Meadows Phase 2, 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 substantially satisfied; and

WHEREAS, a Subdivision Improvement Agreement is required for this large lot map which has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements, the remainder of which will be completed with the small lot subdivision maps; and

WHEREAS, the necessary Irrevocable Offers of Dedications for the park sites (Lots 5 and 12) have been made to satisfy the Quimby Fee requirement for this large lot map as required by the Agreement and the conditions of approval; and

WHEREAS, the required reservation for the purchase of land (Lot 6) for the future fire station between the owner and the CCSD has been executed pursuant to the Agreement and the conditions of approval; 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 and a Notice of Exemption is 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. 01-130-PH2, Sterling Meadows Phase 2 substantially comply with the previously-approved Large Lot Tentative Map; and

2. 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. 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-PH2, Sterling Meadows Phase 2, a copy of which is hereby attached as Exhibit A and made part of this Resolution;
4. Directs 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 for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of September, 2015



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

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130-02, STERLING MEADOWS LARGE LOT PHASE 2, AND FIND IT TO BE TECHNICALLY CORRECT.

STERLING MEADOWS PARTNERS, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER
 BY: TILC GORDON STERLING MEADOWS, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY OWNER
 BY: THE TRUE LIFE COMPANIES, LLC
 A DELAWARE LIMITED LIABILITY COMPANY, OWNER

[Signature]
 WALTER MACKAY
 TITLE ENGINEER

DPD INVESTMENTS, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE

BY: *[Signature]*
 WALTER MACKAY
 TITLE ENGINEER

SACRAMENTO COUNTY WATER AGENCY, OPTIONEE
 UNDER INSTRUMENT AT PAGE 27, 2016.
 OFFICIAL RECORDS SACRAMENTO COUNTY

BY: *[Signature]*
 WALTER MACKAY
 TITLE ENGINEER

NOTARY'S ACKNOWLEDGMENT

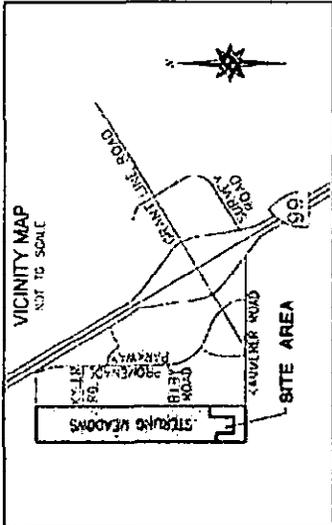
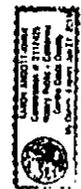
I, A NOTARY PUBLIC, ON OR AFTER EXAMINING THE FOREGOING INSTRUMENTS AS THE ENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE INSTRUMENTS, ACCURATELY ON A VITALITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO }
 SS

ON THE 27th DAY OF AUGUST, 2016, BEFORE ME, WALTER MACKAY, a Notary Public in and for said County and State, personally appeared WALTER MACKAY, the undersigned, known to me to be the person whose name is subscribed to the instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he executed the same on the day first above written, and that he executed the same on the day first above written, and that he executed the same on the day first above written, and that he executed the same on the day first above written.

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

WITNESS MY HAND AND SEAL:
 WALTER MACKAY
 MY PRINCIPAL PLACE OF BUSINESS IS THE
 COUNTY OF SACRAMENTO, CALIFORNIA
 MY COMMISSION EXPIRES: 27, 2019
 MY COMMISSION NO.: 2117625



NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC, ON OR AFTER EXAMINING THIS CERTIFICATE VERIFICATION OF THE ENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE INSTRUMENTS, ACCURATELY ON A VITALITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO }
 SS

ON THE 27th DAY OF AUGUST, 2016, BEFORE ME, WALTER MACKAY, a Notary Public in and for said County and State, personally appeared WALTER MACKAY, the undersigned, known to me to be the person whose name is subscribed to the instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he executed the same on the day first above written, and that he executed the same on the day first above written, and that he executed the same on the day first above written, and that he executed the same on the day first above written.

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

WITNESS MY HAND AND SEAL:
 WALTER MACKAY
 MY PRINCIPAL PLACE OF BUSINESS IS THE
 COUNTY OF SACRAMENTO, CALIFORNIA
 MY COMMISSION EXPIRES: 27, 2019
 MY COMMISSION NO.: 2117625



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 TIME OF THE SURVEY. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECTION AND I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA. THE SURVEY WAS CONDUCTED ON THE 27th DAY OF AUGUST, 2016, AND THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OBEY THE REQUIREMENTS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2016, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE ACCURATE AND TO BE NOTED TO ALL CENTURIAL MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE NEARLY BORDER CONTAINS 11 LOTS COMBINING OF 4 LOTS WACKAY & SOMPS CIVIL ENGINEERS INC.

[Signature]
 WALTER MACKAY
 DATE: 8/27/16



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130-02, STERLING MEADOWS LARGE LOT PHASE 2, AND FIND IT TO BE TECHNICALLY CORRECT.



RICHARD W. SHEPARD
 CITY ENGINEER, CITY OF ELK GROVE
 CORPORATION DATE: 08-30-17

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 01-130-02, STERLING MEADOWS LARGE LOT PHASE 2, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 27, 2016, AND ANY OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLIED WITH.



RICHARD W. SHEPARD
 CITY ENGINEER, CITY OF ELK GROVE
 CORPORATION DATE: 08-30-15

CITY CLERK'S STATEMENT

I, CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY CLERK OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 01-130-02, STERLING MEADOWS LARGE LOT PHASE 2, AND CERTIFIED AS A CORRECT COPY OF THE ORIGINAL SUBDIVISION MAP TO THE CITY ENGINEER AND TO THE CITY COUNCIL OF THE CITY OF ELK GROVE. THE CITY CLERK HAS ALSO APPROVED THE CITY ENGINEER'S STATEMENT AND THE CITY ENGINEER'S STATEMENT AND THE CITY ENGINEER'S STATEMENT AND THE CITY ENGINEER'S STATEMENT.



JASON PROSENI, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS DAY OF AUGUST, 2016, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY TITLE TO THE LAND MAPS AT PAGE 27, 2016. THIS INSTRUMENT IS FILED AS PER CERTIFICATE NO. 2117625 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY, STATE OF CALIFORNIA.

JASON PROSENI, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA

SUBDIVISION NO. 01-130-02
 STERLING MEADOWS
 LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF THE 6TH SECTION 18, AND A PORTION OF 6TH SECTION 19, T19N, R32E AND 34M-1, FILED FOR RECORD IN BOOK 18 OF PARCEL MAPS AT PAGE 22, SCR.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 AUGUST 2015

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 W. COLLETT AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 PHONE: 916.442.1111
 FAX: 916.442.1112

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED OCTOBER 14, 2014 IN BOOK 2814514, AT PAGE 10, AND RECORDED DECEMBER 31, 2014 IN BOOK 2815761, AT PAGE 10A, AND DECEMBER 31, 2014 IN BOOK 2814721, AT PAGE 44C; OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENT TO THE RECORDED COPY OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Trustee on this 17th day of August, 2015.
V.P. Director

NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLYING THIS CERTIFICATE IN WITNESS OF THE CERTAINTY OF THE INSTRUMENT AND THE AUTHORITY OF THE SIGNER TO EXECUTE THE INSTRUMENT AND NOT THE TRUTH OR FALSITY, ACCURACY OR VALIDITY OF THAT DOCUMENT.
STATE OF California SS
COUNTY OF Sacramento
ON THE 17th DAY OF August, 2015, BEFORE ME, Peter Jason Homans, a Notary Public in and for the County and State aforesaid, personally appeared Michael M. Jones, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within-mentioned instrument, and acknowledged to me that he executed the same in his individual name and acknowledged to me that he executed the same in his capacity as a member of the entity upon behalf of which the instrument was executed, executed the instrument, and that he executed the same voluntarily.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS ARE TRUE AND CORRECT.
WITNESSES MY HAND AND SEAL ON THIS 17th DAY OF August, 2015.
NOTARY PUBLIC: Peter Jason Homans
MY COMMSSION EXPIRES: November 15, 2018
MY COMMISSION NO.: 2086723

NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLYING THIS CERTIFICATE, DOORS ONLY THE CERTAINTY OF THE INSTRUMENT AND THE AUTHORITY OF THE SIGNER TO EXECUTE THE INSTRUMENT AND NOT THE TRUTH OR FALSITY, ACCURACY OR VALIDITY OF THAT DOCUMENT.
STATE OF California SS
COUNTY OF Alameda
ON THE 7th DAY OF August, 2015, BEFORE ME, U. Srinivas Notary Public, a Notary Public in and for the County and State aforesaid, personally appeared Srinivas Srinivasan, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within-mentioned instrument, and acknowledged to me that he executed the same in his individual name and acknowledged to me that he executed the same in his capacity as a member of the entity upon behalf of which the instrument was executed, executed the instrument, and that he executed the same voluntarily.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS ARE TRUE AND CORRECT.
WITNESSES MY HAND AND SEAL ON THIS 7th DAY OF August, 2015.
NOTARY PUBLIC: U. Srinivas
MY COMMSSION EXPIRES: Sep 17, 2015
MY COMMISSION NO.: 1952579

SIGNATURE COMMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN DATED UNDER SECTION 6601(a)(1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT BE PUT INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

- COUNTY OF ELK GROVE, DISTRICT NO. 1, OF SACRAMENTO COUNTY, EASEMENT, HOLDERS FOR IFF/ASAP STATION, SWEET MEADOWS AND INCIDENTAL UTILITIES RECORDED ON MAY 21, 2008 IN BOOK 220824, AT PAGE 2017, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- COUNTY OF SACRAMENTO, DISTRICT NO. 1, OF SACRAMENTO COUNTY, EASEMENT, HOLDERS FOR IFF/ASAP STATION, SWEET MEADOWS AND INCIDENTAL UTILITIES RECORDED ON MAY 21, 2008 IN BOOK 220824, AT PAGE 2017, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE, EASEMENT, HOLDERS FOR ORANGE EASEMENT AND INCIDENTAL PURPOSES RECORDED ON JUNE 17, 2008 IN BOOK 220812, AT PAGE 1145, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE, EASEMENT, HOLDERS FOR DETENTION BASIN EASEMENT AND INCIDENTAL PURPOSES RECORDED ON JUNE 12, 2008 IN BOOK 220801, AT PAGE 1143, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE, EASEMENT, HOLDERS FOR 100-FOOT-WAY AND INCIDENTAL PURPOSES RECORDED ON AUGUST 3, 2008 IN BOOK 220806, AT PAGE 1022, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- SACRAMENTO METROPOLITAN UTILITY DISTRICT, EASEMENT, HOLDERS FOR A TEMPORARY RIGHT-OF-WAY RECORDED IN BOOK 200818, AT PAGE 0906, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- CITY OF ELK GROVE, EASEMENT, HOLDERS FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 144 OF PARCEL MAPS AT PAGE 79, RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

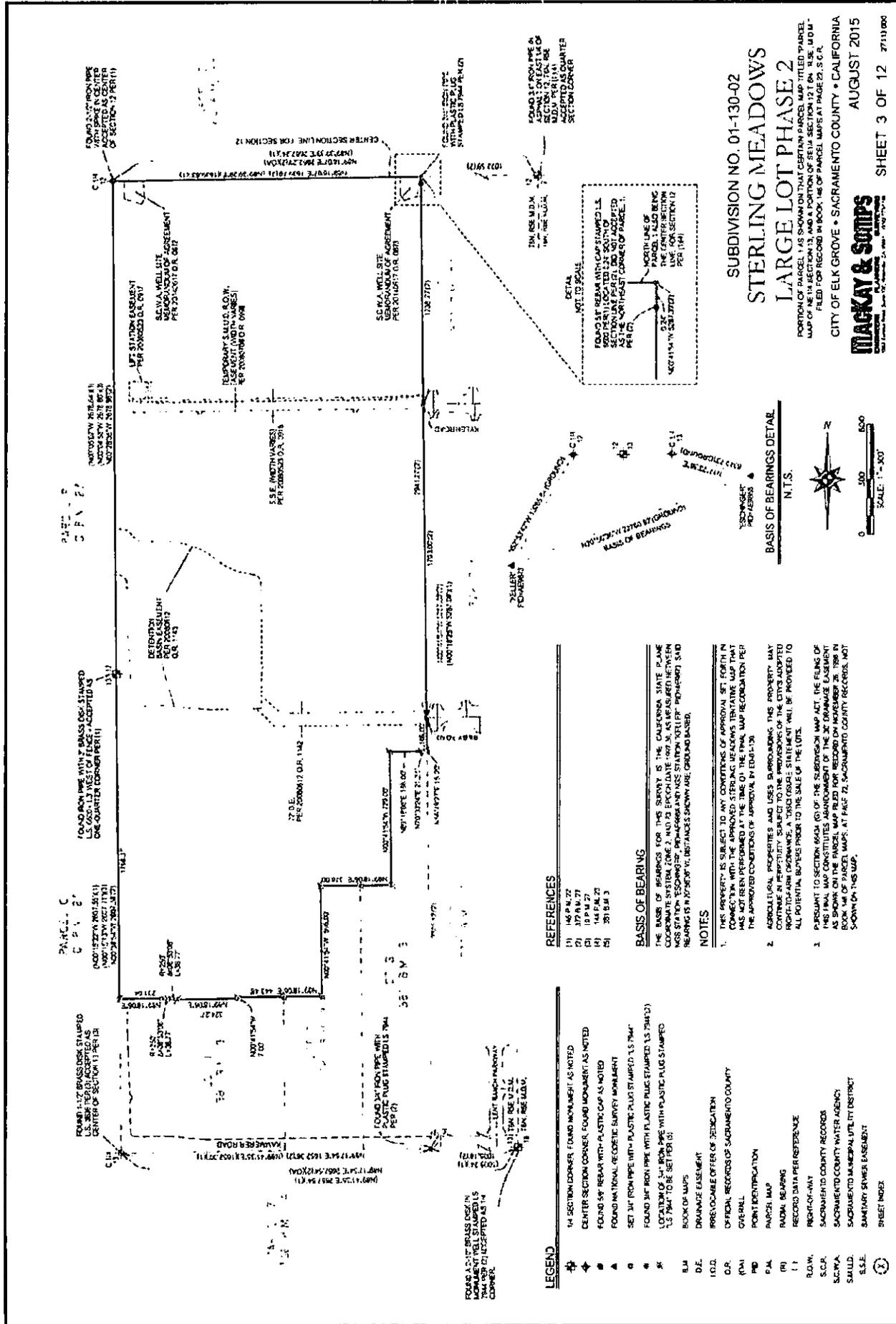
PER SUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL BE CONVEYED TO THE CITY OR THE MAP OF SUBDIVISION NO. 01-130-02, STERLING MEADOWS, SHALL BE RECORDED IN THE OFFICIAL RECORDS OF SACRAMENTO COUNTY. THE CITY OF ELK GROVE DOES NOT OBJECT TO THE PROPERTY OR ANY PORTION THEREOF IS NOT SUBJECT FOR PUBLIC UTILITIES EASEMENT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBMITTER: STERLING MEADOWS PARTNERS LLC
ADDRESS: 1947 A COSTA BLVD, SUITE 170
SACRAMENTO, CA 95834

SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2

PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NEAR SECTION 13, AND A PORTION OF SECTION 12, 7th AND 8th A.D.M." FILED FOR RECORD IN BOOK 144 OF PARCEL MAPS AT PAGE 221, S.C.R.
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

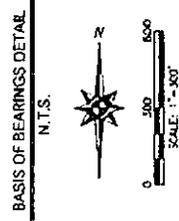
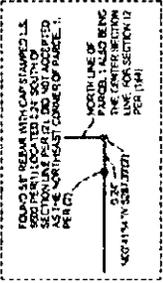
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
1000 P STREET, SUITE 200, SACRAMENTO, CA 95811
AUGUST 2015
SHEET 2 OF 12 27113.000



SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2
 PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 12 IN T.18N. R.16E. S.14E. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, S.C.R. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 AUGUST 2015

MAGKAY & SOMPS
 1000 S. STREET, SUITE 100, SACRAMENTO, CA 95811
 TEL: (916) 442-1111 FAX: (916) 442-1112

SHEET 3 OF 12 2711000



REFERENCES

- (1) 14 P.M. 72
- (2) 37 P.M. 77
- (3) 12 P.M. 77
- (4) 381 S.M. 5

BASIS OF BEARINGS

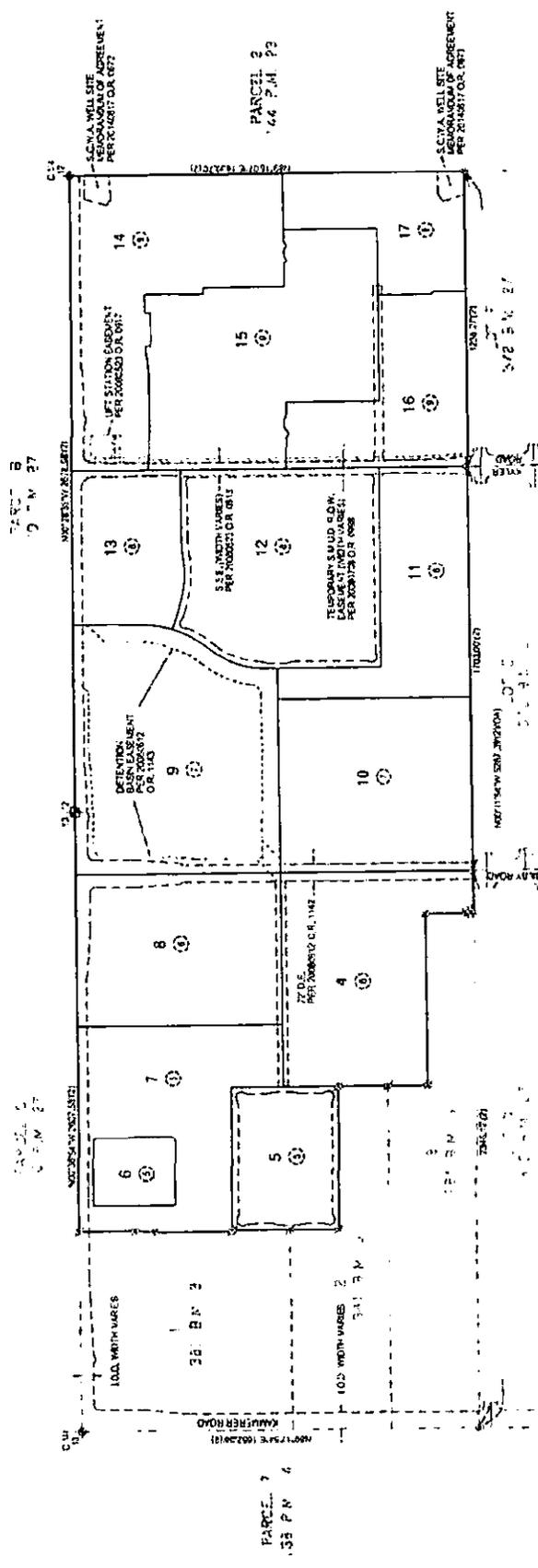
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NORTH EPICENTRALE 1983, AS MEASURED BETWEEN THE STATE PLANE POINTS PER THE BEARING AND DISTANCE SURVEY (B.S.S.) REPORT DATED 12/28/14. BEARINGS SHOWN ARE BACKSIGHT, SIGHT AND FORESIGHT.

NOTES

1. THE PROPERTY IS SUBJECT TO ANY CONVEYANCE OF INTEREST, SET BACK OR CONNECTION WITH THE APPROVED STERLING MEADOWS TRAILING MAP THAT HAS NOT BEEN PERFORMED AT THE TIME OF THE FINAL MAP RECONSTRUCTION PER THE APPROVED CONDITIONS OF APPROVAL IN EDITION 1.0.
2. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONSTITUTE A HAZARD TO THE PROPERTY. A HAZARDOUS STATEMENT SHALL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
3. PURSUANT TO SECTION 6600 (5) OF THE SUBDIVISION MAP ACT, THE PLUMB OF PARCEL 13, AND A PORTION OF SE 1/4 SECTION 12, AND THE DAMAGE EASEMENT AS SHOWN ON THE PARCEL MAP TITLED PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 12 IN T.18N. R.16E. S.14E. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, SACRAMENTO COUNTY RECORDS, NOT SHOWN ON THIS MAP.

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 RECREATION SURVEY MONUMENT
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 7MAY'
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 7MAY (2)'
- LOCATION OF 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 7MAY' TO BE SET PER (1)
- BOOK OF MAPS
- DRAINAGE EASEMENT
- PRELOCABLE OFFICE OF JURISDICTION
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- OVERALL
- POINT IDENTIFICATION
- PARCEL MAP
- RADIAL BEARING
- RECORD DATA REFERENCE
- RIGHT-OF-WAY
- S.C.P.
- SACRAMENTO COUNTY RECORDS
- SACRAMENTO COUNTY WATER AGENCY
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- SUMMARY SWYER EASEMENT
- SHEET INDEX



0 300 600
SCALE: 1" = 300'

SUBDIVISION NO. 01-130-02

STERLING MEADOWS

LARGE LOT PHASE 2

PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 12, AND A PORTION OF NE 1/4 SECTION 13 T. 8 N. R. 9 E. M. 10 B. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23.5 C.R.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2015

Mackay & Sumps
REGISTERED PROFESSIONAL ENGINEERS
100 Grove Street, Suite 100, Elk Grove, CA 95757

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

SHEET 4 OF 12 27113000

SUBDIVISION NO. 01-130-02

STERLING MEADOWS LARGE LOT PHASE 2

PORTION OF PARCEL 7 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL
MAP OF NE 1/4 SECTION 33, AND A PORTION OF SE 1/4 SECTION 12, T. 8 N., R. 5 E., M. 10 W.,
FILED FOR RECORD IN BOOK 1146 OF PARCEL MAPS AT PAGE 72, S.C.R.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2015



SHEET 5 OF 12 2713.000



SCALE 1"=60'
0 30 60 90 120 150

LOT 8
SEE SHEET 6

57°15'00" E 141.37'

35'

289.07'

42.00'

322.02'

207'

304.56'

100.00'

100.00'

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LOT 7
1.18 ACRES ± GROSS
10.20 ACRES ± NET

57°15'00" E 141.37'

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LOT 6
2.22 ACRES ±

57°15'00" E 141.37'

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LOT 5
6.07 ACRES ± GROSS
4.14 ACRES ± NET

57°15'00" E 141.37'

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LOT 4
SEE SHEET 6

57°15'00" E 141.37'

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100.00'

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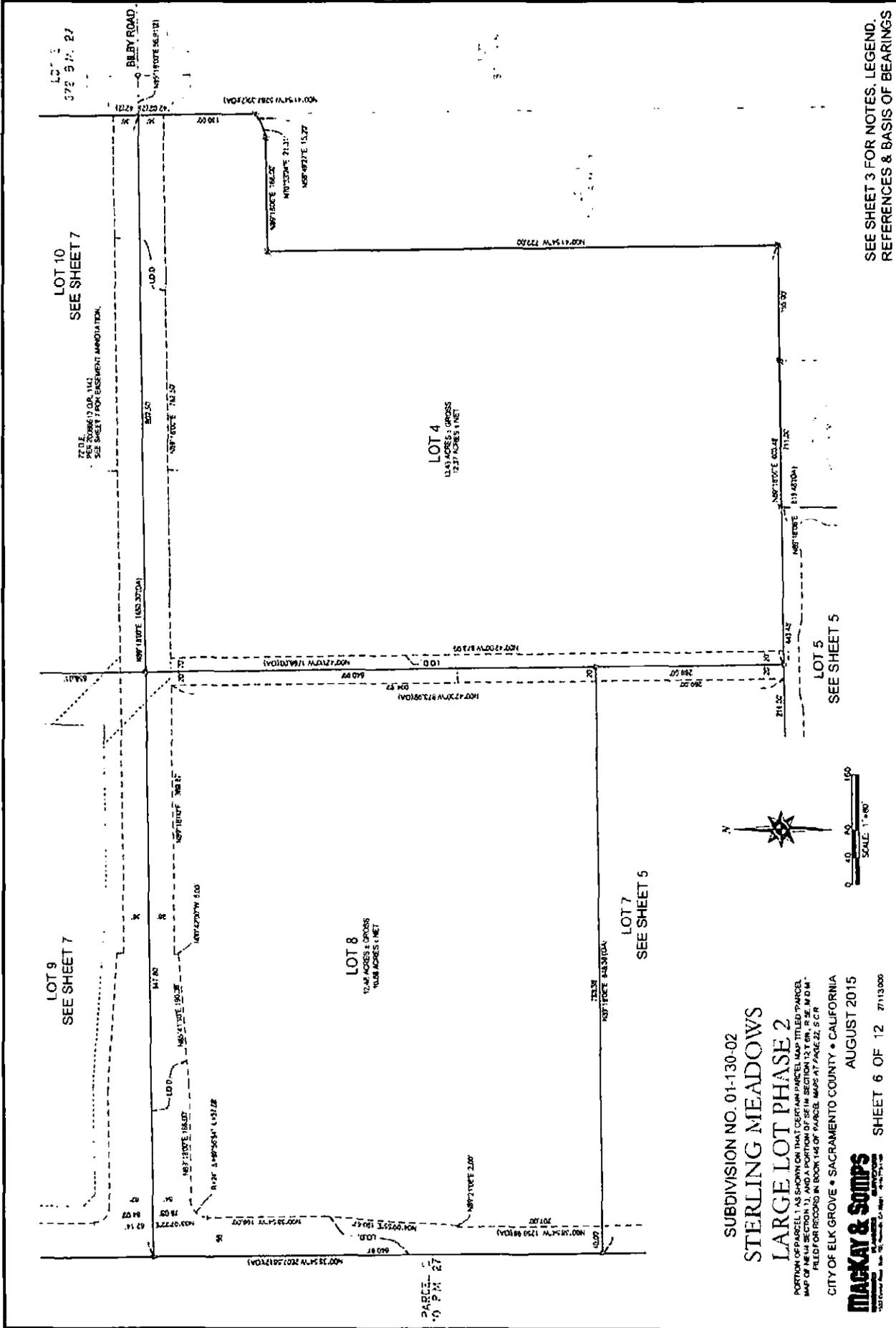
100.00'

100.00'

100.00'

100.00'

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



LOT 10
372 9 N. 27

LOT 10
SEE SHEET 7

LOT 9
SEE SHEET 7

LOT 4
10.83 ACRES ± GROSS
12.37 ACRES ± NET

LOT 8
10.46 ACRES ± GROSS
11.06 ACRES ± NET

LOT 7
SEE SHEET 5

LOT 5
SEE SHEET 5

SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF THE 1/4 SECTION 13, AND A PORTION OF SECTION 13 T. 6N., R. 2E., M.D.M. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, 5 C.R.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2015

Mackay & Somp
REGISTERED PROFESSIONAL LAND SURVEYORS
1217 H STREET, SUITE 200, SACRAMENTO, CA 95811
TEL: 916.442.1111 FAX: 916.442.1112

SHEET 6 OF 12 27113000

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

LOT 13
SEE SHEET 8

LOT 12
SEE SHEET 8

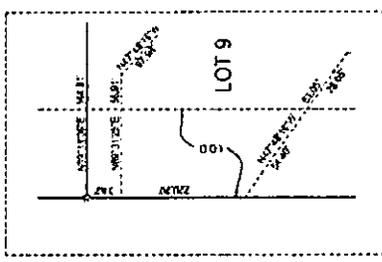
LOT 11
SEE SHEET 8

LOT 10
13.7 ACRES GROSS
12.5 ACRES NET

LOT 9
10.6 ACRES GROSS
17.13 ACRES NET

LOT 4
SEE SHEET 6

LOT 8
SEE SHEET 6



SUBDIVISION NO. 01-130-02
STERLING MEADOWS

LARGE LOT PHASE 2

PORTION OF PARCEL 14.8 SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF THE 1/4 SECTION 13, AREA A PORTION OF SECTION 13 T. 8N. R. 5E. M. 10W. FILED FOR RECORD IN BOOK 116 OF PARCEL MAPS AT PAGE 22, S.C.R."

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AUGUST 2015

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1001 F STREET, SUITE 100, SACRAMENTO, CA 95811
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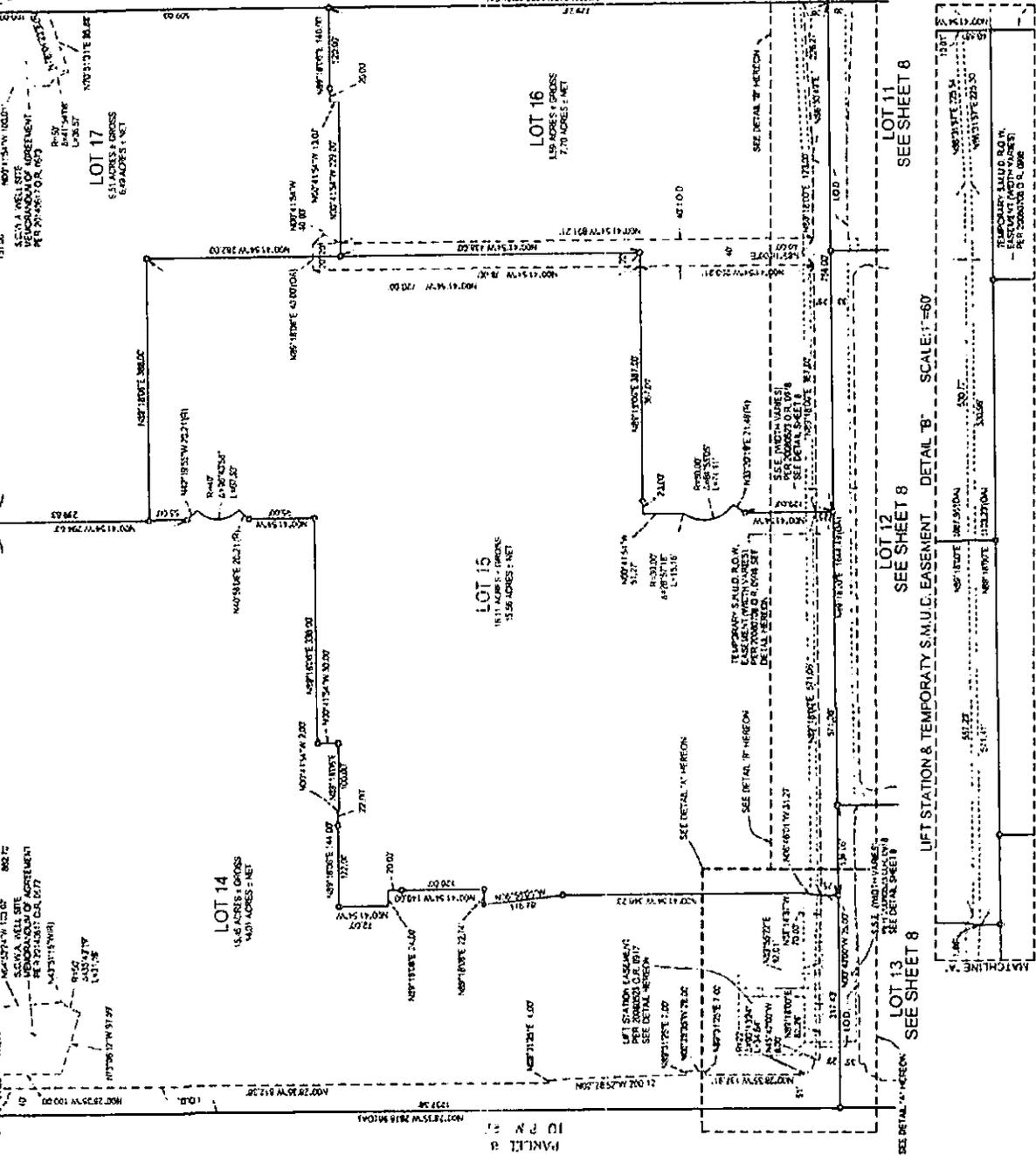
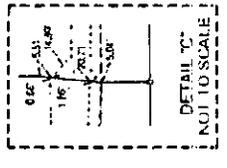
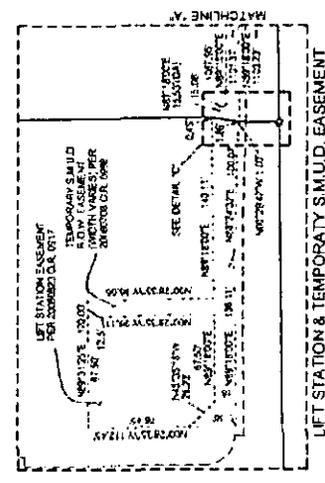
SEE SHEET 3 FOR NOTES, LEGEND,
REFERENCES & BASIS OF BEARINGS

SHEET 7 OF 12 27113.000

PARCELS 3, 4 & 5

PARCELS 8, 9, 10 & 11

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



SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2

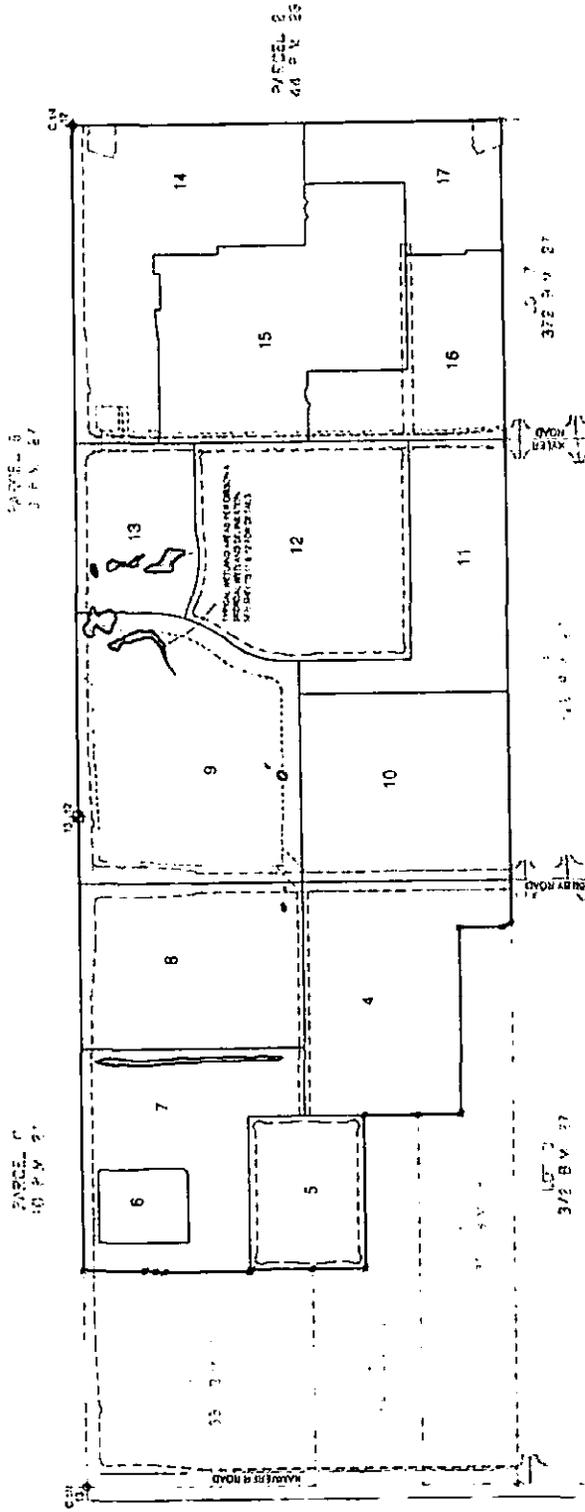
PORTION OF PARCEL 1 AS SHOWN ON CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 17, T4N, R16E, M3D, N." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, S.C.R.

CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA
AUGUST 2015

Mackay & Somps
1000 J Street, Suite 100, Elk Grove, CA 95757
TEL: 916.487.1111 FAX: 916.487.1112

SHEET 9 OF 12 27113.000

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY
 PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE
 ENVIRONMENTAL CONSTRAINTS SHEET



0 100 200 300 400 500
 SCALE: 1" = 300'

SUBDIVISION NO. 01-130-02

STERLING MEADOWS

LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 11 AND A PORTION OF SE 1/4 SECTION 12 T. 8N., R. 5E., M. 0.W." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, S.C.R.

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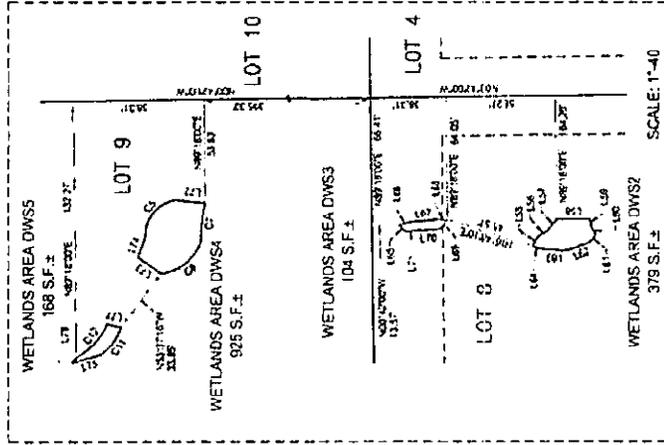
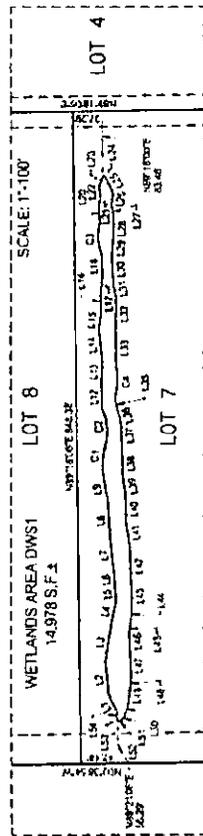
AUGUST 2015



SHEET 10 OF 12 ZT130800

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

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY
PURSUANT TO SECTION 86534.2 OF THE GOVERNMENT CODE
ENVIRONMENTAL CONSTRAINTS SHEET



LINE #	BEARING	LENGTH
L12	N85°00'31"E	15.5
L13	N70°02'57"E	14.8
L14	N89°45'37"W	11.4
L15	N15°27'15"W	15.6
L16	N81°51'38"E	7.6
L17	N83°51'22"W	3.9

CURVE #	RADIUS	DELTA	LENGTH
C5	19	87°02'49"	26.5
C7	127	47°19'11"	20.6
C8	24	157°09'09"	27.2
C11	31	34°00'46"	14.2
C12	35	30°11'11"	23.7

LINE #	BEARING	LENGTH
L19	N45°42'27"W	5.8
L20	N07°04'17"W	6.6
L21	N81°27'02"W	7.2
L22	N07°27'7"W	16.9
L23	N77°55'41"E	4.0
L24	N87°05'17"E	5.0
L25	N07°51'13"N	4.5
L26	N07°02'34"E	12.4
L27	N17°43'25"E	5.1
L28	N42°29'11"E	5.2
L29	N15°41'52"W	6.3
L30	N08°41'30"W	13.6
L31	N08°10'17"E	4.9
L32	N64°04'17"W	6.1
L33	N07°02'04"W	12.3
L34	N08°47'29"W	5.1

LINE #	BEARING	LENGTH
L35	N79°33'07"W	11.6
L36	N61°09'01"E	23.2
L37	N87°11'32"E	37.2
L38	N07°23'07"W	9.4
L39	N87°20'07"W	19.8
L40	N01°02'25"W	12.7
L41	N87°14'47"W	5.8
L42	N87°21'17"W	5.5
L43	N87°05'17"E	5.9
L44	N10°45'20"W	5.9

LINE #	BEARING	LENGTH
L45	N09°27'27"E	3.6
L46	N61°09'01"E	23.6
L47	N87°05'37"W	18.2
L48	N87°17'47"E	19.5
L49	N87°10'30"E	24.2
L50	N05°10'20"W	25.0
L51	N06°32'46"E	33.4
L52	N87°05'17"E	26.4
L53	N86°45'07"W	11.6
L54	N87°15'13"E	46.4
L55	N78°49'02"E	19.2
L56	N15°13'40"E	14.2
L57	N87°20'27"E	23.2
L58	N87°15'07"E	38.6
L59	N87°13'57"E	22.2
L60	N88°24'40"E	36.4
L61	N87°21'59"E	29.2
L62	N87°15'43"E	55.4
L63	N88°23'46"E	21.4
L64	N10°45'20"W	26.2

LINE #	BEARING	LENGTH
L1	N87°15'37"E	24.3
L2	N84°12'02"E	44.2
L3	N87°15'37"W	17.8
L4	N10°27'07"W	22.4
L5	N85°22'28"E	19.5
L6	N87°24'46"E	44.6
L7	N87°15'37"E	44.1
L8	N87°17'47"E	41.5
L9	N87°06'11"E	36.4
L10	N87°02'04"W	39.2
L11	N87°05'17"E	20.4
L12	N87°02'04"W	25.0
L13	N87°02'04"W	18.1
L14	N87°02'04"W	20.6
L15	N87°02'04"W	22.2
L16	N87°02'04"W	20.6
L17	N87°02'04"W	20.6
L18	N87°02'04"W	20.6
L19	N87°02'04"W	20.6
L20	N87°02'04"W	20.6
L21	N87°02'04"W	20.6
L22	N87°02'04"W	20.6
L23	N87°02'04"W	20.6

LINE #	BEARING	LENGTH	
C1	90	27°02'11"	36.3
C2	71	30°45'29"	45.5
C3	84	30°24'58"	42.6
C4	104	27°02'11"	41.6



SUBDIVISION NO. 01-130-02

STERLING MEADOWS

LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 12, T4N, R5E, M.D.M.", FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 2, S.C.R.

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AUGUST 2015

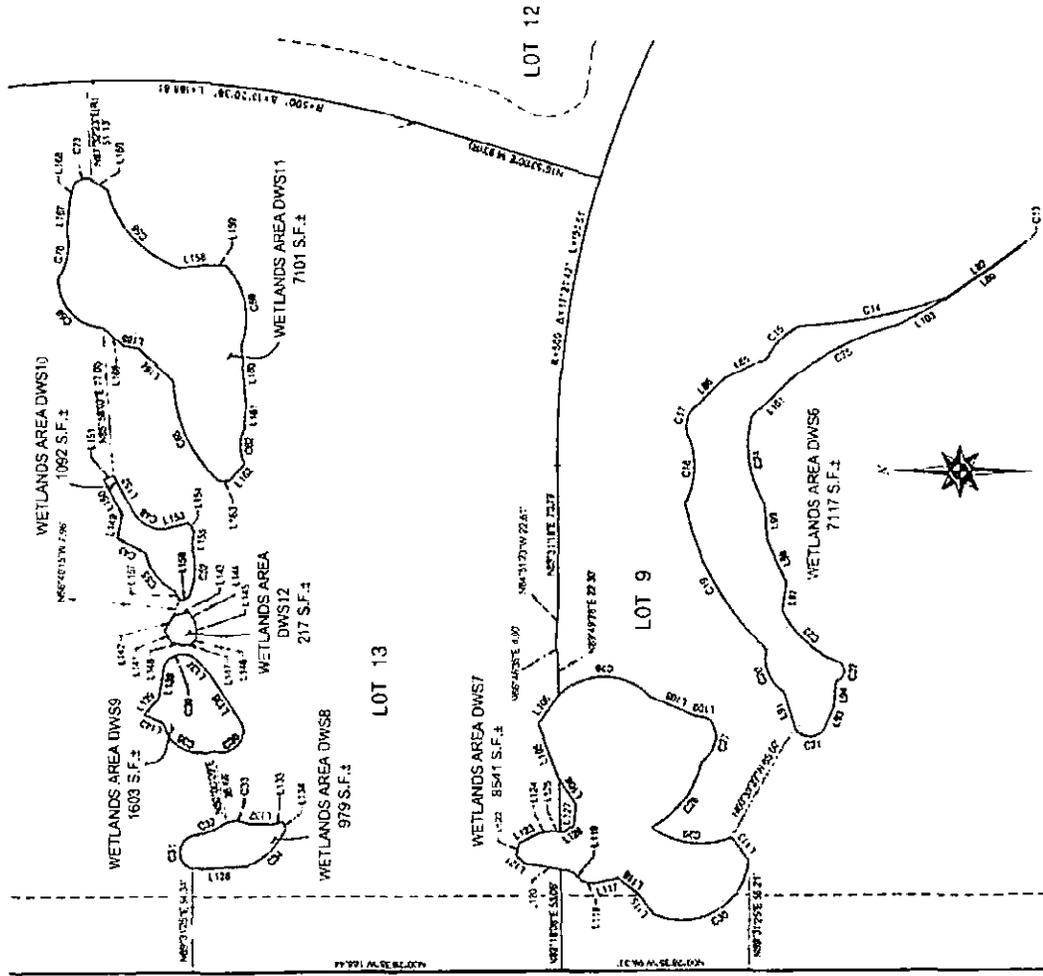


SEE SHEET 3 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS

SHEET 11 OF 12

27111.000

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY
PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE
ENVIRONMENTAL CONSTRAINTS SHEET



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	1"	180°04'	1.6
C11	251	175°00'	74.9
C12	37	166°20'	24.5
C13	15	66°20'	9.2
C14	19	52°40'	36.9
C15	142	31°15'30"	81.7
C16	22	21°52'	24.5
C17	2	147°00'	21.1
C18	2	147°00'	21.1
C19	56	47°30'	43.6
C20	102	21°52'	53.7
C21	32	94°25'	53.7
C22	11	102°30'	26.6
C23	48	51°30'	43.6
C24	57	57°16'	43.6
C25	34	117°14'	61.4
C26	9	145°00'	20.1
C27	31	27°34'	13.1

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C28	13	172°26'	12.9
C29	41	40°25'	28.2
C30	19	59°22'	31.4
C31	11	128°58'	24.4
C32	11	59°22'	31.4
C33	263	10°24'00"	16.7
C34	18	41°35'	28.4
C35	28	52°38'	26.6
C36	56	59°25'30"	36.8
C37	43	61°28'30"	42.3
C38	26	53°53'30"	18.4
C39	89	47°28'30"	51.4
C40	29	89°23'15"	38.5
C41	31	45°47'15"	24.8
C42	7	40°04'30"	13.1

LINE TABLE		
LINE #	BEARING	LENGTH
L102	N67°39'30"W	9.7
L103	N10°16'30"W	6.7
L104	N85°21'15"E	2.9
L105	N61°30'15"E	3.1
L106	N40°30'30"W	3.2
L107	N110°07'30"W	5.7
L108	N18°30'15"E	6.5
L109	N18°30'15"E	12.6
L110	N62°10'15"E	19.6
L111	N90°35'30"W	5.7
L112	N61°40'15"E	18.1
L113	N12°50'15"W	12.5
L114	N49°15'15"E	5.4
L115	N42°05'30"W	6.9
L116	N15°30'30"W	5.1
L117	N47°15'00"E	5.3
L118	N47°15'00"E	16.6
L119	N62°13'15"E	7.0
L120	N41°40'15"W	24.4
L121	N40°34'30"W	13.4

LINE TABLE		
LINE #	BEARING	LENGTH
L122	N62°10'15"E	12.1
L123	N62°10'15"E	12.1
L124	N77°20'15"W	2.7
L125	N41°40'15"E	26.4
L126	N10°29'15"E	3.1
L127	N42°40'15"E	13.8
L128	N41°40'15"W	16.6
L129	N41°40'15"W	50.7
L130	N27°30'30"E	3.9

LINE TABLE		
LINE #	BEARING	LENGTH
L101	N45°17'15"W	47.9
L102	N85°14'15"W	47.2
L103	N75°15'15"E	24.5
L104	N64°20'30"W	19.1
L105	N71°43'15"E	15.1
L106	N49°20'30"W	9.4
L107	N41°24'15"W	14.5
L108	N46°28'15"E	24.5
L109	N60°37'15"W	12.7
L110	N42°14'15"W	22.7
L111	N46°15'30"E	15.9
L112	N49°24'15"W	17.7
L113	N42°20'30"E	24.9
L114	N1°20'15"E	2.1
L115	N57°13'15"E	14.3
L116	N48°07'15"E	13.2
L117	N73°31'15"W	13.2

LINE TABLE		
LINE #	BEARING	LENGTH
L118	N17°21'15"E	6.7
L119	N47°05'15"E	5.2
L120	N39°45'15"E	24.2
L121	N41°14'15"E	8.7
L122	N4°18'15"W	9.4
L123	N37°23'15"W	10.3
L124	N12°39'45"W	7.4
L125	N32°14'15"E	9.1
L126	N38°34'30"W	6.2
L127	N45°57'30"W	13.1
L128	N37°50'15"W	27.3
L129	N35°11'45"E	13.4
L130	N1°54'05"W	3.4
L131	N49°14'15"E	4.4
L132	N48°07'15"E	26.7
L133	N41°40'15"E	13.4
L134	N41°40'15"W	15.7
L135	N46°30'30"W	11.7
L136	N77°34'15"E	11.9
L137	N49°42'15"E	7.0

SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED PARCEL MAP OF NE 1/4 SECTION 13 AND A PORTION OF SE 1/4 SECTION 12 T. 9N. R. 5E. M. 10 U. FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 23, C. 8

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2015

Mackay & Samps
REGISTERED PROFESSIONAL SURVEYORS
2000 W. 10th Street, Elk Grove, CA 95757
TEL: 916.487.1111 FAX: 916.487.1112

SEE SHEET 3 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

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

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Subdivision No. 01-130-PH2, Sterling Meadows – Phase 2**
North side Kammerer Road west of the Grant Line Road/SR 99

PROJECT LOCATION - SPECIFIC: Interchange adjacent to the Lent Ranch Mall.

ASSESSOR'S PARCEL NUMBER(S): 132-2390-004

PROJECT LOCATION – CITY: **Elk Grove** **PROJECT LOCATION – COUNTY:** **Sacramento**

PROJECT DESCRIPTION: Approval of Subdivision No. 01-130-PH2, Sterling Meadows Phase 2 Final Map.

LEAD AGENCY: **City of Elk Grove**

LEAD AGENCY CONTACT: Sandy Kyles (916) 478-3620

APPLICANT: Sterling Meadows Partners, LLC, a California Limited Liability Company
12647 Alcosta Boulevard, Suite 470
San Ramon, CA 94583

EXEMPTION STATUS:

- Ministerial [Section 21080(b); 15268];
- General Rule [Section 15060(c)(3)];
- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Statutory Exemption
- Categorical Exemption

EXHIBIT B

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

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), 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 Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

CITY OF ELK GROVE
Development Services - Planning

By: _____
Sandy Kyles

Date: _____

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-203

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 September 23, 2015 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California