

**ORDINANCE NO. 11-2018**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING THAT THE STERLING MEADOWS DEVELOPMENT AGREEMENT  
AMENDMENT (EG-01-130A) REQUIRES NO FURTHER ENVIRONMENTAL REVIEW  
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO  
STATE CEQA GUIDELINES SECTION 15162 AND APPROVING THE DEVELOPMENT  
AGREEMENT AMENDMENT FOR THE PROJECT**

**WHEREAS**, on May 28, 2008, the City Council approved the Sterling Meadows Project, including the Sterling Meadows Development Agreement (DA), encompassing approximately 200 acres on North side of Kammerer Road, one-half mile west of Grant Line Road / State Route 99 interchange; and

**WHEREAS**, the Development Services Department of the City of Elk Grove received an application on October 27, 2017, from The True Life Companies (the "Applicant"), which is affiliated with VTL Sterling Meadows LLC (the "Property Owner"), requesting an amendment to the Sterling Meadows DA (the "Project"); and

**WHEREAS**, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource code §§21000 et seq.; and

**WHEREAS**, State CEQA Guidelines Section 15162 provides that that no further environmental review is required for a project for which an EIR has been certified unless substantial changes have occurred that would require major revisions to the EIR; and

**WHEREAS**, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on February 15, 2018, as required by law to consider all of the information presented by staff, information presented by the Applicant; and public testimony presented in writing and at the meeting; and

**WHEREAS**, the Planning Commission voted 3-0 to recommend that the City Council deny the request to amend the Sterling Meadows Development Agreement; and

**WHEREAS**, the City Council held duly-noticed public hearings on April 25, 2018, and May 9, 2018, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting.

**NOW, THEREFORE**, the City Council of the City of Elk Grove does hereby ordain as follows:

Section 1: Purpose

The purpose of this Ordinance is to extend the term of the Sterling Meadows DA for a period of ninety (90) days to terminate on October 9, 2018 (Exhibits A and B), while providing restrictions on the approval of final maps or issuance of building permits for a portion of the property covered by the Sterling Meadows DA.

## Section 2: Findings

This Ordinance is adopted based upon the following findings:

### **California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: 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 Project is a project under CEQA.

CEQA Guidelines Section 15162 provides the circumstances when a subsequent environmental impact report or subsequent negative declaration is required for a project. Development of the Project site was analyzed in the Environmental Impact Report (EIR) prepared for the Sterling Meadows Project (SCH #1999122067) that analyzed project impacts related to biological resources, cultural resources, noise, light and glare, and traffic.

The proposed Project is consists of a 90-day extension to the term of the DA. There will be no changes to the land use designations or land use intensities approved with the original Project. No additional environmental impacts have been identified for the Project and there is no new information of substantial importance that shows that the Project will have additional significant effects not discussed in the previous EIR. Therefore, the Project is consistent with the approved EIR and is subject to the recorded Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15162, no further environmental review is required for this Project.

### **Development Agreement Amendment**

Finding: The Development Agreement is consistent with the General Plan objectives, policies, land uses, and implementation programs and any other applicable specific plans.

Evidence: The DA Amendment only extends the term of the DA for a period of 90 days. No modifications to the approved Sterling Meadows land use designations or land use intensities are approved under this amendment.

Finding: The development agreement is in conformance with the public convenience and general welfare of persons residing in the immediate area and will not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole.

Evidence: The DA Amendment extends the term of the approved DA for 90 days to allow staff and the Applicant to develop mutually-agreeable terms by which further extension to the DA can be supported. This amendment does not approve any additional land uses beyond those originally approved with the Sterling Meadows Project; therefore, will not be detrimental to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole.

Finding: The development agreement will promote the orderly development of property or the preservation of property values.

Evidence: The DA Amendment extends the term of the approved DA for 90 days to allow staff and the Applicant to develop mutually-agreeable terms by which further extension to the DA can be supported. This amendment does not approve any additional land uses beyond those originally approved with the Sterling Meadows Project. Any land use modifications associated with further extension of the DA beyond the 90-day term will require additional amendments to the DA

### Section 3: Action

The City Council hereby approves the DA Amendment in substantially the form attached hereto as Exhibit B and incorporated herein by this reference, and authorizes the City Manager to execute the DA Amendment.

### Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

### Section 5: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

### Section 6: Savings Clause

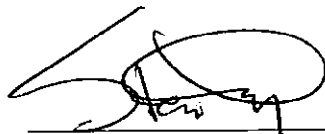
The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but

prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 7: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

**ORDINANCE:** 11-2018  
**INTRODUCED:** May 9, 2018  
**ADOPTED:** May 23, 2018  
**EFFECTIVE:** June 22, 2018




\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

Date signed: May 30, 2018

## **Exhibit A – Project Description**

This project consists of a Development Agreement Amendment for a ninety (90) day extension to the term of the Sterling Meadows Development Agreement to terminate on October 9, 2018. No land use modifications are proposed with this DA Amendment.

FIRST AMENDMENT TO STERLING MEADOWS DEVELOPMENT AGREEMENT  
 BY AND BETWEEN THE CITY OF ELK GROVE, THE COSUMNES COMMUNITY  
 SERVICES DISTRICT, AND VTL STERLING MEADOWS, LLC  
 Relating to the Development  
 of the Property Commonly Known as Sterling Meadows

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“Amendment”) is entered into this \_\_\_\_ day of May, 2018, by and between the CITY OF ELK GROVE, a municipal corporation (herein the “City”), THE COSUMNES COMMUNITY SERVICES DISTRICT (“CCSD”) and VTL STERLING MEADOWS LLC, a Delaware limited liability company and its affiliates (“Developer”). This Amendment is made pursuant to the authority of Section 65864 *et seq.* of the Government Code of the State of California. This Amendment refers to the City, CCSD, and the Developer collectively as the “Parties” and singularly as the “Party.”

**RECITALS**

- A. Developer owns in fee title or has a legal or equitable interest in a portion of that certain real property as shown on the recorded subdivision maps entitled “Subdivision No. 01-130-01 Sterling Meadows Large Lot Phase 1” and “Subdivision No. 01-130-01 Sterling Meadows Large Lot Phase 2” attached hereto as Exhibit A. (herein the “Property”), which is the site of the development project commonly known as Sterling Meadows (the “Project”);
- B. On June 11, 2008, the City adopted Ordinance 18-2008, approving a Development Agreement (the “Development Agreement”) between the City, CCSD and Developer for the Property. The Development Agreement was recorded in the Official Records of Sacramento County on June 19, 2008 at Book 20080619, Page 0838;
- C. The Parties desire to amend the Development Agreement to extend the term of the Development Agreement by an additional ninety (90) days;
- D. This Amendment is entered into pursuant to Government Code sections 65868 and 65867.5, which require that this Amendment be approved by City ordinance.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits that accrue to each, it is agreed as follows:

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

**Section 1. Effective Date of Amendment.** This Amendment shall become effective on June 28, 2018, provided that all of the following have occurred: (1) the City's ordinance approving this Amendment has become effective; (2) the CCSD's approval of this Amendment has become effective; and (3) this Amendment has been signed by all parties (the "Amendment Effective Date").

**Section 2. Recordation of Amendment.** The City Clerk shall cause a copy of this Amendment to be recorded against title to that portion of the Property owned by Developer within ten (10) days of the Amendment Effective Date.

**Section 3. Meaning of Terms.** All terms set forth in this Amendment with an initial capitalized letter which are not otherwise defined herein shall have the meaning ascribed to them in the Agreement.

**Section 4. Amendments to Agreement Provisions.** Section 3.1 of the Development Agreement is amended to read as follows:

3.1 Term. The term of this Agreement shall commence on the Effective Date and shall terminate on October 9, 2018, unless this Agreement is (1) earlier terminated as set forth in this Agreement or (2) extended in writing by mutual agreement of all the Parties.

**Section 5. Purpose.** The Parties enter into this Development Agreement Amendment in order to allow the Parties additional time for continued negotiations concerning a possible further extension or modification of the Development Agreement, provided, however that all Parties retain their lawful discretion, and nothing herein shall obligate any Party to do or not do any act in furtherance of such possible further extension or modification of the Development Agreement,

nor shall any Party be obligated to prepare or execute any such possible further extension or modification of the Development Agreement.

**Section 6. Development Restrictions.** During the extended term of the Development Agreement, as amended and as set forth at amended section 3.1, above, no further final maps may be approved and no building permits may be issued for any portion of the Property owned by Developer south of Bilby Road and identified as Lot 1, Lot 2, Lot 3, Lot 4, and Lot 7, as set forth at Exhibit A, and as further identified on the Phasing Plan attached hereto as Exhibit B as Phase 2A (Lot 4), Phase 2B (Lot 7), Phase 2C (Lot 1), Phase 2D (Lot 2), and Phase 2E West and 2E East (Lot 3).

**Section 7. Agreement in Full Force.** Except as specifically modified herein, the Development Agreement remains in full force and effect between the Parties hereto. From and after the Amendment Effective Date, all references in the Amendment to the Development Agreement shall be and be deemed to constitute references to the Development Agreement as amended hereby.

**Section 8. Counterparts.** This Amendment may be executed counterparts, each which shall be deemed an original, but which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the City, CCSD, and the Developer have executed this Amendment as of the date set forth above.

CITY OF ELK GROVE

By \_\_\_\_\_  
Jason Behrmann,  
Interim City Manager

Date: \_\_\_\_\_

Attest \_\_\_\_\_  
Jason Lindgren  
City Clerk



COSUMNES COMMUNITY SERVICES  
DISTRICT

By \_\_\_\_\_  
Maureen Zamarripa  
General Manager  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Jonathan Hobbs  
City Attorney

DEVELOPER

VTL Sterling Meadows, LLC, a Delaware Limited  
Liability Company

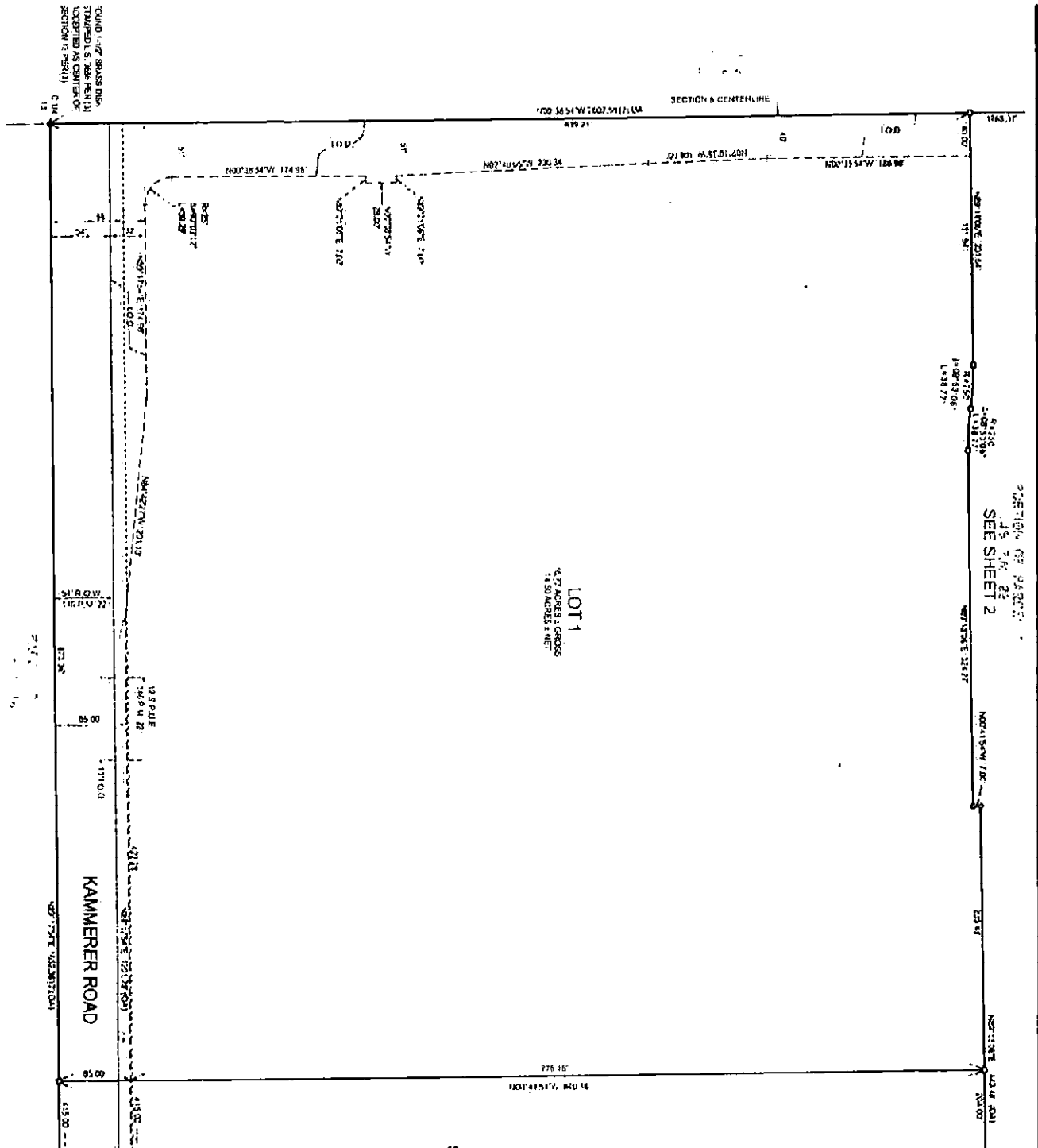
By \_\_\_\_\_  
Authorized Signatory  
Date: \_\_\_\_\_

## Exhibit A



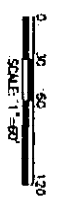


SEE SHEET 2 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS.



LOT 1  
4.77 ACRES GROSS  
4.50 ACRES NET

LOT 2  
SEE SHEET 4



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 PORTION OF SE 1/4 SECTION 12 T 1 N R 5 E  
M.D.M. FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22 & C 4  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**TACKAY & SOMPS**  
ENGINEERS PLANNERS ARCHITECTS  
250 Capitol Mall, Suite 200, Sacramento, CA 95814

APRIL 2014  
SHEET 3 OF 4

ROUND 1/2\"/>

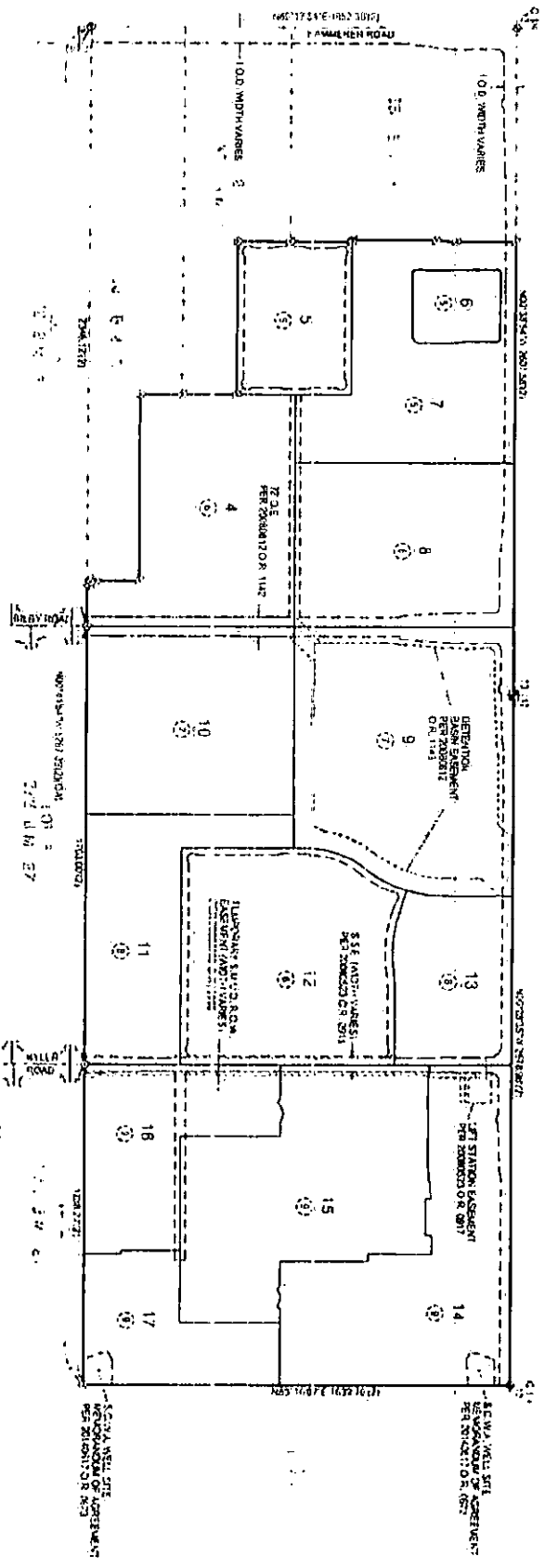












SEE SHEET 3 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS

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

PORTION OF PARCEL 1 AS SHOWN ON THE CITY OF ELK GROVE MAP OF NEW SECTION 13 AND A PORTION OF SECTION 12, T14N, R12E, W10E, FIELD FOR RECORD IN BOOK 24 OF PARCEL MAPS OF SACRAMENTO COUNTY, CALIFORNIA, CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MAGKAY & SOMPS**  
AUGUST 2015  
SHEET 4 OF 12 2713100

LOT 8  
SEE SHEET 6

1.97 ACRES ± NET

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 20 N R 5 E M D M - FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 221, S.C.R.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MACKAY & SOMPS**

REGISTERED PROFESSIONAL SURVEYORS  
2020 ELK GROVE AVENUE, SUITE 100, ELK GROVE, CA 95757

SHEET 5 OF 12 2/11/15 000

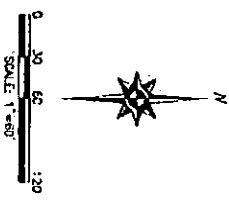
AUGUST 2015

LOT 7  
1.26 ACRES ± GROSS  
(0.83 ACRES ± NET)

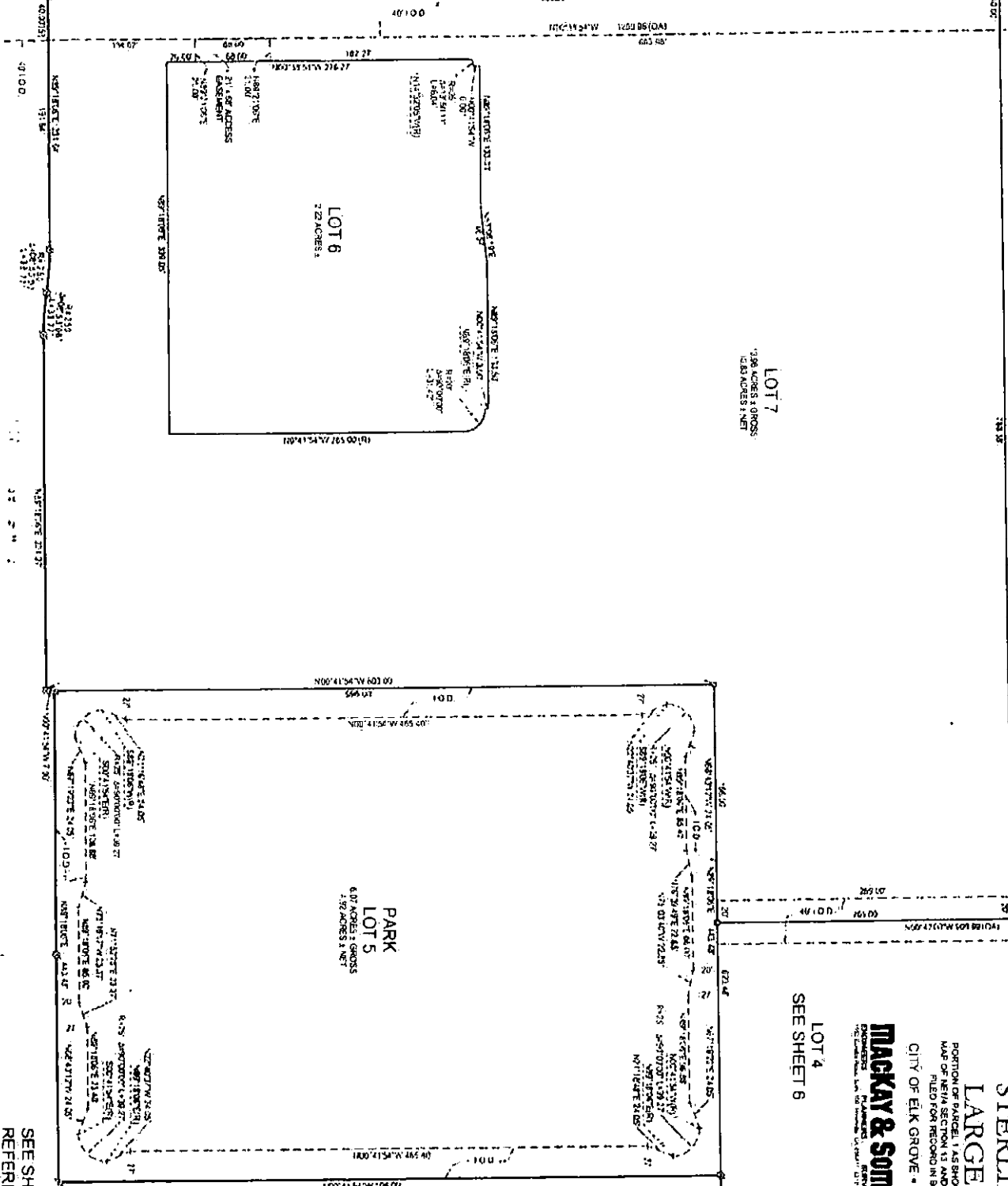
LOT 4  
SEE SHEET 6

LOT 6  
2.22 ACRES ±

PARK  
LOT 5  
6.07 ACRES ± GROSS  
1.92 ACRES ± NET



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



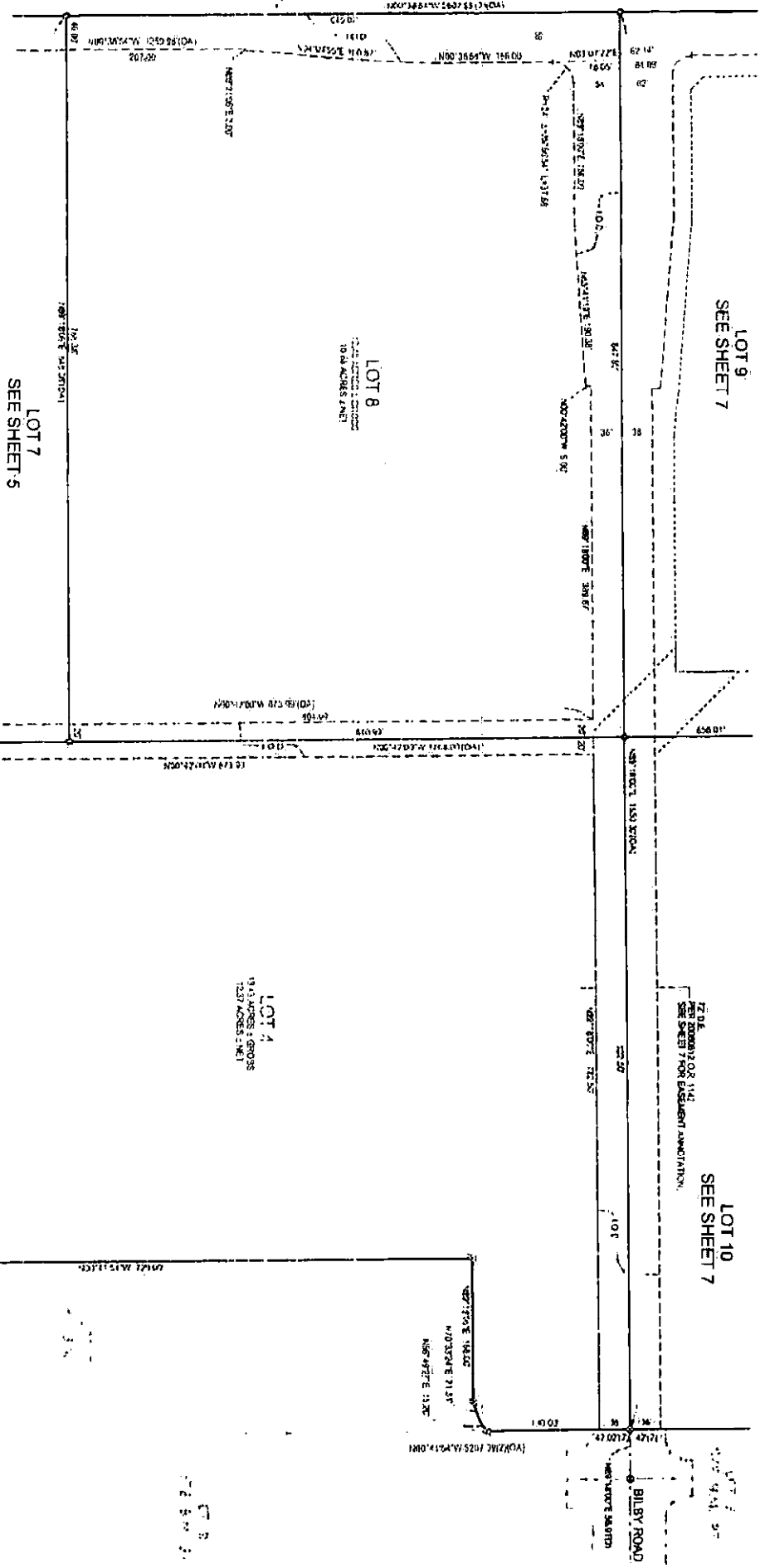
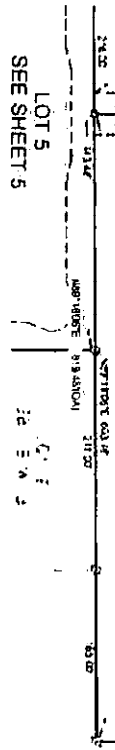
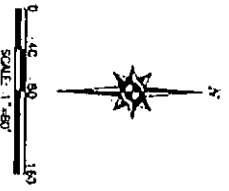
SUBDIVISION NO. 04-130-02  
 STERLING MEADOWS  
 LARGE LOT PHASE 2

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**Mackay & Sumps**  
 ENGINEERS & ARCHITECTS  
 1000 S. G ST. SUITE 200  
 SACRAMENTO, CA 95833

AUGUST 2015  
 SHEET 6 OF 12 ZN13006



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

LOT 13  
SEE SHEET 8

LOT 12  
SEE SHEET 8

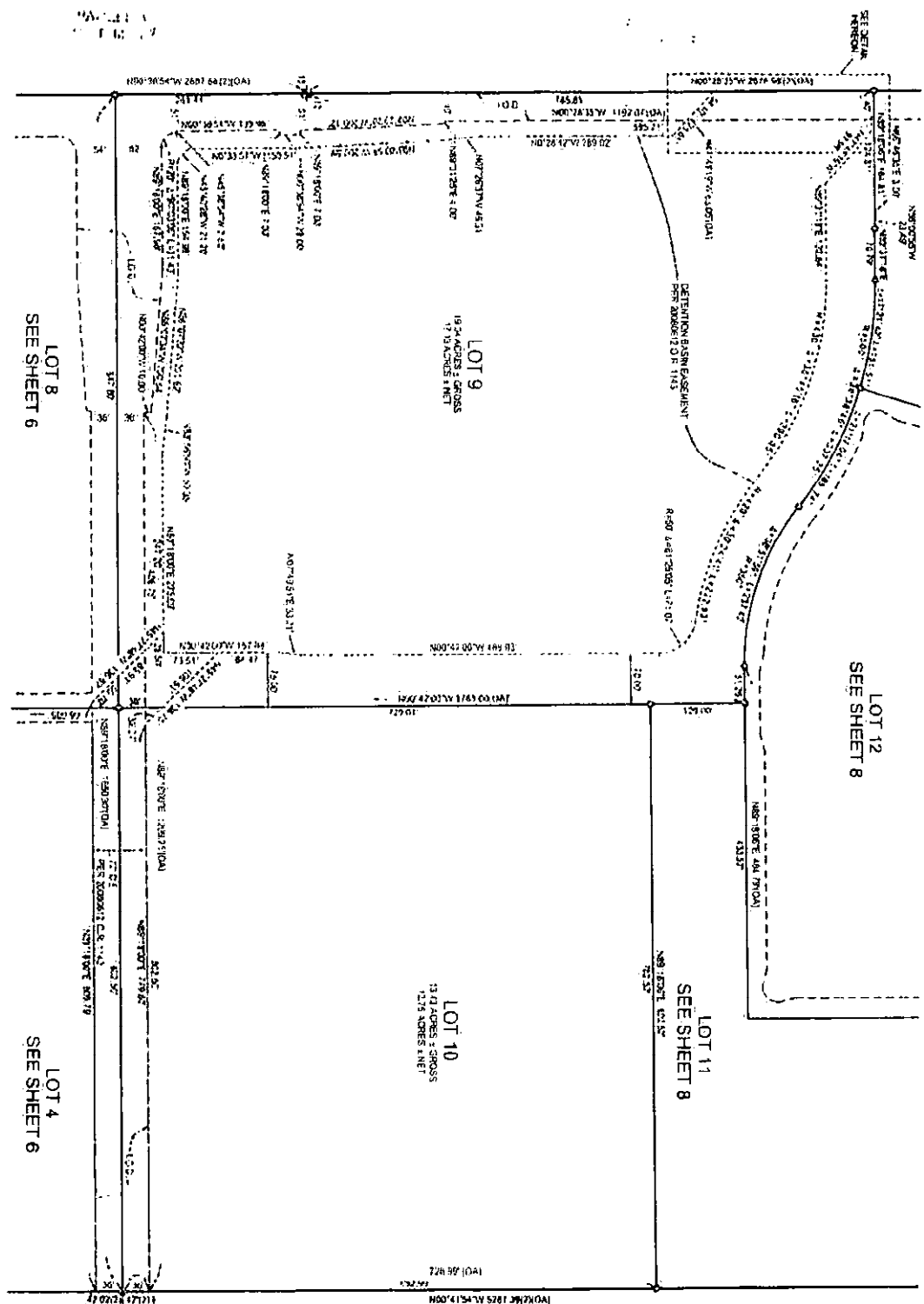
LOT 11  
SEE SHEET 8

LOT 10  
13.71 ACRES - GROSS  
1275 SQUARE FEET

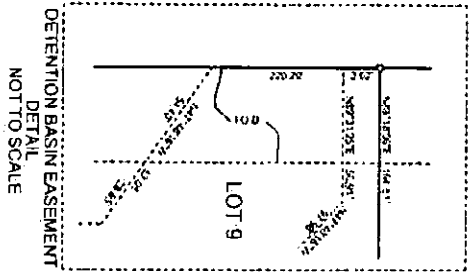
LOT 9  
19.24 ACRES - GROSS  
171,000 SQUARE FEET

LOT 8  
SEE SHEET 6

LOT 4  
SEE SHEET 6



1:2500



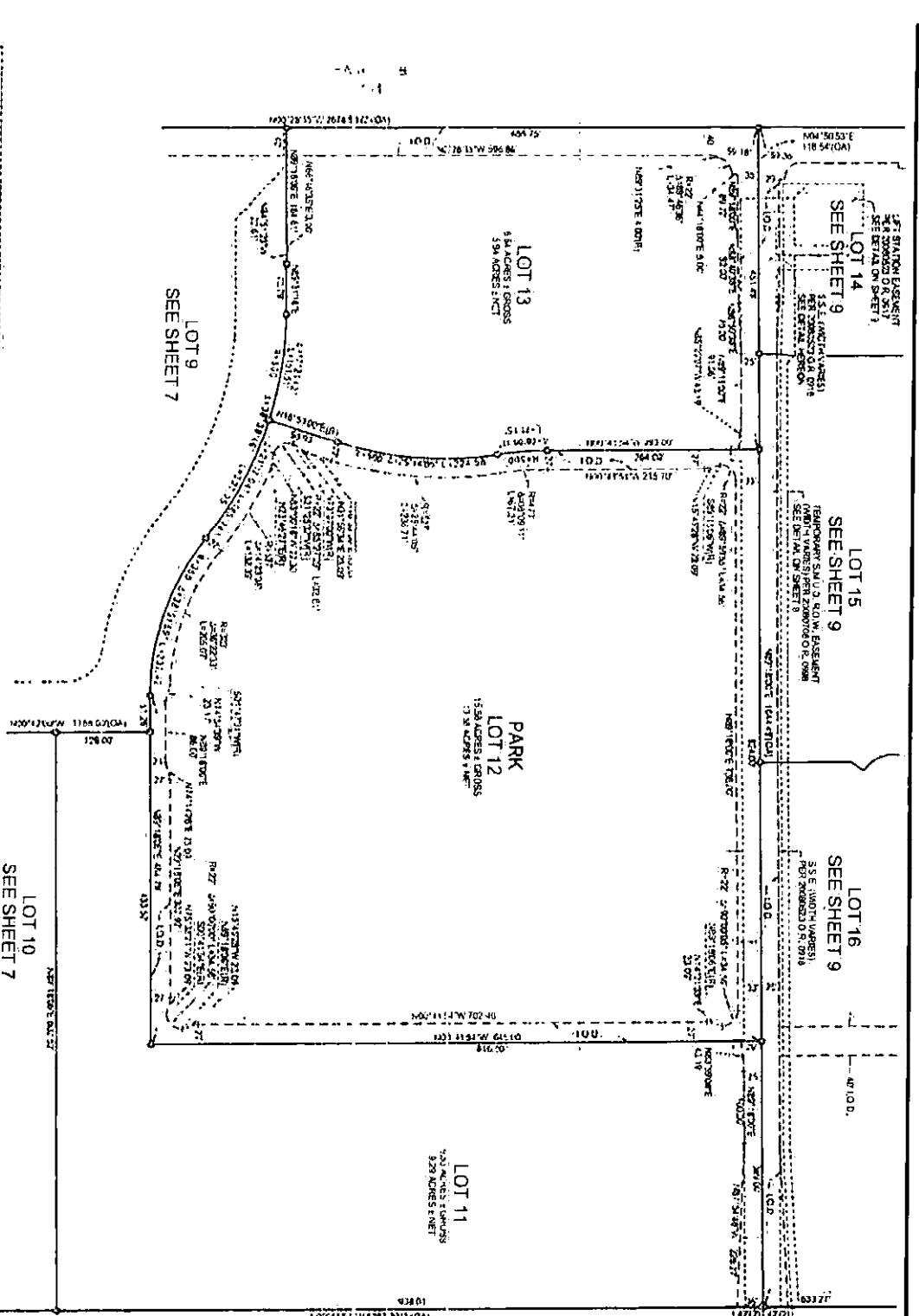
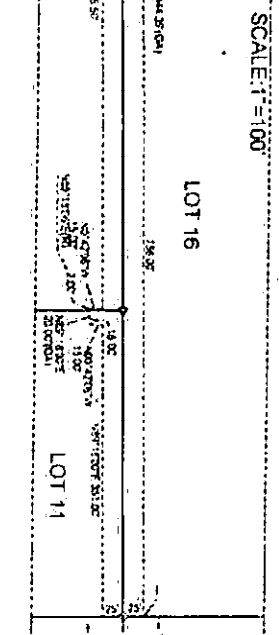
SUBDIVISION NO. 01-130-02  
STERLING MEADOWS  
LARGE LOT PHASE 2

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

APPORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF THE SITES AND A PORTION OF THE DETENTION LOT 9, 8, 10, 11, 12, 13 AND NEIGHBORING AREAS IN BLOCK 189 OF PARCEL MAPS AT TRACT 22, 5174" CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA

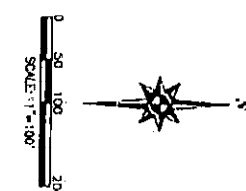
**Mackay & Sumps**  
ENGINEERS PLANNERS ARCHITECTS  
SHEET 7 OF 12 AUGUST 2015

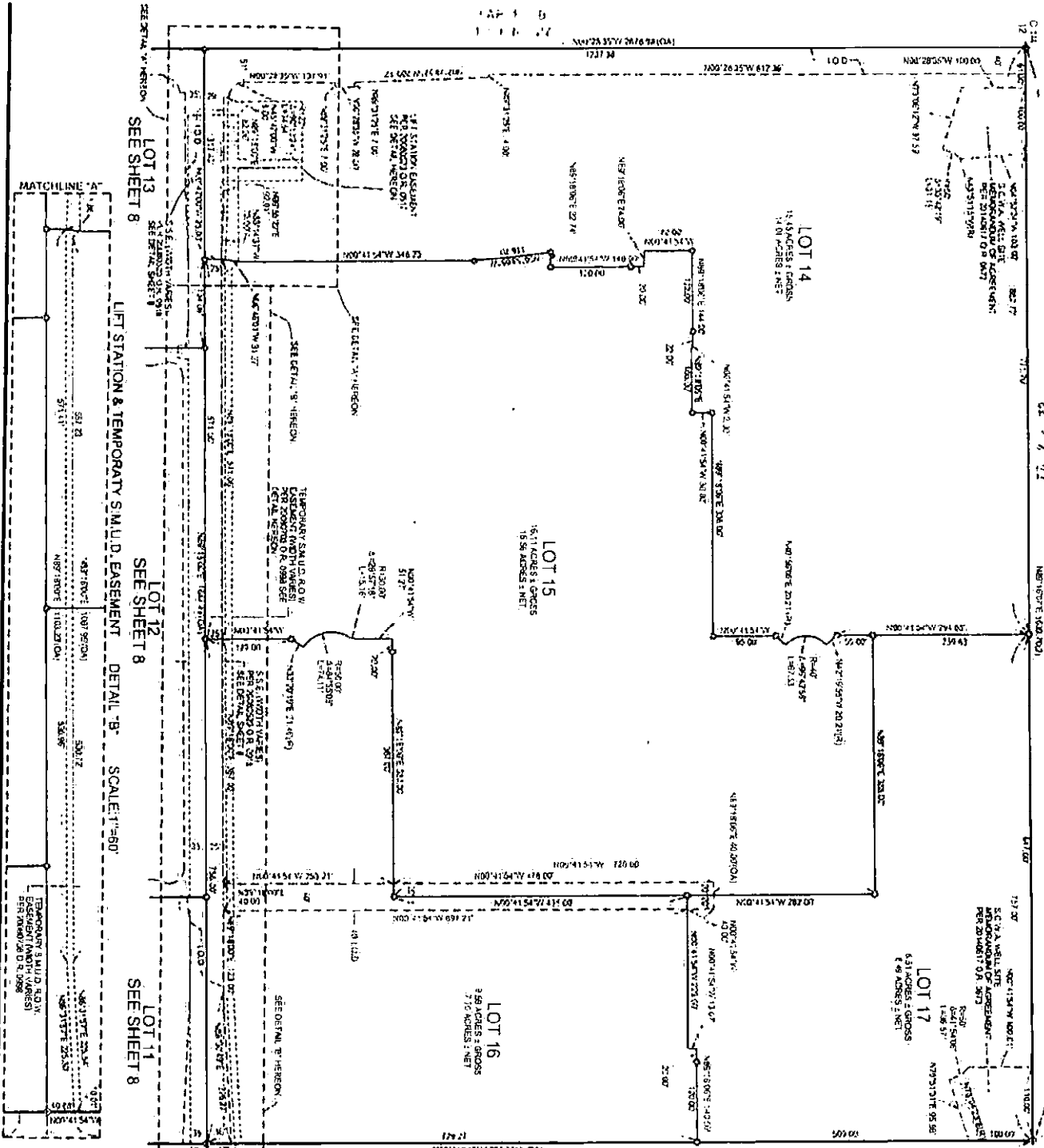
SEE SHEET 3 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS



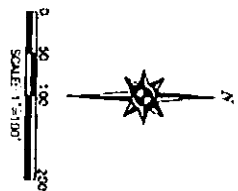
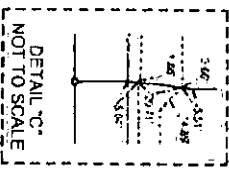
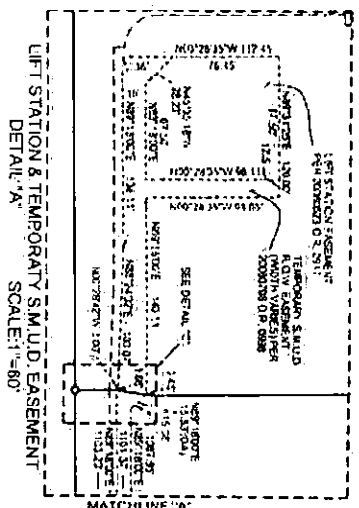
SUBDIVISION NO. 01-130-02  
 STERLING MEADOWS  
 LARGE LOT PHASE 2  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
 AUGUST 2015  
 SHEET 8 OF 12 2713 000

**TRACKAY & Samps**  
 REGISTERED PLANNERS, SURVEYORS  
 1000 N. G ST. SUITE 100  
 ELK GROVE, CA 95757  
 PHONE: (916) 485-1111  
 FAX: (916) 485-1112  
 WWW.TRACKAYANDSAMPSON.COM





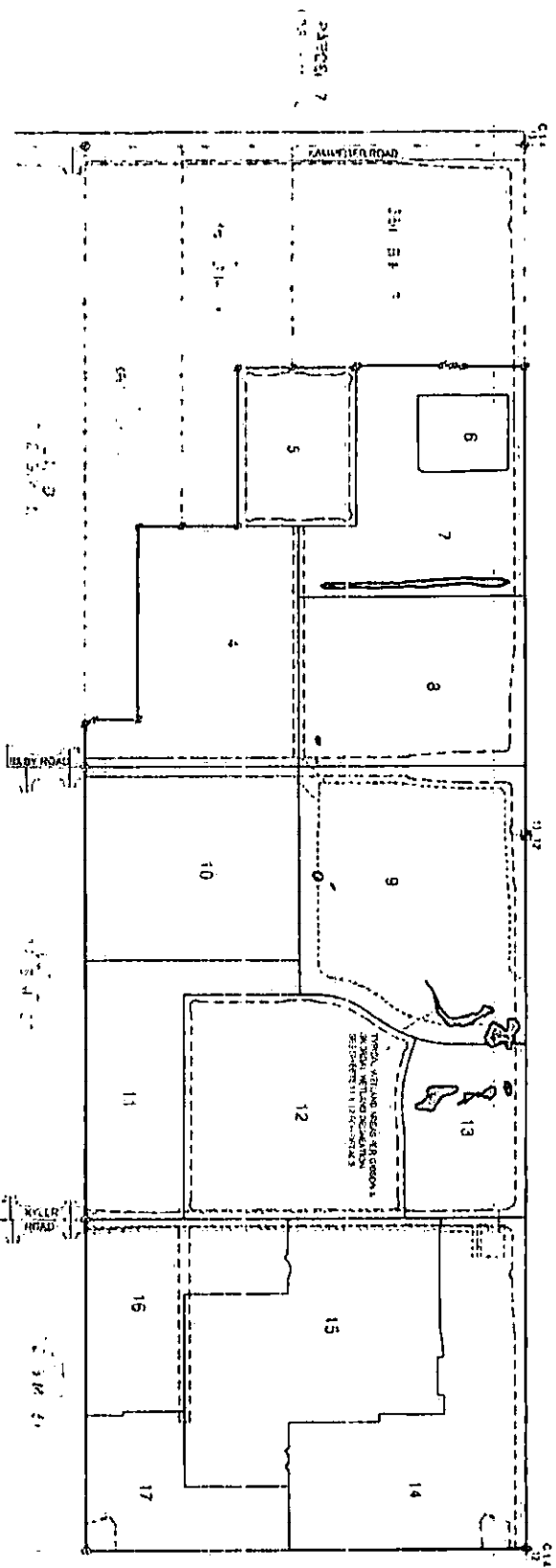
SEE SHEET 3 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS



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

PORTION OF PARCEL 112 SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NEINA SECTION 13 AND A PORTION OF SEINA SECTION 12 T15N, R3E, M20W, PLATS FOR RECORD BY BOOK 148 OF PARCEL MAPS AT PAGE 27, S.C.R. CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA  
**Mackay & Samps**  
CADDERS, ENGINEERS, ARCHITECTS  
SHEET 9 OF 12 2/11/15 000

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY  
 PURSUANT TO SECTION 86434.2 OF THE GOVERNMENT CODE  
 ENVIRONMENTAL CONSTRAINTS SHEET



0 300 600  
 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 13 AND A PORTION OF SE 1/4 SECTION 12 T1N, 4 SE, 14D, W", FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 21, S.C.F., CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

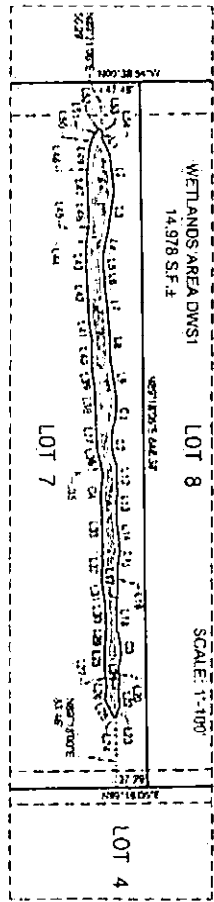
**MAGKAY & SOMPS**  
 PREPARED BY PLANNERS ARCHITECTS SURVEYORS  
 200 Elmwood Ave., Elk Grove, CA 95758

AUGUST 2015  
 SHEET 10 OF 12 27113 000

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



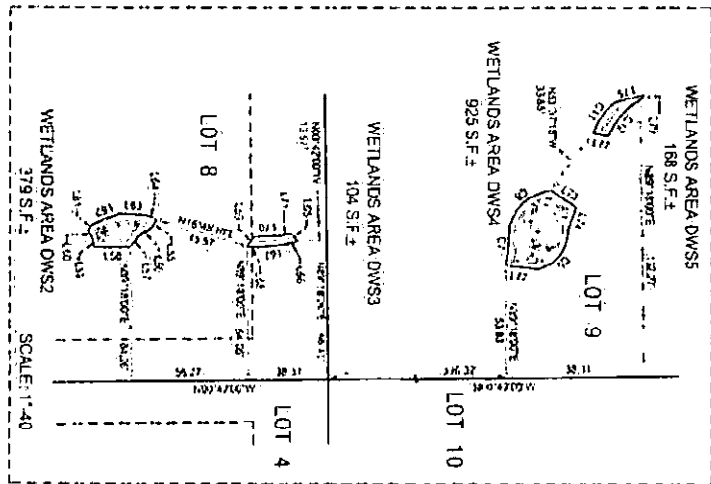
ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY  
PURSUANT TO SECTION 66424.2 OF THE GOVERNMENT CODE  
ENVIRONMENTAL CONSTRAINTS SHEET



LINE #	BEARING	LENGTH
L1	N43°13'17"E	74.2
L2	N84°18'29"E	46.2
L3	N31°13'24"W	47.2
L4	N12°11'29"W	32.4
L5	N87°21'39"E	65.5
L6	N43°13'17"E	74.2
L7	N87°21'39"E	65.5
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L9	N87°21'39"E	65.5
L10	N43°13'17"E	74.2
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L52	N43°13'17"E	74.2
L53	N87°21'39"E	65.5
L54	N43°13'17"E	74.2
L55	N87°21'39"E	65.5
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L71	N87°21'39"E	65.5
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L93	N87°21'39"E	65.5
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L95	N87°21'39"E	65.5
L96	N43°13'17"E	74.2
L97	N87°21'39"E	65.5
L98	N43°13'17"E	74.2
L99	N87°21'39"E	65.5
L100	N43°13'17"E	74.2
L101	N87°21'39"E	65.5
L102	N43°13'17"E	74.2
L103	N87°21'39"E	65.5
L104	N43°13'17"E	74.2
L105	N87°21'39"E	65.5
L106	N43°13'17"E	74.2
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L112	N43°13'17"E	74.2
L113	N87°21'39"E	65.5
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L119	N87°21'39"E	65.5
L120	N43°13'17"E	74.2
L121	N87°21'39"E	65.5
L122	N43°13'17"E	74.2
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L131	N87°21'39"E	65.5
L132	N43°13'17"E	74.2
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L134	N43°13'17"E	74.2
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L162	N43°13'17"E	74.2
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L164	N43°13'17"E	74.2
L165	N87°21'39"E	65.5
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L186	N43°13'17"E	74.2
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L190	N43°13'17"E	74.2
L191	N87°21'39"E	65.5
L192	N43°13'17"E	74.2
L193	N87°21'39"E	65.5
L194	N43°13'17"E	74.2
L195	N87°21'39"E	65.5
L196	N43°13'17"E	74.2
L197	N87°21'39"E	65.5
L198	N43°13'17"E	74.2
L199	N87°21'39"E	65.5
L200	N43°13'17"E	74.2

LINE #	BEARING	LENGTH
L21	N43°13'17"E	74.2
L22	N87°21'39"E	65.5
L23	N43°13'17"E	74.2
L24	N87°21'39"E	65.5
L25	N43°13'17"E	74.2
L26	N87°21'39"E	65.5
L27	N43°13'17"E	74.2
L28	N87°21'39"E	65.5
L29	N43°13'17"E	74.2
L30	N87°21'39"E	65.5
L31	N43°13'17"E	74.2
L32	N87°21'39"E	65.5
L33	N43°13'17"E	74.2
L34	N87°21'39"E	65.5
L35	N43°13'17"E	74.2
L36	N87°21'39"E	65.5
L37	N43°13'17"E	74.2
L38	N87°21'39"E	65.5
L39	N43°13'17"E	74.2
L40	N87°21'39"E	65.5
L41	N43°13'17"E	74.2
L42	N87°21'39"E	65.5
L43	N43°13'17"E	74.2
L44	N87°21'39"E	65.5
L45	N43°13'17"E	74.2
L46	N87°21'39"E	65.5
L47	N43°13'17"E	74.2
L48	N87°21'39"E	65.5
L49	N43°13'17"E	74.2
L50	N87°21'39"E	65.5
L51	N43°13'17"E	74.2
L52	N87°21'39"E	65.5
L53	N43°13'17"E	74.2
L54	N87°21'39"E	65.5
L55	N43°13'17"E	74.2
L56	N87°21'39"E	65.5
L57	N43°13'17"E	74.2
L58	N87°21'39"E	65.5
L59	N43°13'17"E	74.2
L60	N87°21'39"E	65.5
L61	N43°13'17"E	74.2
L62	N87°21'39"E	65.5
L63	N43°13'17"E	74.2
L64	N87°21'39"E	65.5
L65	N43°13'17"E	74.2
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L85	N43°13'17"E	74.2
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L87	N43°13'17"E	74.2
L88	N87°21'39"E	65.5
L89	N43°13'17"E	74.2
L90	N87°21'39"E	65.5
L91	N43°13'17"E	74.2
L92	N87°21'39"E	65.5
L93	N43°13'17"E	74.2
L94	N87°21'39"E	65.5
L95	N43°13'17"E	74.2
L96	N87°21'39"E	65.5
L97	N43°13'17"E	74.2
L98	N87°21'39"E	65.5
L99	N43°13'17"E	74.2
L100	N87°21'39"E	65.5

CURVE #	RADIUS	DELTA	LENGTH
C1	98	27.0211	4.2
C2	7	30.4278	45.5
C3	6	30.7238	42.6
C4	106	27.0211	41.5



LINE #	BEARING	LENGTH
L53	N43°13'17"E	5.3
L56	N02°02'44"W	6.0
L57	N87°21'39"E	7.2
L58	N43°13'17"E	6.9
L59	N77°53'57"E	1.0
L61	N43°13'17"E	4.5
L62	N87°21'39"E	1.1
L64	N02°02'44"W	12.4
L65	N43°13'17"E	5.2
L66	N15°13'24"W	6.3
L67	N02°02'44"W	13.9
L68	N43°13'17"E	4.9
L69	N87°21'39"E	6.1
L70	N02°02'44"W	12.3
L71	N87°21'39"E	6.1

CURVE #	RADIUS	DELTA	LENGTH
C5	9	67.0746	26.5
C1	12	67.0746	30.5
C2	26	33.0373	14.2
C3	36	33.0373	20.2

LINE #	BEARING	LENGTH
L12	N43°13'17"E	15.5
L13	N43°13'17"E	14.8
L14	N87°21'39"E	11.4
L15	N43°13'17"E	14.6
L17	N11°15'39"E	7.1
L19	N43°13'17"E	13.1



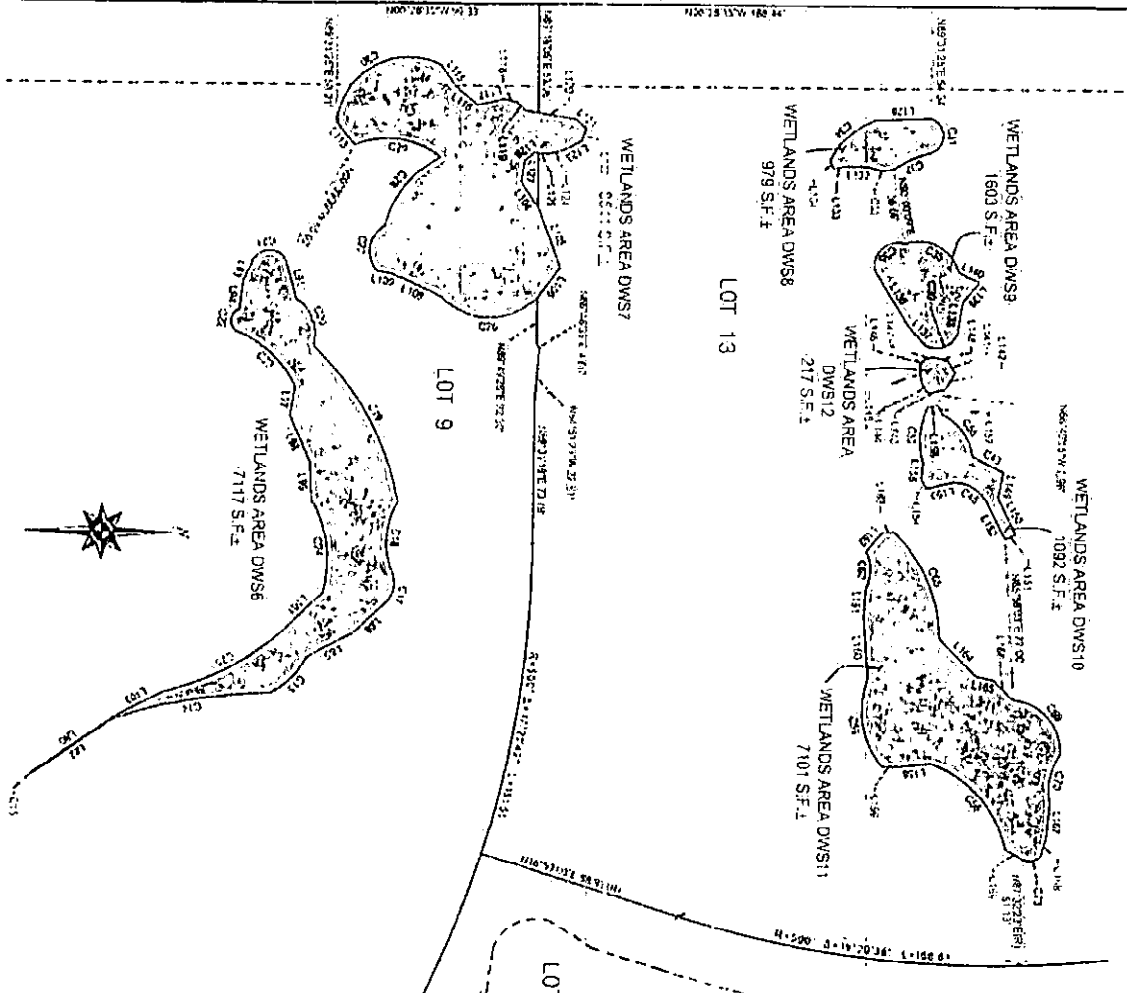
SEE SHEET 3 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS

SUBDIVISION NO. 01-130-02  
STERLING MEADOWS  
LARGE LOT PHASE 2  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
AUGUST 2015  
SHEET 11 OF 12 27113 000

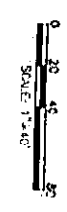
**Mackay & Samps**  
ENGINEERS ARCHITECTS  
1100 ELK GROVE AVENUE, SUITE 200  
ELK GROVE, CA 95757

27113 000

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



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



LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L101	N03°17'30"W	47.6	C10	1	1650.00'	16.0
L102	N03°18'30"W	47.7	C11	284	1643.37'	21.5
L103	N07°31'00"E	24.6	C12	37	3738.00'	24.5
L104	N44°22'00"W	23.5	C13	1.5	68728.00'	11.1
L105	N23°14'42"E	13.1	C14	30	524.94'	20.5
L106	N66°37'30"W	9.4	C15	142	3515.48'	83.7
L107	N46°00'00"W	13.3	C16	30	7917.57'	25.5
L108	N47°30'30"W	14.5	C17	7	14239.31'	21.0
L109	N47°30'30"E	24.8	C18	5	14239.31'	21.0
L110	N48°30'00"E	24.8	C19	56	4078.78'	24.4
L111	N48°30'00"E	24.8	C20	56	4078.78'	24.4
L112	N48°30'00"E	24.8	C21	56	4078.78'	24.4
L113	N48°30'00"E	24.8	C22	56	4078.78'	24.4
L114	N48°30'00"E	24.8	C23	56	4078.78'	24.4
L115	N48°30'00"E	24.8	C24	56	4078.78'	24.4
L116	N48°30'00"E	24.8	C25	56	4078.78'	24.4
L117	N48°30'00"E	24.8	C26	56	4078.78'	24.4
L118	N48°30'00"E	24.8	C27	56	4078.78'	24.4
L119	N48°30'00"E	24.8	C28	56	4078.78'	24.4
L120	N48°30'00"E	24.8	C29	56	4078.78'	24.4
L121	N48°30'00"E	24.8	C30	56	4078.78'	24.4
L122	N48°30'00"E	24.8	C31	56	4078.78'	24.4
L123	N48°30'00"E	24.8	C32	56	4078.78'	24.4
L124	N48°30'00"E	24.8	C33	56	4078.78'	24.4
L125	N48°30'00"E	24.8	C34	56	4078.78'	24.4
L126	N48°30'00"E	24.8	C35	56	4078.78'	24.4
L127	N48°30'00"E	24.8	C36	56	4078.78'	24.4
L128	N48°30'00"E	24.8	C37	56	4078.78'	24.4
L129	N48°30'00"E	24.8	C38	56	4078.78'	24.4
L130	N48°30'00"E	24.8	C39	56	4078.78'	24.4
L131	N48°30'00"E	24.8	C40	56	4078.78'	24.4
L132	N48°30'00"E	24.8	C41	56	4078.78'	24.4
L133	N48°30'00"E	24.8	C42	56	4078.78'	24.4
L134	N48°30'00"E	24.8	C43	56	4078.78'	24.4
L135	N48°30'00"E	24.8	C44	56	4078.78'	24.4
L136	N48°30'00"E	24.8	C45	56	4078.78'	24.4
L137	N48°30'00"E	24.8	C46	56	4078.78'	24.4
L138	N48°30'00"E	24.8	C47	56	4078.78'	24.4
L139	N48°30'00"E	24.8	C48	56	4078.78'	24.4
L140	N48°30'00"E	24.8	C49	56	4078.78'	24.4
L141	N48°30'00"E	24.8	C50	56	4078.78'	24.4
L142	N48°30'00"E	24.8	C51	56	4078.78'	24.4
L143	N48°30'00"E	24.8	C52	56	4078.78'	24.4
L144	N48°30'00"E	24.8	C53	56	4078.78'	24.4
L145	N48°30'00"E	24.8	C54	56	4078.78'	24.4
L146	N48°30'00"E	24.8	C55	56	4078.78'	24.4
L147	N48°30'00"E	24.8	C56	56	4078.78'	24.4
L148	N48°30'00"E	24.8	C57	56	4078.78'	24.4
L149	N48°30'00"E	24.8	C58	56	4078.78'	24.4
L150	N48°30'00"E	24.8	C59	56	4078.78'	24.4
L151	N48°30'00"E	24.8	C60	56	4078.78'	24.4
L152	N48°30'00"E	24.8	C61	56	4078.78'	24.4
L153	N48°30'00"E	24.8	C62	56	4078.78'	24.4
L154	N48°30'00"E	24.8	C63	56	4078.78'	24.4
L155	N48°30'00"E	24.8	C64	56	4078.78'	24.4
L156	N48°30'00"E	24.8	C65	56	4078.78'	24.4
L157	N48°30'00"E	24.8	C66	56	4078.78'	24.4
L158	N48°30'00"E	24.8	C67	56	4078.78'	24.4
L159	N48°30'00"E	24.8	C68	56	4078.78'	24.4
L160	N48°30'00"E	24.8	C69	56	4078.78'	24.4
L161	N48°30'00"E	24.8	C70	56	4078.78'	24.4
L162	N48°30'00"E	24.8	C71	56	4078.78'	24.4
L163	N48°30'00"E	24.8	C72	56	4078.78'	24.4
L164	N48°30'00"E	24.8	C73	56	4078.78'	24.4
L165	N48°30'00"E	24.8	C74	56	4078.78'	24.4
L166	N48°30'00"E	24.8	C75	56	4078.78'	24.4
L167	N48°30'00"E	24.8	C76	56	4078.78'	24.4
L168	N48°30'00"E	24.8	C77	56	4078.78'	24.4
L169	N48°30'00"E	24.8	C78	56	4078.78'	24.4
L170	N48°30'00"E	24.8	C79	56	4078.78'	24.4
L171	N48°30'00"E	24.8	C80	56	4078.78'	24.4
L172	N48°30'00"E	24.8	C81	56	4078.78'	24.4
L173	N48°30'00"E	24.8	C82	56	4078.78'	24.4
L174	N48°30'00"E	24.8	C83	56	4078.78'	24.4
L175	N48°30'00"E	24.8	C84	56	4078.78'	24.4
L176	N48°30'00"E	24.8	C85	56	4078.78'	24.4
L177	N48°30'00"E	24.8	C86	56	4078.78'	24.4
L178	N48°30'00"E	24.8	C87	56	4078.78'	24.4
L179	N48°30'00"E	24.8	C88	56	4078.78'	24.4
L180	N48°30'00"E	24.8	C89	56	4078.78'	24.4
L181	N48°30'00"E	24.8	C90	56	4078.78'	24.4
L182	N48°30'00"E	24.8	C91	56	4078.78'	24.4
L183	N48°30'00"E	24.8	C92	56	4078.78'	24.4
L184	N48°30'00"E	24.8	C93	56	4078.78'	24.4
L185	N48°30'00"E	24.8	C94	56	4078.78'	24.4
L186	N48°30'00"E	24.8	C95	56	4078.78'	24.4
L187	N48°30'00"E	24.8	C96	56	4078.78'	24.4
L188	N48°30'00"E	24.8	C97	56	4078.78'	24.4
L189	N48°30'00"E	24.8	C98	56	4078.78'	24.4
L190	N48°30'00"E	24.8	C99	56	4078.78'	24.4
L191	N48°30'00"E	24.8	C100	56	4078.78'	24.4

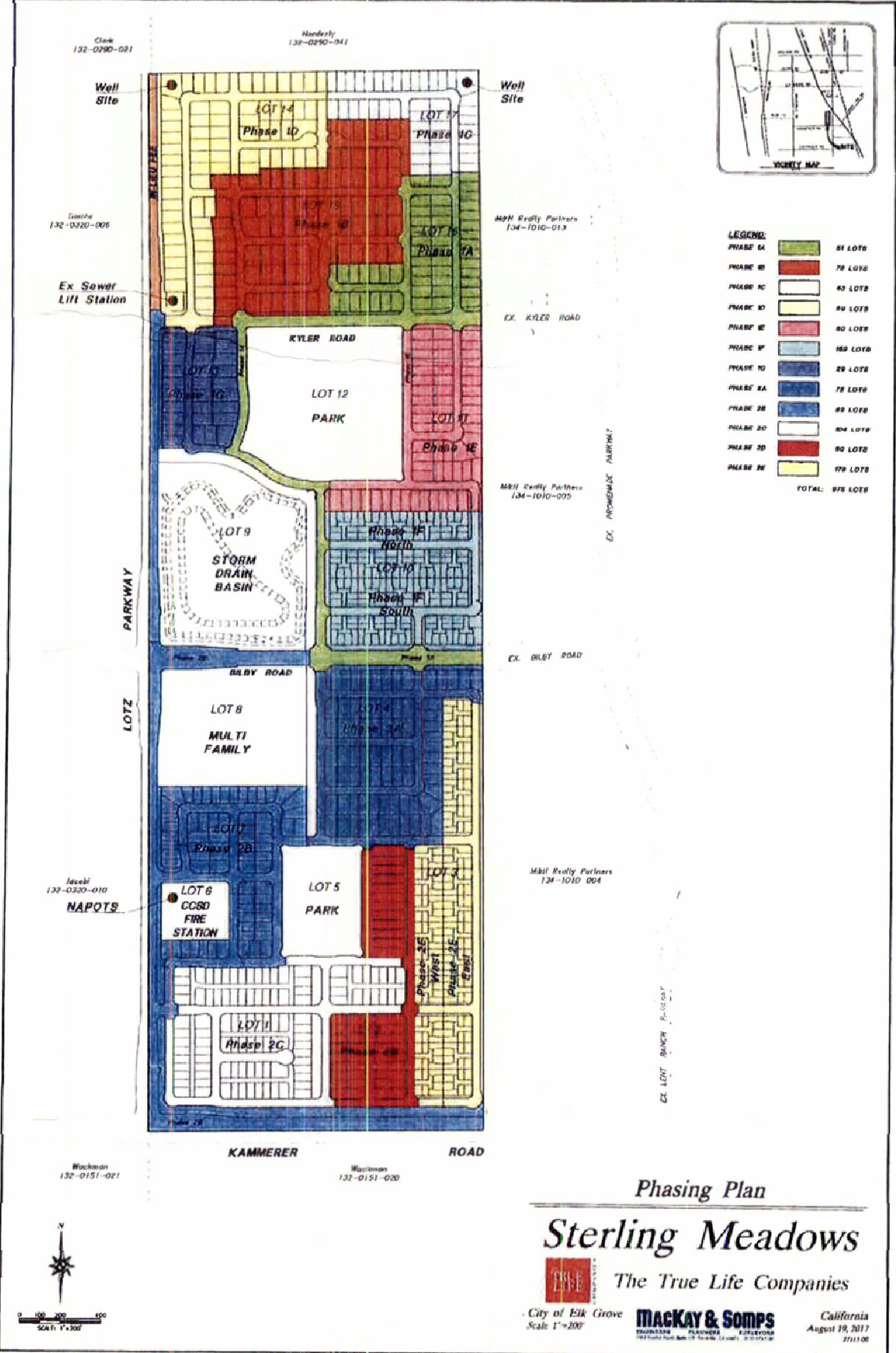
SUBDIVISION NO. 01-130-02  
STERLING MEADOWS  
LARGE LOT PHASE 2

PLANNED BY: MACKAY & SOMPS  
ENGINEER: SACRAMENTO COUNTY, CALIFORNIA

AUGUST 2015  
SHEET 12 OF 12

## **Exhibit B**

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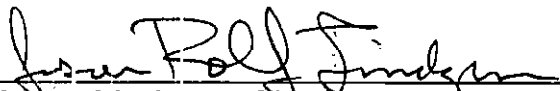
**CERTIFICATION  
ELK GROVE CITY COUNCIL ORDINANCE NO. 11-2018**

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 ordinance, published and posted in compliance with State law, was duly introduced on May 9, 2018 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 23, 2018 by the following vote:*

<b>AYES :</b>	<b>COUNCILMEMBERS:</b>	<i>Ly, Suen, Detrick, Hume, Nguyen</i>
<b>NOES:</b>	<b>COUNCILMEMBERS:</b>	<i>None</i>
<b>ABSTAIN:</b>	<b>COUNCILMEMBERS:</b>	<i>None</i>
<b>ABSENT:</b>	<b>COUNCILMEMBERS:</b>	<i>None</i>

*A summary of the ordinance was published pursuant to GC 36933(c) (1).*

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