

ORDINANCE NO. 16-2018

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO
STATE CEQA GUIDELINES SECTION 15162 FOR THE SECOND AMENDMENT TO
THE STERLING MEADOWS DEVELOPMENT AGREEMENT (PLNG18-069) AND
APPROVING THE SECOND AMENDMENT TO THE STERLING MEADOWS
DEVELOPMENT AGREEMENT**

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

WHEREAS, on May 9, 2018, the City Council approved the First Amendment to the Sterling Meadows Development Agreement providing an extension of the term of the Development Agreement to October 9, 2018; and

WHEREAS, the proposed Second Amendment to the Sterling Meadows Development Agreement qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource code §§21000 et seq.; and

WHEREAS, the City has reviewed the Second Amendment to the Sterling Meadows Development Agreement and analyzed it based upon the provisions in Section 15162 (Subsequent EIRs and Negative Declarations) of the State CEQA Guidelines; and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency; and

WHEREAS, an Environmental Impact Report (EIR) was certified for the Sterling Meadows Project (SCH No. 1999122067), which analyzed the Sterling Meadows Project site for residential development; and

WHEREAS, based on staff's review of the Second Amendment to the Sterling Meadows Development Agreement, no special circumstances exist that would create a reasonable possibility that the Second Amendment to the Sterling Meadows Development Agreement will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on July 10, 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 5-0 to recommend that the City Council adopt an ordinance approving the Second Amendment to the Sterling Meadows Development Agreement; and

WHEREAS, the Cosumnes Community District Board (CCSD) will consider the Second Amendment to the Sterling Meadows Development Agreement at their meeting on August 15, 2018, in substantially the form presented herewith; and

WHEREAS, the City Council held a duly-noticed public hearing on August 8, 2018, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting concerning the Second Amendment to the Sterling Meadows Development Agreement.

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 approve the Second Amendment to the Sterling Meadows Development Agreement, attached hereto as Exhibit 1.

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 (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" (State CEQA Guidelines Section 15378). The proposed Second Amendment to the Sterling Meadows Development Agreement is a project under CEQA.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). On May 28, 2008, the City Council certified an Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Sterling Meadows Project (EG-01-130) (SCH No. 1999122067). Potential environmental impacts of the Sterling Meadows residential subdivision project were analyzed as part of the EIR. The proposed Second Amendment to the Sterling Meadows Development Agreement provides an extension to October 9, 2021 of the terms of the Development Agreement, modifies the required roadway improvements, and dedicates 22.69± undeveloped acres to the City.

Although a portion of the subject site will be dedicated to the City, there is no development proposal for the property at this time and its underlying zoning designation will remain unchanged. The Second Amendment to the Sterling Meadows Development Agreement will not result in any new impacts; therefore, no further environmental review is required pursuant to CEQA Section 15162.

Development Agreement Amendment

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

Evidence: The Second Amendment to the Sterling Meadows Development Agreement, includes a 22.69± acre dedication of land to the City, will allow the City to pursue land use and economic development objectives such as the improvement of its jobs/housing ratio and the efficient utilization of underutilized areas to support the development and expansion of targeted industrial and commercial facilities.

Finding: The Second Amendment to the Sterling Meadows 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 Second Amendment to the Sterling Meadows 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 in that the amendment will not modify the underlying land uses as approved with the Sterling Meadows Subdivision. In the future, if the City chooses to pursue other land uses for development on the property to be dedicated by the Applicant, such development will be reviewed for compatibility with surrounding development and will be analyzed for any environmental impacts.

Finding: The Second Amendment to the Sterling Meadows Development Agreement will promote the orderly development of property or the preservation of property values.

Evidence: The Second Amendment to the Sterling Meadows Development Agreement will promote the orderly development of property or the preservation of property values in that the amendment will not modify the underlying land uses as approved with the Sterling Meadows Subdivision. In the future, if the City chooses to pursue other land uses on the property to be dedicated by the Applicant, such development will be reviewed for compatibility with surrounding development and will be analyzed for any environmental impacts. Additionally, where the Applicant's obligations for public roadway improvements will be reduced by the Second Amendment to the Sterling Meadows Development Agreement, the remaining improvement requirements along Lotz Parkway and Kammerer Road will still allow for efficient vehicular and pedestrian circulation.

Section 3: Action

The City Council hereby approves the Second Amendment to the Sterling Meadows Development Agreement and authorizes the City Manager to execute the Second Amendment to the Sterling Meadows Development Agreement in substantially the form attached hereto as Exhibit 1, and incorporated herein by this reference, all subject to approval as to form by the City Attorney.

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: 16-2018
INTRODUCED: August 8, 2018
ADOPTED: August 22, 2018
EFFECTIVE: September 21, 2018



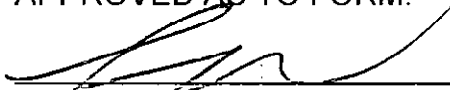
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Date signed: August 30, 2018

SECOND 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 SECOND AMENDMENT TO DEVELOPMENT AGREEMENT ("Second Amendment") is entered into this ____ day of _____, 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 excluding therefrom Lots 6 and 8 of "Subdivision No. 01-130-01 Sterling Meadows Large Lot Map Phase 2" and the property further described in Section 6.11 this Second Amendment (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. On May 23, 2018, the City adopted Ordinance No 11-2018, approving a First Amendment to Development Agreement (the "First Amendment") between the City, CCSD and Developer for the Property extending the term of the Development Agreement

to October 9, 2018, as between the parties to the First Amendment. The First Amendment was recorded in the Official Records of Sacramento County on June 26, 2018, at Book 20180626, Page 706.

- D. The Parties desire to further amend the Development Agreement to provide for among other things an extension of three years and to transfer a portion of the property in fee title to the City, all subject to the terms and conditions of this Second Amendment;
- E. This Second 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:

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

Section 1. Effective Date of Second Amendment. This Second Amendment shall become effective upon the satisfaction of the following: (1) the City's ordinance approving this Second Amendment has become effective; (2) the CCSD's approval of this Second Amendment has become effective; and (3) this Second Amendment has been signed by all parties (the "Amendment Effective Date").

Section 2. Recordation of Second Amendment. The City Clerk shall cause a copy of this Second Amendment to be recorded against title to that portion of the Property owned by Developer within ten (10) days of the Second 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 Second Amendment Effective Date and shall terminate on October 9, 2021, 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 6.3.3 of the Development Agreement is amended to read as follows:

6.3.3 Park and Recreation Improvements. Developer's park and recreation improvement obligations are set forth in exhibit D of the original Development Agreement. Notwithstanding any provision in exhibit D or any other provisions of the Development Agreement, Developer shall complete the improvements to the 13.7-acre park site (Lot 12, or "First Park") no later than December 31, 2018. This Second Amendment shall also amend the Park Completion Date of the Park Improvement Agreement, dated October 25, 2017, from August 31, 2018 to December 31, 2018.

NEW Section 6.3.6 of the Development Agreement is added to read as follows:

6.3.6 Modification of Roadway Improvement Requirements: Project improvement requirements shall be modified as follows:

(a) Kammerer Road. Obligations under the conditions of approval shall be modified in conformance with this section, as set forth at Exhibit B attached hereto and incorporated herein by this reference. City will construct Roadway Fee Program eligible improvements based upon Roadway Fee Program payments from the Project as part of Kammerer Road - Lotz Parkway to Big Horn Boulevard reconstruction project. Frontage improvements along the dedicated property, as described in Section 6.11, shall occur at the time that property is developed. Developer shall construct a right-turn pocket from Kammerer Road to Lotz Parkway consistent with the City Improvement Standards and to the City's satisfaction as part of the Phase 2B improvements, attached as Exhibit C incorporated herein by this reference. Developer may request minor modifications in substantial conformance with Exhibit C and such may be approved at the discretion of the Development Services Director.

(b) Lotz Parkway. As part of the improvements for Phase 2B, Developer shall construct Lotz Parkway half-section as previously conditioned by the original approval (Resolution No. 2008-122, Project EG-01-130). Additionally, Developer shall construct the full-width improvement of Lotz Parkway culvert over the Shed C Channel, consistent with the Southeast Policy Area (“SEPA”) Drainage Master Plan and City’s permitting plans, provided the City completes the right-of-way acquisition for the west half-section of the Lotz Parkway culvert. Developer is not responsible for ultimate landscaping, sidewalk, or masonry wall from Kammerer Road to Classical Drive. Improvements may be eligible for credit/reimbursement under the existing Roadway Fee Program or hereafter amended at the City’s discretion. Nothing herein shall vest Developer in the Roadway Fee Program, nor any other City fee program.

(c) Kammerer Road Frontage Improvements. Obligations under the conditions of approval shall be modified in conformance with this section. The Developer shall not be responsible for the frontage improvements along Kammerer Road and the common boundary line with APN 134-1010-004 for property described in Section 6.11. Developer shall provide a temporary asphalt pavement path along Lotz Parkway and Kammerer Road connecting to the existing improvements on Kammerer Road at the adjacent property (APN 134-1010-004).

Section 6.8 of the Development Agreement is amended to read as follows:

6.8 Security. Prior to Final Subdivision Map approval, Developer shall provide bonding or other security acceptable to the City in such forms as allowed by the Subdivision Map Act in an amount determined by City in coordination with CCSD as applicable to be reasonably necessary to guarantee the faithful performance of any improvements required under this Agreement. Security for improvements shall be released or reduced by the City as specified in applicable Subdivision Improvement Agreements for the Project.

NEW Section 6.11 is added to the Development Agreement, as follows:

6.11 Conveyance of Property to the City. Developer shall convey to the

City in fee title by grant deed the proposed 22.69± acre lot at the southern end of the property (“Southern Property”) as described on Exhibit D (as the Southern Property). Developer shall bear all costs and expense of creating a legal lot for the Southern Property suitable for conveyance of marketable title to the City. The conveyance of the Southern Property shall be without any further cash payment or other consideration by the City apart from the terms and conditions of this Second Amendment. The Southern Property shall be conveyed free and clear of all liens and encumbrances, all to the complete satisfaction of the City. The conveyance of the Southern Property to the City shall occur on or before April 1, 2019. Time is of the essence as to the conveyance of the Southern Property. The failure to convey the Property to the City by April 1, 2019, in the manner and condition specified herein, shall be a material breach of this Second Amendment by the Developer. In addition to any other remedy available to the City in law or equity for such breach, including, without limitation, specific performance, equitable, injunctive, and/or declaratory relief, should the Southern Property not be conveyed to the City by April 1, 2019, in the manner and condition specified herein, then Developer and any and all successors in interest shall receive no further building permits from the City for the entirety of the Property. The City shall reserve any further rights it may have for Developer’s breach and failure to transfer the Southern Property as set forth herein. The Southern Property shall be conveyed to the City on or before April 1, 2019, in “superpad” condition, meaning that, at the time of conveyance, all mass grading will have been completed by Developer to the satisfaction of the Development Services Director.

In conjunction with the development of adjacent Phases 2B and 2C (see Exhibit C) but in no event no later than October 9, 2022, Developer shall also install fully operational utility service stubs (i.e. drainage, sewer, water, dry utilities and similar) to the satisfaction of the Development Services Director and applicable agencies, consistent with the final plans that will be approved by the City and prepared by MacKay and Soms (the “Final City Approved M&S Plans”) and in substantial conformance with Exhibit F (schematically depicting utility location and sizing for

storm drain, sanitation, and water) within the future Classical Drive right-of-way along the northern boundary of the Southern Property (Note, while not shown in Exhibit F, Developer shall also include joint trench and dry utilities, including electrical, natural gas, and telecommunication, along the Southern Property's frontage along Classical Drive.). Should the Development Services Director (Director) determine that utility services are needed because the City has identified present development potential to the Southern Property prior to their anticipated completion by the Developer, the Director will contact Developer to meet and confer on City's needs related to timing and delivery of utility services. At that meeting City and Developer shall work in good faith to determine if it would be most advantageous to City and Developer to have Developer to deliver utilities. If Developer is unable or unwilling to deliver the City may then construct pursuant to the terms laid out herein. The City will construct and install necessary utility improvements to deliver utility service in the manner and as generally specified in the M&S Plans, with such improvements substantially conforming to Exhibit F. Developer shall work with the City to have the Final City Approved M&S Plans transferred to the City and City shall work to manage the total cost of the delivery of utility services. The City shall award the contract to the lowest responsible bidder submitting the lowest responsive bid consistent with State law. Should the City receive bids in excess of twenty percent of the City's Engineer's estimate at the time of bid release City staff will meet with Developer to discuss potential recommendation to Council and opportunity for Developer to deliver the improvements in a more cost effective manner. If the City delivers utility services, Developer shall reimburse the City for the City's actual cost to bring utilities to the Southern Property substantially conforming with the Final City Approved M&S plans prior to approval of any final map not already approved in Phase 2. Developer shall have forty-five (45) calendar days from City's claim for reimbursement to provide reimbursement in full. Failure to reimburse the City in the time specified above will result in the City having the right to make a claim for these improvements under the security issued for Phase 2B or 2C where such bonds are available to be claimed by the City. In the case of the bonds not being available for claim by the City or if they are insufficient the City shall be entitled

to hold back some of the existing Laguna Ridge Community Facilities District bond proceeds that are equal to the actual cost of utility stubbing to reimburse the City. The hold back of bond proceeds will be deducted from the Laguna Ridge Guiding Principals 67% allocation for developer delivered eligible facilities or payment of impact fees. The hold back may be from any Laguna Ridge Community Facilities District Bonds that generated proceeds generated from Sterling Meadows. The remaining 67% bond allocation after that payment is available for developer reimbursement of other eligible facilities or impact fees. In preparation of the possibility that the utility work may be performed by the City, Developer shall, within 30 days after the City's written request, grant non-exclusive easements to the City within the Property as needed to install public utilities and access from existing connection points within the Property to the Southern Property. The grant of such easements shall be at no cost to the City. The terms of the first two paragraphs of Section 6.11 shall survive expiration of the Development Agreement, up to and until October 9, 2022, the expiration of the time period by which Developer is required to put in operational utility service stubs as set forth herein.

The Parties recognize that mitigation for loss of Swainson's hawk foraging habitat and agricultural land has previously been completed by Developer prior to conveyance of the Southern Property to the City.

Developer and City recognize that transfer of the Southern Property to the City will require modifications to the previously-approved tentative map(s). Attached as Exhibit E incorporated herein by this reference, is the Phase 2 Alternative Lotting Map to the previously-approved alley-loaded product. The City finds Exhibit E to be in substantial conformance with the previously-approved Tentative Map for the phase of development in question. The City may begin to market the Southern Property upon the Second Amendment Effective Date in order to explore what uses may be viable on the property.

NEW Section 8.7 is added to the Development Agreement, as follows:

8.7 Community Facilities District Proceeds.

a. The City will continue to abide by and maintain the Laguna Ridge Community Facilities District Guiding Principles (adopted by Resolution 2016-048) (“Guiding Principles”) by retaining the City’s thirty-three percent (33%) share of proceeds from the Community Facilities District 2005-1 (Laguna Ridge) (“Laguna Ridge CFD”) for the City’s Civic Center and/or other eligible improvements. Consequently, the Developer would only have access to up a sixty-seven percent (67%) share of proceeds from the Laguna Ridge CFD for eligible facilities constructed by Developer, all pursuant to the Guiding Principles. Subject to the terms hereof, the Developer may seek reimbursement for eligible facilities previously constructed.

b. Developer inadvertently failed to publicly bid certain backbone infrastructure improvements associated with Bilby Road and Kyler Road in the amount of \$3,701,086 (the “Bilby Road/Kyler Road Improvements”). Notwithstanding this inadvertence, the City will independently verify that the cost of the improvements is reasonable at the time of payment request from the Developer during reimbursement binder review. Subject to the reasonableness review and verification of binders for actual cost allowed under the Laguna Ridge CFD, Developer may receive reimbursement for the cost of the Bilby Road/Kyler Road Improvements in an amount not exceed \$3,590,053.42, which accounts for a three-percent (3%) penalty to Developer for failing to publicly bid the Bilby Road/Kyler Road Improvements, all subject to verification of actual costs by the City based on submittals by the Developer.

c. The Developer may also seek reimbursement from the Laguna Ridge CFD for facilities constructed, or impact fees paid, by Developer and transferred to the Sacramento County Water Agency, County of Sacramento, or other public agencies, all subject to the requirements of Resolution No. 2006-2 forming the Laguna Ridge CFD, the City of Elk Grove’s Policies and Procedures for Reimbursement of Privately-Constructed Facilities (as now existing or hereafter amended in the City’s discretion), and any other applicable local or state law, and all subject to the sixty-seven percent (67%) limitation of the Guiding Principles.

NEW Section 8:8 is added to the Development Agreement, as follows:

8:8 Financing of Fire Protection Services. CCSD has previously formed Community Facilities District No. 1 (Elk Grove Fire Protection) (“CCSD CFD”) for the purpose

of paying the cost of fire protection services for property within the CCSD CFD that is in addition to fire protection services already provided by the CCSD. Development by Developer of the Property will require fire protection services in addition to those that were in existence prior to formation of the CCSD CFD. Prior to approval of any final small lot maps for any portion of the Property south of Bilby Road (excluding the Southern Property), Developer shall apply for annexation into the CCSD CFD and take all steps reasonably necessary to ensure such annexation. CCSD will cooperate with the Developer in such annexation process.

Notwithstanding the foregoing, it is acknowledged and agreed by the Parties that nothing contained in this Agreement shall be construed as requiring CCSD or the CCSD Board to approve annexation into the CCSD CFD. Should the Property annexation into the CCSD CFD be approved, extension of fire protection services financed by the CCSD CFD will not supplant service already available within the Property. Annexation of the Property shall be accomplished in accordance with the Mello-Roos Community Facilities Act of 1982, including without limitation Article 3.5 thereof.

Section 5. 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 6. 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: _____

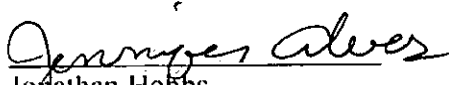
Attest _____
Jason Lindgren
City Clerk

COSUMNES COMMUNITY SERVICES
DISTRICT:

By _____
Maureen Zamarripa
General Manager

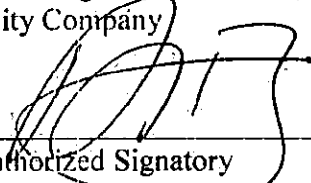
Date: _____

APPROVED AS TO FORM:

for 
Jonathan Hobbs
City Attorney

DEVELOPER:

VTL Sterling Meadows, LLC, a Delaware Limited Liability Company

By  _____
Authorized Signatory

Date: 8.2.18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SACRAMENTO)

On 02-AUG-2018 before me, BRENDA R. HAGGARD, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared ADAN BARRY
Name(s) of Signer(s)

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 Brenda R. Haggard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DA Amendment #2 Document Date: 08-AUG-2018

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT A

OWNER'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.

DPD INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY: [Signature]
NAME: David M. Sorensen
TITLE: Director of Finance

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

BY: [Signature]
NAME: David M. Sorensen
TITLE: Director of Finance

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

BY: [Signature]
NAME: Steve J. Giordano
TITLE: Chief Financial Officer

NOTARY'S ACKNOWLEDGMENT

STATE of California ss

COUNTY of San Diego
ON THE 15 DAY of April 2014, BEFORE ME, Pamela M. Takeshita, a Notary Public in and for said County and State, personally appeared Pamela M. Takeshita, who proved to me on the basis of satisfactory evidence to be the person whose name is in the foregoing instrument and acknowledged to me that he or she executed the instrument for the purposes and consideration therein expressed. My commission expires March 6, 2015.

WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF APRIL 2014.

WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF APRIL 2014.
PRINTED NAME: Pamela M. Takeshita
BY: [Signature]
NAME: Pamela M. Takeshita
TITLE: Notary Public
MY COMMISSION EXPIRES: March 6, 2015
MY COMMISSION NO.: 1924873

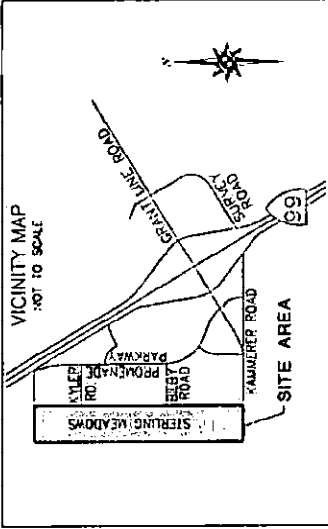
NOTARY'S ACKNOWLEDGMENT

STATE of California ss

COUNTY of Coconino
ON THE 3rd DAY of April 2014, BEFORE ME, Latale DeShay Scarborough, a Notary Public in and for said County and State, personally appeared Latale DeShay Scarborough, who proved to me on the basis of satisfactory evidence to be the person whose name is in the foregoing instrument and acknowledged to me that he or she executed the instrument for the purposes and consideration therein expressed. My commission expires Feb. 6, 2018.

WITNESS MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF APRIL 2014.

WITNESS MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF APRIL 2014.
PRINTED NAME: Latale DeShay Scarborough
BY: [Signature]
NAME: Latale DeShay Scarborough
TITLE: Notary Public
MY COMMISSION EXPIRES: Feb. 6, 2018
MY COMMISSION NO.: 2056972



NOTARY'S ACKNOWLEDGMENT

STATE of California ss

COUNTY of Placer
ON THE 2nd DAY of April 2014, BEFORE ME, Surenaj K. Saitko, a Notary Public in and for said County and State, personally appeared Steve Placer, who proved to me on the basis of satisfactory evidence to be the person whose name is in the foregoing instrument and acknowledged to me that he or she executed the instrument for the purposes and consideration therein expressed. My commission expires August 15, 2017.

WITNESS MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF APRIL 2014.

WITNESS MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF APRIL 2014.
PRINTED NAME: Surenaj K. Saitko
BY: [Signature]
NAME: Surenaj K. Saitko
TITLE: Notary Public
MY COMMISSION EXPIRES: August 15, 2017
MY COMMISSION NO.: 2036970

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 TITLE LIFE COMPANIES IN MARCH 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE SURVEY WAS COMPLETED ON DECEMBER 31, 2013, AND THAT SAID MEASUREMENTS 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 3300+ ACRES, CONSIDERING 0.00713 IS MACKAY & SOMPS CIVIL ENGINEERS, INC.



BY: [Signature]
COUNTY SURVEYOR
PLS MAIL E.P. 1231-15
DATE: 4/1/14

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.



BY: [Signature]
NAME: David M. Sorensen
TITLE: City Engineer
COMMISSION NO.: 09-30-15
EXPIRES: 09-30-15

DATE: 4/14/2014

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 CONFORMS WITH THE TENTATIVE MAP APPROVED BY THE CITY ENGINEER OF THE CITY OF ELK GROVE ON MAY 28, 2008, AND ANY AMENDMENTS THEREON. ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



BY: [Signature]
NAME: Richard W. Shepard
TITLE: City Engineer
COMMISSION NO.: 88-30-15
EXPIRES: 88-30-15

DATE: 4/14/14

CITY CLERK'S STATEMENT

I, JASON ENGLISH, 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 BREVIOLOGUE OFFERS OF DEDICATION AS SHOWN THEREON.



BY: [Signature]
NAME: Jason English
TITLE: City Clerk
COMMISSION NO.: 01-11-01
EXPIRES: 01-11-01

DATE: April 16, 2014

RECORDER'S STATEMENT

FILED THIS 14th DAY of April 2014, AT 10:06 AM IN BOOK 3810 MAPS AT PAGE 2025, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING LISTED AS PER CERTIFICATE NO. 7113 CHAPTER 1 THIS OFFICE.

BY: [Signature]
NAME: Jill Williams
TITLE: Recorder
COMMISSION NO.: 20000106-0550
STATE OF CALIFORNIA

DATE: 4/15/14

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

A PORTION OF PARCEL AS SHOWN ON CERTAIN PARCEL MAP TITLED "PARCEL MAP OF ME 14 SECTION 13 AND A POR OF SE 14 SECTION 17 1/4, R 5 E, M 3 N" FILED FOR RECORD IN BOOK 144 OF PARCEL MAPS AT PAGE 22 8 C R, CITY OF ELK GROVE - SACRAMENTO COUNTY - CALIFORNIA

MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS - SURVEYORS
REGISTERED UNDER THE ENGINEERS ACT AND SURVEYORS ACT
APRIL 2014
SHEET 1 OF 4

PARCEL 2
144 P.M. 23

PARCEL B
10 P.M. 27

PARCEL C
10 P.M. 27

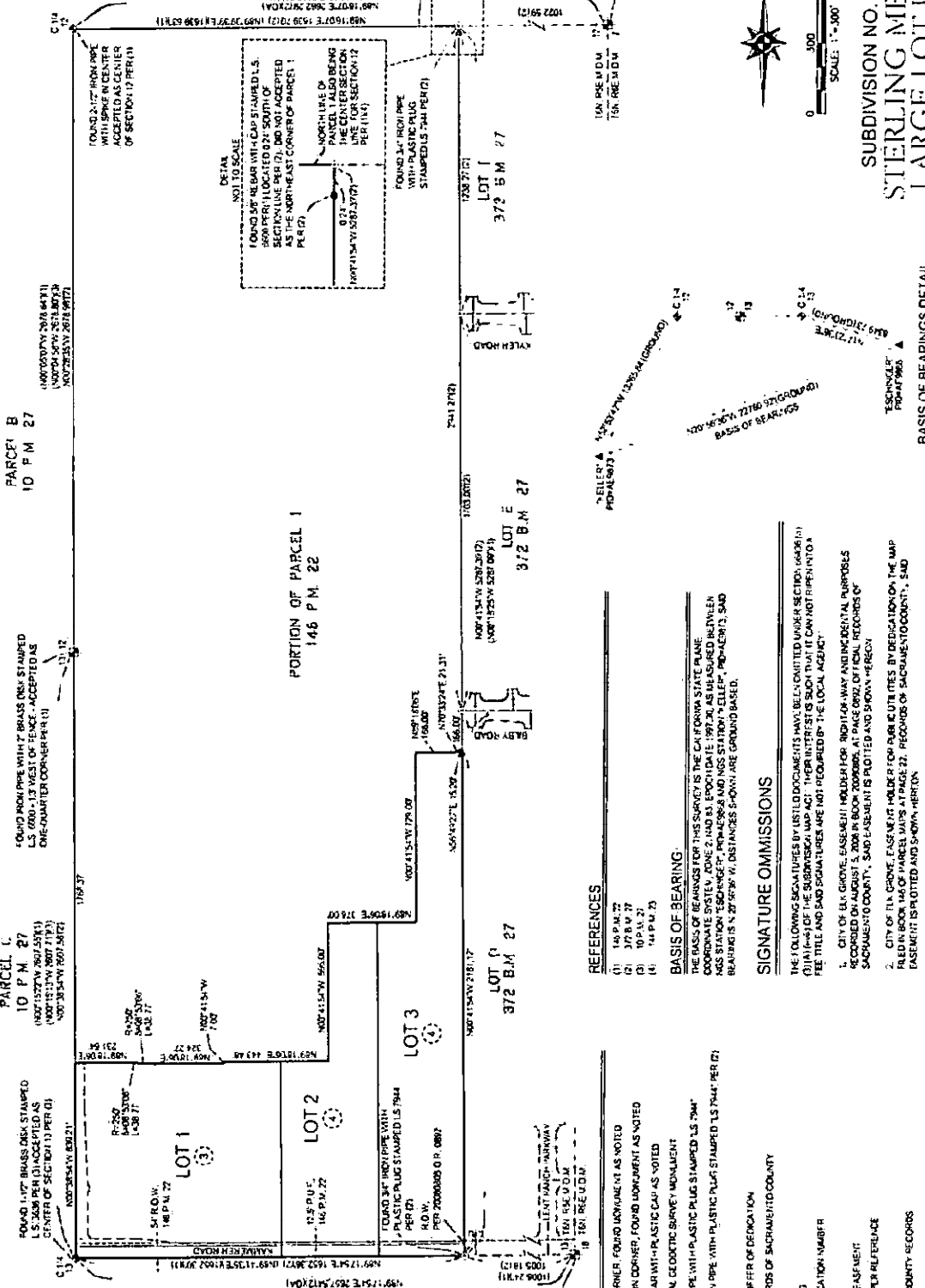
PARCEL 7
133 P.M. 14

PORTION OF PARCEL 1
146 P.M. 22

LOT 3
372 B.M. 27

LOT E
372 B.M. 27

LOT I
372 B.M. 27



FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>

FOUND 3/4\"/>



SCALE: 1"=300'

SUBDIVISION NO. 01-130-01
STERLING MEADOWS
LARGE LOT PHASE I

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 13, T. 8N., R. 5E., 1410117, FILED FOR RECORD IN BOOK 140 OF PARCEL MAPS AT PAGE 27. S.C.P. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS
PLANNERS
SURVEYORS

APRIL 2014
SHEET 2 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"
- BOOK OF MAPS
- IRREVOCABLE OFFER OF DEDICATION
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- OVERALL
- RADIAL BEARING
- POINT IDENTIFICATION NUMBER
- PARCEL MAP
- PUBLIC UTILITY EASEMENT
- RECORD DATA PER REFERENCE
- RIGHT-OF-WAY
- SACRAMENTO COUNTY RECORDS
- SHEET INDEX

REFERENCES

- (1) 10 P.M. 27
- (2) 10 P.M. 27
- (3) 10 P.M. 27
- (4) 14 P.M. 23

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, AND THE PROVISIONS OF 1973 AS HAS BEEN ADOPTED BY THE SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREBY.

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY BEST DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 14061(a) OF THE CALIFORNIA CIVIL CODE BECAUSE THE INSTRUMENTS TO WHICH THEY CAN BE REFERRED TO BY FILE 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, 2008 IN BOOK 2008080, AT PAGE 0902, OF FICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREBY.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 140 OF PARCEL MAPS AT PAGE 27, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREBY.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC ROAD BY DEDICATION ON THE MAP FILED IN BOOK 140 OF PARCEL MAPS AT PAGE 27, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREBY.

NOTES

1. AGRICULTURAL PROPERTIES AND USES SURROUNDING THE PROPERTY MAY CONTINUE IN FUTURE, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-OF-WAY ORDINANCE. A DEDICATION STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.

BASIS OF BEARINGS DETAIL
N.T.S.

281-2-2

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

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

LOT 1
15.17 ACRES ± CROSS
14.59 ACRES ± NET

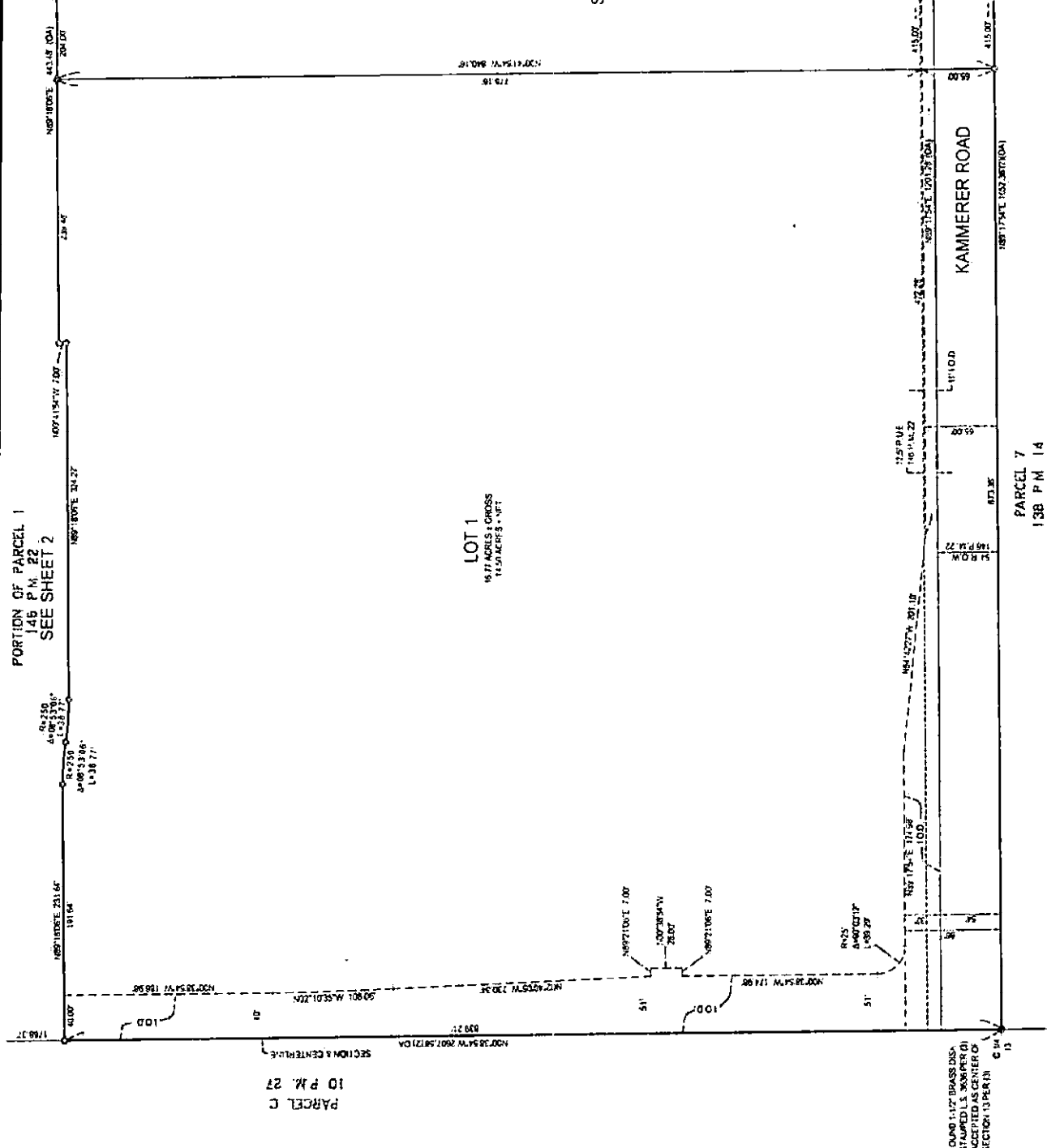
LOT 2
SEE SHEET 4

SUBDIVISION NO. 01-130-01
STERLING MEADOWS
LARGE LOT PHASE I

A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE 1/4 SECTION 13, AND A PORT. OF SE 1/4 SECTION 17, T 8 N, R 14 E, 14 D.M." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, 2 & C.R. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

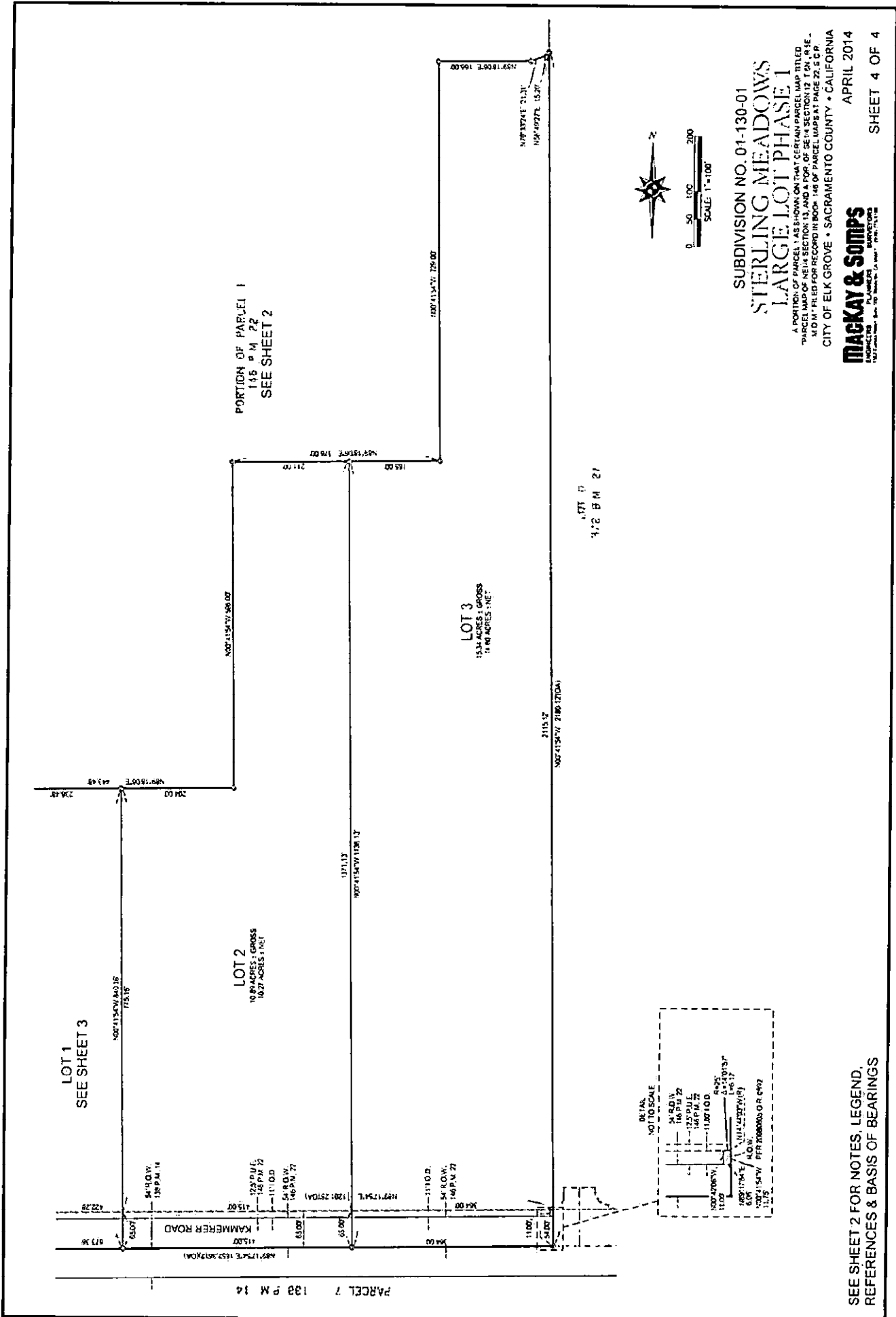
MACKAY & SOMPS
ENGINEERS PLANNERS ARCHITECTS
100 Forest Hill Lane Elk Grove, CA 95757 484-1515 FAX

APRIL 2014
SHEET 3 OF 4



FOUND 1 1/2" BRASS DISK
STAMPED L.S. MACKAY (D)
ACCEPTED AS CENTER OF
SECTION 13 PER (1) C 14

17-2-112



LOT 1
SEE SHEET 3

LOT 2
10.89 ACRES - GROSS
10.27 ACRES - NET

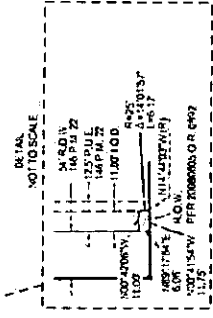
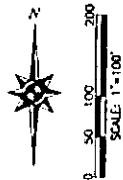
LOT 3
15.34 ACRES - GROSS
14.90 ACRES - NET

PORTION OF PARCEL 1
145 P M 22
SEE SHEET 2

SUBDIVISION NO. 01-130-01
STERLING MEADOWS
LARGE LOT PHASE I

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 24N R 5E,
 14.0 M² FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, S.C.R.
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Somps
 PLANNERS & ENGINEERS
 1000 S. 1st Street, Suite 100, Elk Grove, CA 95757
 APRIL 2014
 SHEET 4 OF 4



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

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 01-130-02, STERLING MEADOWS PHASE 2, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9009 OF THE GOVERNMENT CODE APPROVE OR AGREE TO THE DEDICATION TO THE CITY OF ELK GROVE OF THE STERLING MEADOWS PHASE 2 TRAIL AND SERVICE EASEMENTS AND OTHER RIGHTS SHOWN THEREON AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF ELK GROVE, LOTS 5 AND 12 AS SHOWN HEREON FOR PARK PURPOSES.

THE REAL PROPERTY DESCRIBED AS LOT 11 IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE.

STERLING MEADOWS PARTNERS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER
BY: T.L.C. GODARDO STERLING MEADOWS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER
BY: THE TRUE LIFE COMPANIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, OWNER

By: *Russell Richardson*
RUSSELL RICHARDSON
TITLE: CHIEF DEVELOPMENT OFFICER

DDO INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, OFFTAKER

By: *Steph E. Schmitt*
STEPH E. SCHMITT
TITLE: VICE PRESIDENT

SACRAMENTO COUNTY WATER AGENCY, OPTIONEER!
UNDER MEMORANDUM OF AGREEMENT RECORDED
IN BOOK 201-0817, AT PAGE 0617 AND 0813,
OFFICIAL RECORDS SACRAMENTO COUNTY

By: *Michael Lopez*
MICHAEL LOPEZ
TITLE: VICE PRESIDENT OF GENERAL SERVICES
PURSUANT TO RESOLUTION WA-278

NOTARY'S ACKNOWLEDGMENT

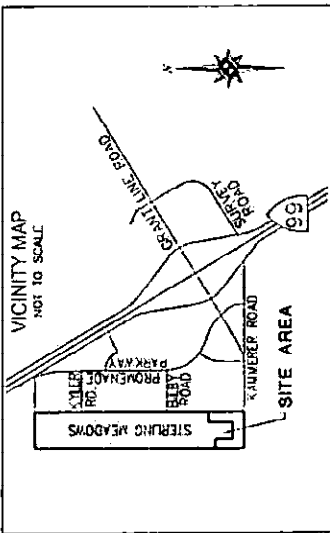
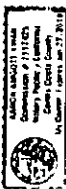
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTH OR ACCURACY OF THE CONTENTS OF THE DOCUMENT.

STATE OF CALIFORNIA) ss
COUNTY OF SUTTER) ss

ON THE 6th DAY OF AUGUST, 2015, BEFORE ME, ALISON ALLEN, JUDICIAL CLERK OF THE SUPERIOR COURT OF SACRAMENTO COUNTY AND STATE, PERSONALLY APPEARED A SAID ALLEN AND I HAVE KNOWN AND KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY FREELY EXECUTED THE SAME IN WHOLE OR PART AUTHORIZED CAPACITIES, AND THAT BY THEIR FREELY EXECUTED INSTRUMENT, THE INSTRUMENT, OR THE ENTIRE UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND SEAL OF OFFICE
PRINTED NAME: ALISON ALLEN, JUDICIAL CLERK
MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF SACRAMENTO
MY COMMISSION EXPIRES: JULY 27, 2014
MY COMMISSION NO.: 2117455



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 TRUTH OR ACCURACY OF THE CONTENTS OF THE DOCUMENT.

STATE OF CALIFORNIA) ss
COUNTY OF SUTTER) ss

ON THE 6th DAY OF AUGUST, 2015, BEFORE ME, ALISON ALLEN, JUDICIAL CLERK OF THE SUPERIOR COURT OF SACRAMENTO COUNTY AND STATE, PERSONALLY APPEARED A SAID ALLEN AND I HAVE KNOWN AND KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY FREELY EXECUTED THE SAME IN WHOLE OR PART AUTHORIZED CAPACITIES, AND THAT BY THEIR FREELY EXECUTED INSTRUMENT, THE INSTRUMENT, OR THE ENTIRE UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND SEAL OF OFFICE
PRINTED NAME: ALISON ALLEN, JUDICIAL CLERK
MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF SACRAMENTO
MY COMMISSION EXPIRES: JULY 27, 2014
MY COMMISSION NO.: 2117455

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2160 OF THE GOVERNMENT CODE, THE PROFESSIONAL LAND SURVEYING ACT, AND THE PROFESSIONAL SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, HEREBY STATE THAT I HAS FINAL MAP SUBSTANTIALLY CONFORMS TO THE GOVERNMENTALLY 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, 2016, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ELABORATE THE SURVEY TO BE RETIRED AND THE NOTES TO ALL BENCHMARK MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE NEARLY BORDER CONTAINS 151.02 ACRES, CONSISTING OF 14 LOTS. MACKAY & SOMPS CIVIL ENGINEERS, INC.

Michael Lopez
MICHAEL LOPEZ
PLS 734 EMP. 74315

DATE: 8/5/15



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND THAT I AM NOT AWARE OF ANY OBVIOUS DEFECTS, ERRORS, OR OMISSIONS IN THIS MAP. I HAVE REVIEWED THE LEGAL DESCRIPTION AND THE LEGAL DESCRIPTION HAS BEEN DULY VERIFIED.



DATE: 8/24/2015

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION AND THAT I AM NOT AWARE OF ANY OBVIOUS DEFECTS, ERRORS, OR OMISSIONS IN THIS MAP. I HAVE REVIEWED THE LEGAL DESCRIPTION AND THE LEGAL DESCRIPTION HAS BEEN DULY VERIFIED.



DATE: 9/24/15

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION AND THAT I AM NOT AWARE OF ANY OBVIOUS DEFECTS, ERRORS, OR OMISSIONS IN THIS MAP. I HAVE REVIEWED THE LEGAL DESCRIPTION AND THE LEGAL DESCRIPTION HAS BEEN DULY VERIFIED.



DATE: September 27, 2015

RECORDER'S STATEMENT

I FILED THIS MAP AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON THIS 27th DAY OF SEPTEMBER, 2015, AT 10:44 AM IN BOOK 2582 OF MAPS, AT PAGE 2785. AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON THIS 27th DAY OF SEPTEMBER, 2015, AT 10:44 AM IN BOOK 2582 OF MAPS, AT PAGE 2785.

FILED THIS MAP AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON THIS 27th DAY OF SEPTEMBER, 2015, AT 10:44 AM IN BOOK 2582 OF MAPS, AT PAGE 2785.

DATE: 9/24/15

DEPUTY

RECORDER'S STATEMENT

STATE OF CALIFORNIA

RECORDER OF SACRAMENTO COUNTY

DATE: 9/24/15

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 CITY OF ELK GROVE, CALIFORNIA, FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 27, 6 OF

CITY OF ELK GROVE - SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2015

SHEET 1 OF 12

MACKAY & SOMPS
CIVIL ENGINEERS
1610 N. HIGHTOWER BLVD., SUITE 100
SACRAMENTO, CALIFORNIA 95834

384-5-1

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED OCTOBER 14, 2011 IN BOOK 20867-23, PAGE 15 AND IN BOOK 20142-1, PAGE 15 (BOOK 20142-1 AT PAGE 0897), OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENT TO THE RECORDED OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

BY: Sylvia Erazo
TITLE: V.P. Director

NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICIAL, HAVE THIS DATE RECORDED ONLY THE QUALITY AND AUTHORITY OF THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT, ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF California ss
COUNTY OF Sacramento
ON THE 5th DAY OF August, 2015, BEFORE ME, Peter Jason Herman
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED:
Michael Morse, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE IS THE SIGNER OF THE INSTRUMENT, AND THAT HE HAS SIGNED THE INSTRUMENT ON THE INSTRUMENT IN THE PRESENCE OF ME, THE NOTARY PUBLIC, AND THAT HE HAS SIGNED THE INSTRUMENT IN THE PRESENCE OF ME, THE NOTARY PUBLIC.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS ARE TRUE AND CORRECT.
WITNESS MY HAND Attest
PRINTED NAME: Peter Jason Herman
MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF Sacramento
MY COMMISSION EXPIRES November 15, 2018
MY COMMISSION NO. 20867-23

NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICIAL, HAVE THIS DATE RECORDED ONLY THE QUALITY AND AUTHORITY OF THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT, ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF California ss
COUNTY OF Alameda
ON THE 7th DAY OF August, 2015, BEFORE ME, J. Snipes, Notary Public
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED:
Sylvia Erazo, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE IS THE SIGNER OF THE INSTRUMENT AND THAT SHE HAS SIGNED THE INSTRUMENT IN THE PRESENCE OF ME, THE NOTARY PUBLIC, AND THAT SHE HAS SIGNED THE INSTRUMENT IN THE PRESENCE OF ME, THE NOTARY PUBLIC.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS ARE TRUE AND CORRECT.
WITNESS MY HAND J. Snipes
PRINTED NAME: J. Snipes
MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF Alameda
MY COMMISSION EXPIRES Sep 17, 2015
MY COMMISSION NO. 1953579

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 9401.1 (b)(1)-(4) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT BE PLOTTED IN THE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

- 1. COUNTY SANMARTIN DISTRICT NO. 1 OF SACRAMENTO COUNTY, EASEMENT HOLDER FOR LEASE, SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED ON MAY 7, 2008 IN BOOK 20080-3 AT PAGE 0818, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 2. COUNTY SANMARTIN DISTRICT NO. 1 OF SACRAMENTO COUNTY, EASEMENT HOLDER FOR SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED ON MAY 7, 2008 IN BOOK 20080-3 AT PAGE 0818, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 3. CITY OF ELK GROVE, EASEMENT HOLDER FOR DRAINAGE EASEMENT AND INCIDENTAL PURPOSES RECORDED ON JUNE 17, 2008 IN BOOK 20080-12 AT PAGE 113, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 4. CITY OF ELK GROVE, EASEMENT HOLDER FOR DETENTION BASIN EASEMENT AND INCIDENTAL PURPOSES RECORDED ON JUNE 17, 2008 IN BOOK 20080-12 AT PAGE 113, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 5. CITY OF ELK GROVE, EASEMENT HOLDER FOR BIOPHOREWAY AND INCIDENTAL PURPOSES RECORDED ON AUGUST 3, 2008 IN BOOK 20080-6 AT PAGE 0897, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
- 6. SACRAMENTO MUNICIPAL UTILITY DISTRICT, EASEMENT HOLDER FOR A TEMPORARY HIGHWAY RIGHT OF WAY DEED RECORDED IN BOOK 20080-6 AT PAGE 0898, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID HIGHWAY IS PLOTTED AND SHOWN HEREON.
- 7. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 186 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL RECOVER LOT 9 AS REPLICATED TO THE MAP OF SUBDIVISION NO. 01-130-02, STERLING MEADOWS LARGE LOT PHASE 2 TO THE SUBDIVISION MAPS RECORDED IN THE CITY OF ELK GROVE MAPS A DEFINITION OF THE PROPERTY PUBLIC RECORDS HEREON 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: STERLING MEADOWS PARTNERS, LLC
ADDRESS: 1041 ALICIA BLVD, SUITE 410
SACRAMENTO, CA 95833

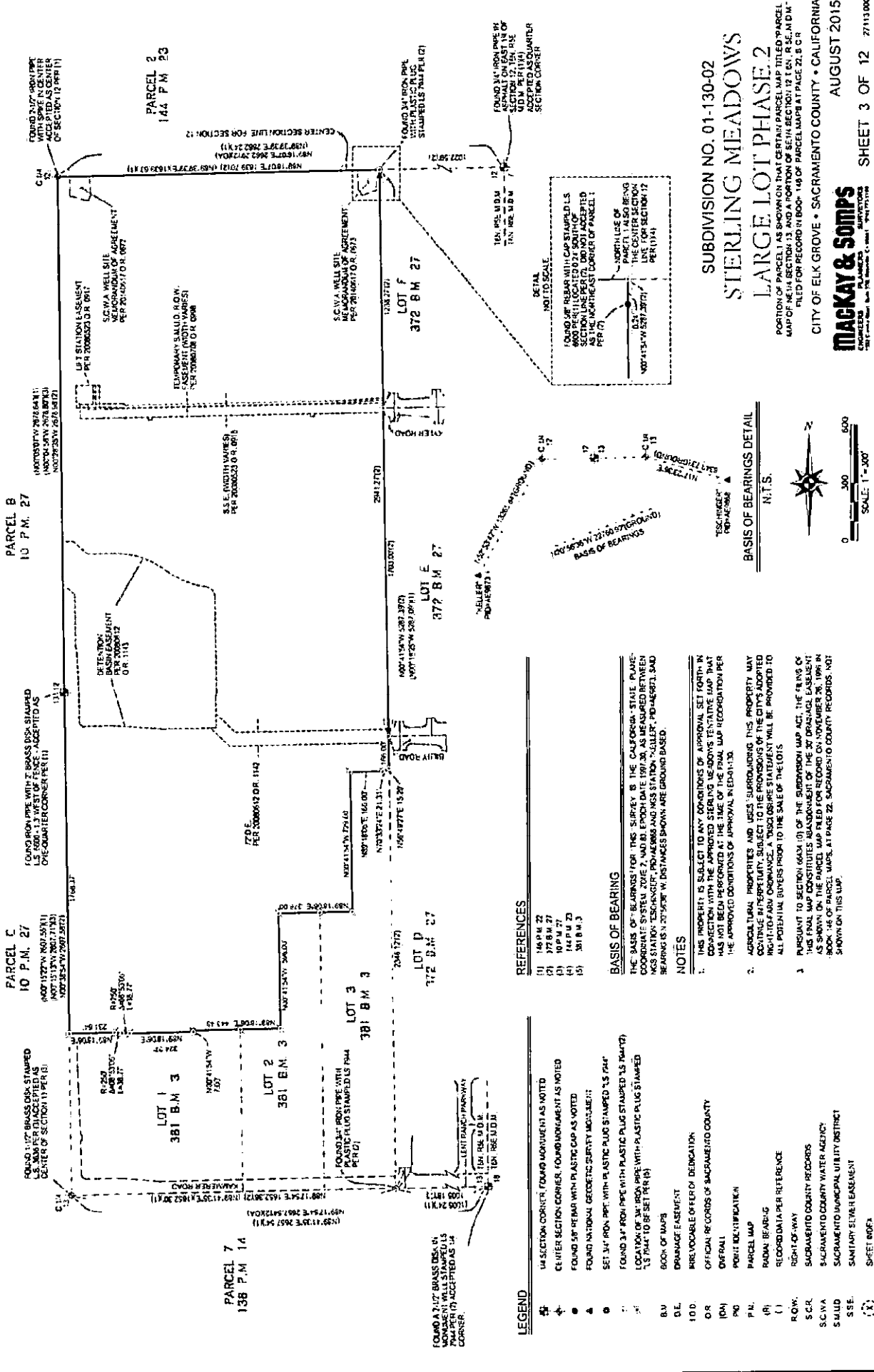
**SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2**

PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NETA SECTION 11, AND A PORTION OF SEEN SECTION 11, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 186 OF PARCEL MAPS AT PAGE 22, & C.F.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2015

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1000 F STREET, SUITE 100, SACRAMENTO, CA 95811

SHEET 2 OF 12 77113-000



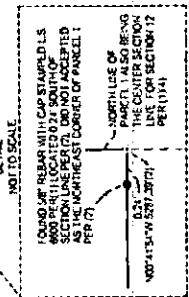
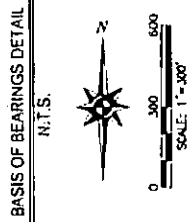
SUBMISSION NO. 01-130-02 STERLING MEADOWS LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NE1/4 SECTION 13 AND A PORTION OF SE1/4 SECTION 12, T.6N., R.6E., N.M. 64" FILED FOR RECORD IN BOOK 149 OF PARCEL MAPS AT PAGE 21, 8 C.A.

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEET 3 OF 12 27131000



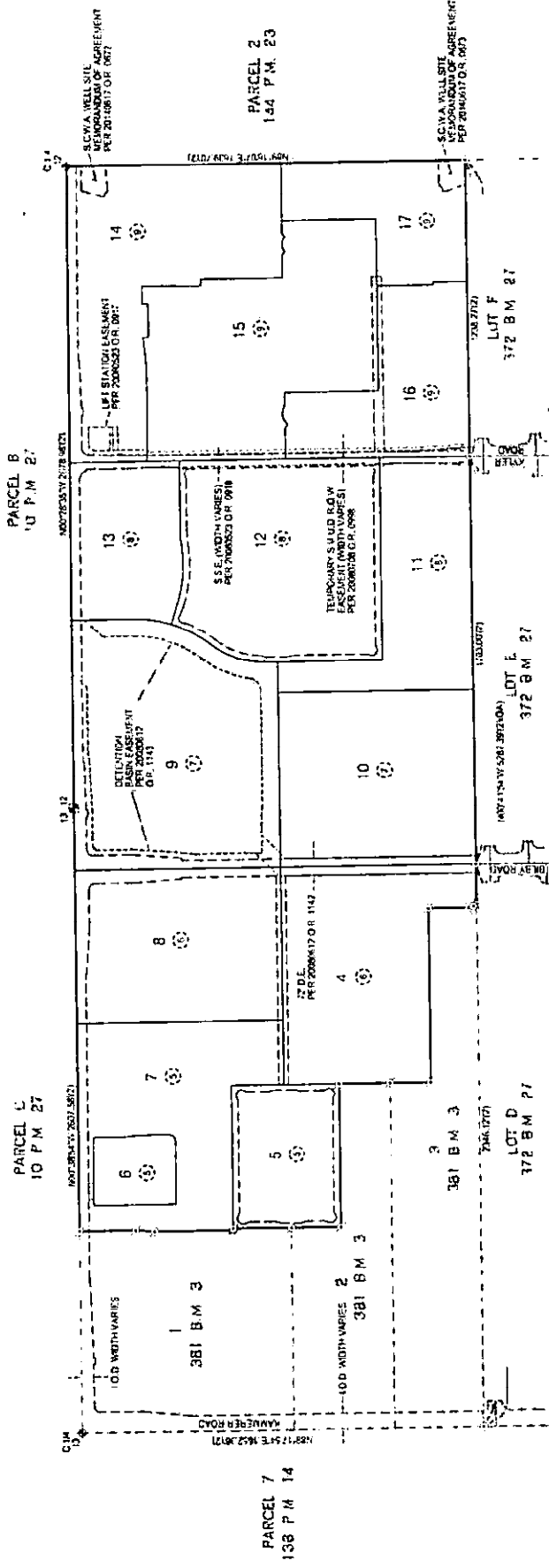
- REFERENCES**
- (1) 146 P.M. 22
 - (2) 372 B.M. 27
 - (3) 144 P.M. 23
 - (4) 144 P.M. 23
 - (5) 381 B.M. 3

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 7, NAD 83, EPOCH DATE 1992.00, AS MEASURED BETWEEN NGS STATION "TESCHENDORF, PRO-4860 AND NGS STATION "GALLER, PRO-48671, SAID BEARING IS N 27°52'38\"/>

- NOTES**
1. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF APPROVAL SET FORTH IN CONNECTION WITH THE APPROVED STERLING MEADOWS TENTATIVE MAP THAT HAS NOT BEEN PERFORMED AT THE TIME OF THE 1994 MAP REDEVELOPMENT PER THE APPROVED CONDITIONS OF APPROVAL IN E-001-130.
 2. AGRICULTURAL PRIORITIES AND USES SURROUNDING THIS PROPERTY MAY CONTRADICT FUTURE PLANS, 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.
 3. PARCELS IN SECTION 16364.00 OF THE REDEVELOPMENT MAP ACT, THE FRONS OF THIS MAP, MAP OF CERTAIN EASEMENTS ADJACENT TO THE 30' DRAINAGE EASEMENT AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON NOVEMBER 26, 1998 IN BOOK 148 OF PARCEL MAPS, AT PAGE 22, SACRAMENTO COUNTY RECORDS, NOT SHOWN ON THIS MAP.

- LEGEND**
- ④ 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
 - ⊕ CENTER SECTION CORNER, FOUND MONUMENT AS NOTED
 - FOUND 5/8\"/>
 - ▲ FOUND NATIONAL GEODETIC SURVEY MONUMENT
 - SET 3/4\"/>
 - ⊖ LOCATION OF 3/4\"/>
 - ① 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
 - B.M. BOOK OF MAPS
 - D.E. DRAINAGE EASEMENT
 - 100 IRREVOCABLE PERMITS OF DEDICATION
 - O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - (DA) OFFRALL
 - PRO POINT IDENTIFICATION
 - P.M. PARCEL MAP
 - (R) ROOM BEARING
 - () RECORD DATA PER REFERENCE
 - R.O.W. RIGHT-OF-WAY
 - S.C.R. SACRAMENTO COUNTY RECORDS
 - S.C.V.A. SACRAMENTO COUNTY WATER AGENCY
 - S.M.L.D. SACRAMENTO MUNICIPAL UTILITY DISTRICT
 - S.S.E. SANITARY SEWER EASEMENT
 - (X) SHEET BOUNDARY

3RL-5-4



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. 9E., M. 0.1A," FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, 8 C.

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 1407 Capitol Mall, Suite 1000, Sacramento, CA 95814

AUGUST 2015

SHEET 4 OF 12 27113.000

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

386-5.5

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 NEW SECTION 12 AND A PORTION OF SECTION 12 AND 14, T4S, R5E, M3M" FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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 1000 J STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811
 AUGUST 2015

SHEET 5 OF 12 27113.000



LOT 8
 SEE SHEET 6

180°18'00" W 443.30'

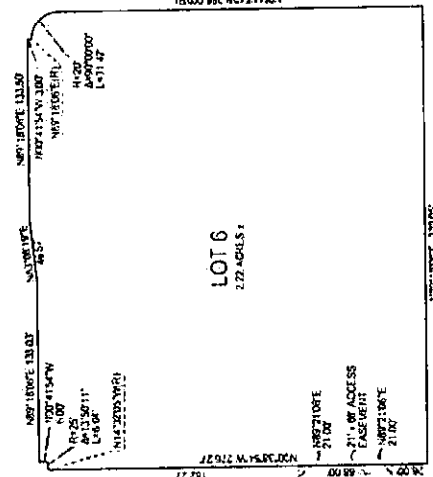
LOT 7
 13.6 ACRES, CROSS
 19.83 ACRES (NET)

LOT 4
 SEE SHEET 6

PARK
 LOT 5
 8.07 ACRES, CROSS
 7.8 ACRES (NET)

LOT 2
 381 B.M. 3

PARCEL L
 10 P.M. 27

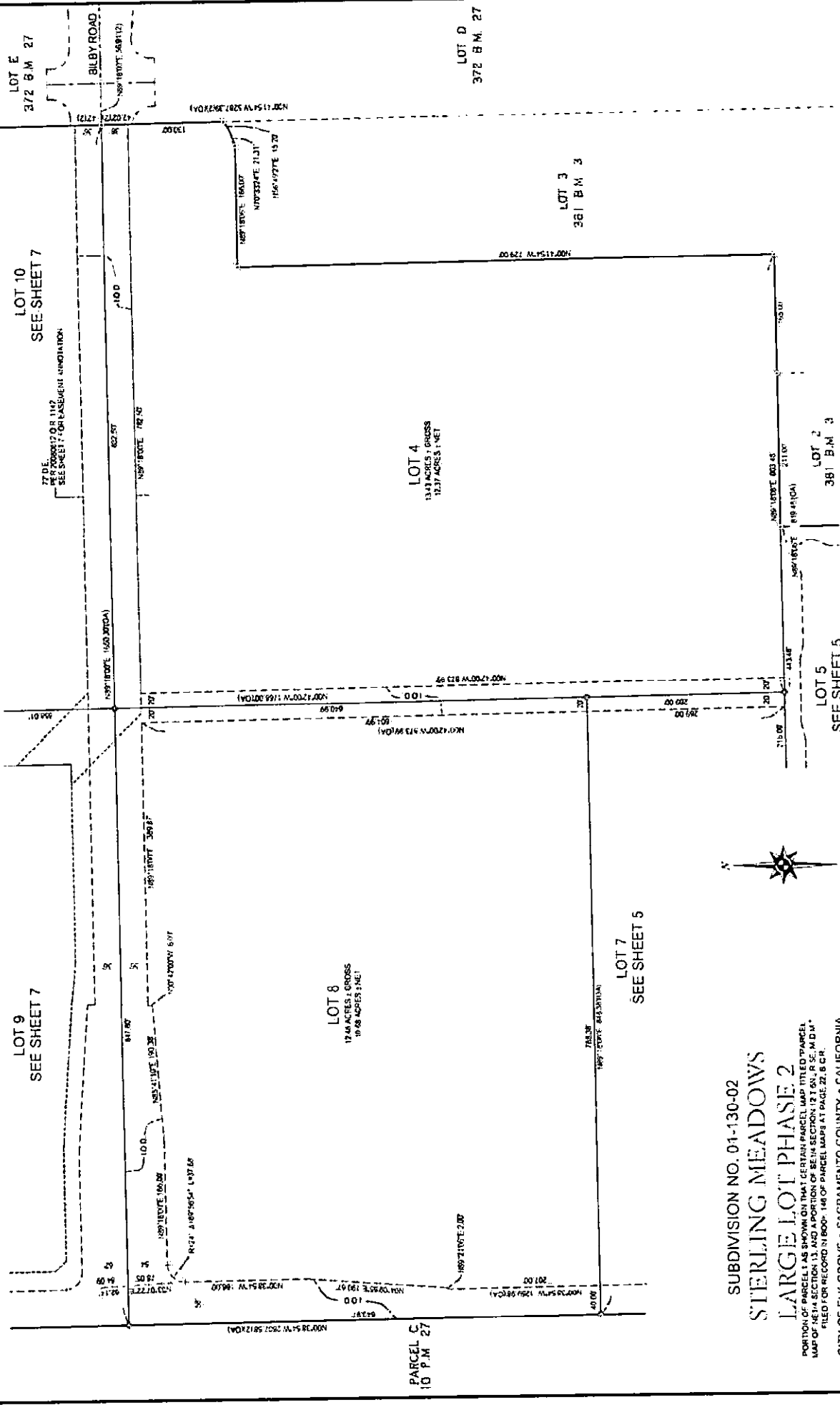


LOT 6
 272.46 ACRES

LOT 1
 381 B.M. 3

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

386-5-6



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

SUBDIVISION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2
 PORTION OF PARCELS 10 AND 11 ON THAT GENERAL PARCEL MAP TITLED "PARCEL MAP OF ELK GROVE 13 AND A PORTION OF BE IN SECTION 12 T. 6N. S. 6E. M. 11" FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, 8 C.R.
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 AUGUST 2015
MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1211 N. STREET, SUITE 100, SACRAMENTO, CA 95811
 SHEET 6 OF 12 27113.000

LOT 10
SEE SHEET 7

LOT 9
SEE SHEET 7

LOT 8
12.44 ACRES GROSS
10.68 ACRES NET

LOT 4
13.3 ACRES GROSS
12.37 ACRES NET

LOT 3
381 B.M. 3

LOT 2
381 B.M. 3

LOT 5
SEE SHEET 5

LOT 7
SEE SHEET 5

PARCEL C
10 P.M. 27

LOT E
3/2 B.M. 27

LOT D
372 B.M. 27

BILBY ROAD

17 DE.
P.P.S. 200817 OR 1147
SEE SHEET 1 FOR EASEMENT INDICATION

381-5-7

LOT 13
SEE SHEET 8

LOT 12
SEE SHEET 8

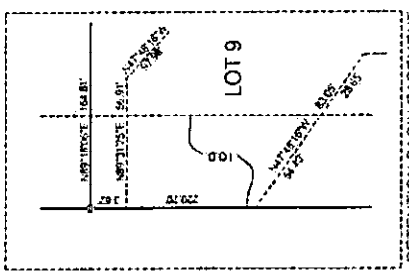
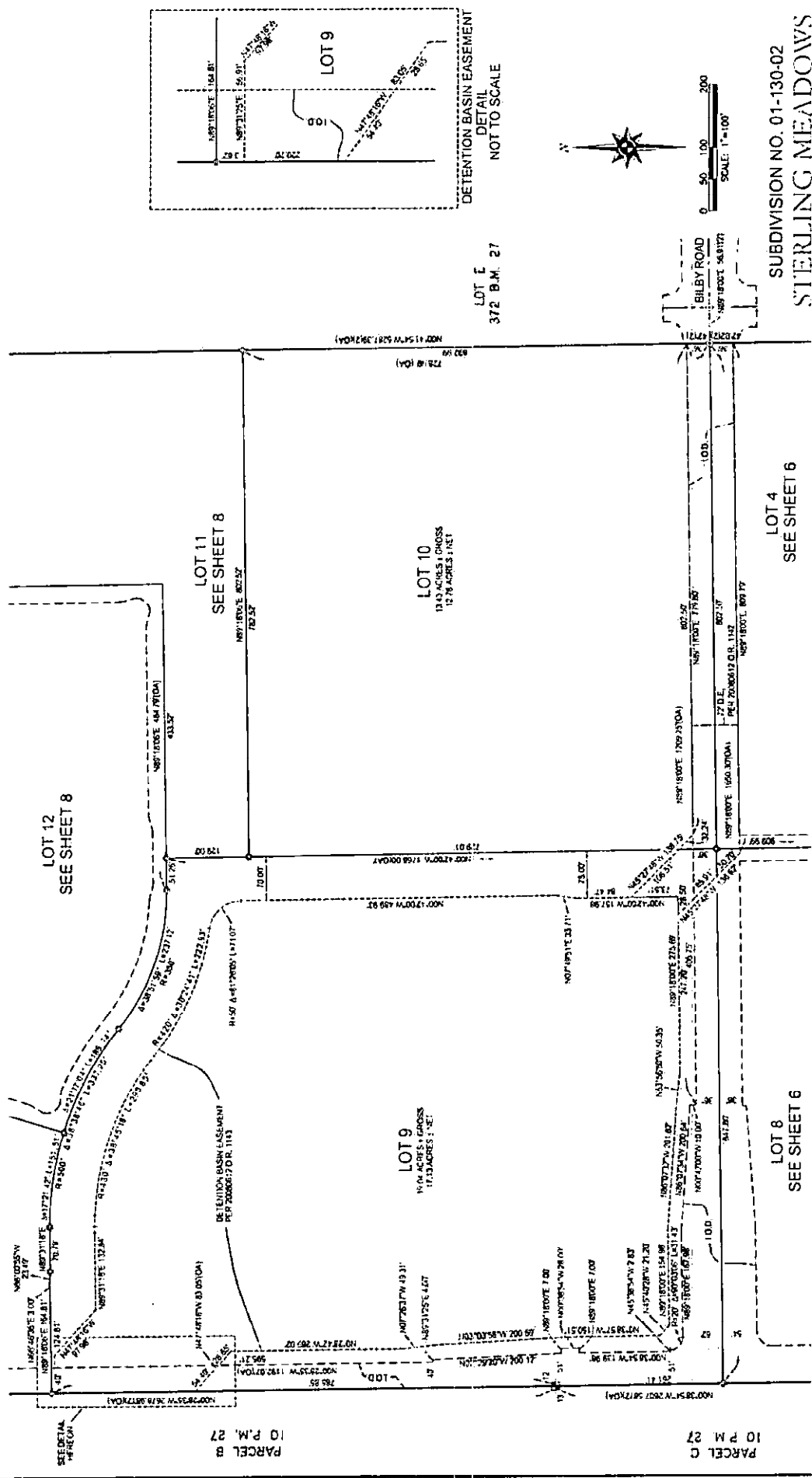
LOT 11
SEE SHEET 8

LOT 10
13.3 ACRES GROSS
12.78 ACRES NET

LOT 9
16.4 ACRES GROSS
15.13 ACRES NET

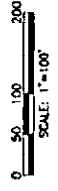
LOT 4
SEE SHEET 6

LOT 8
SEE SHEET 6



DETENTION BASIN EASEMENT
DETAIL
NOT TO SCALE

LOT E
372 B.M. 27



EBILBY ROAD
100' B.M. 27
100' B.M. 27

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 13 T6N, R35E, M4 D.M." 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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ENGINEERS PLANNERS SURVEYORS
1000 1st Street, Suite 100, Elk Grove, CA 95757
TEL: 916.686.1111 FAX: 916.686.1112

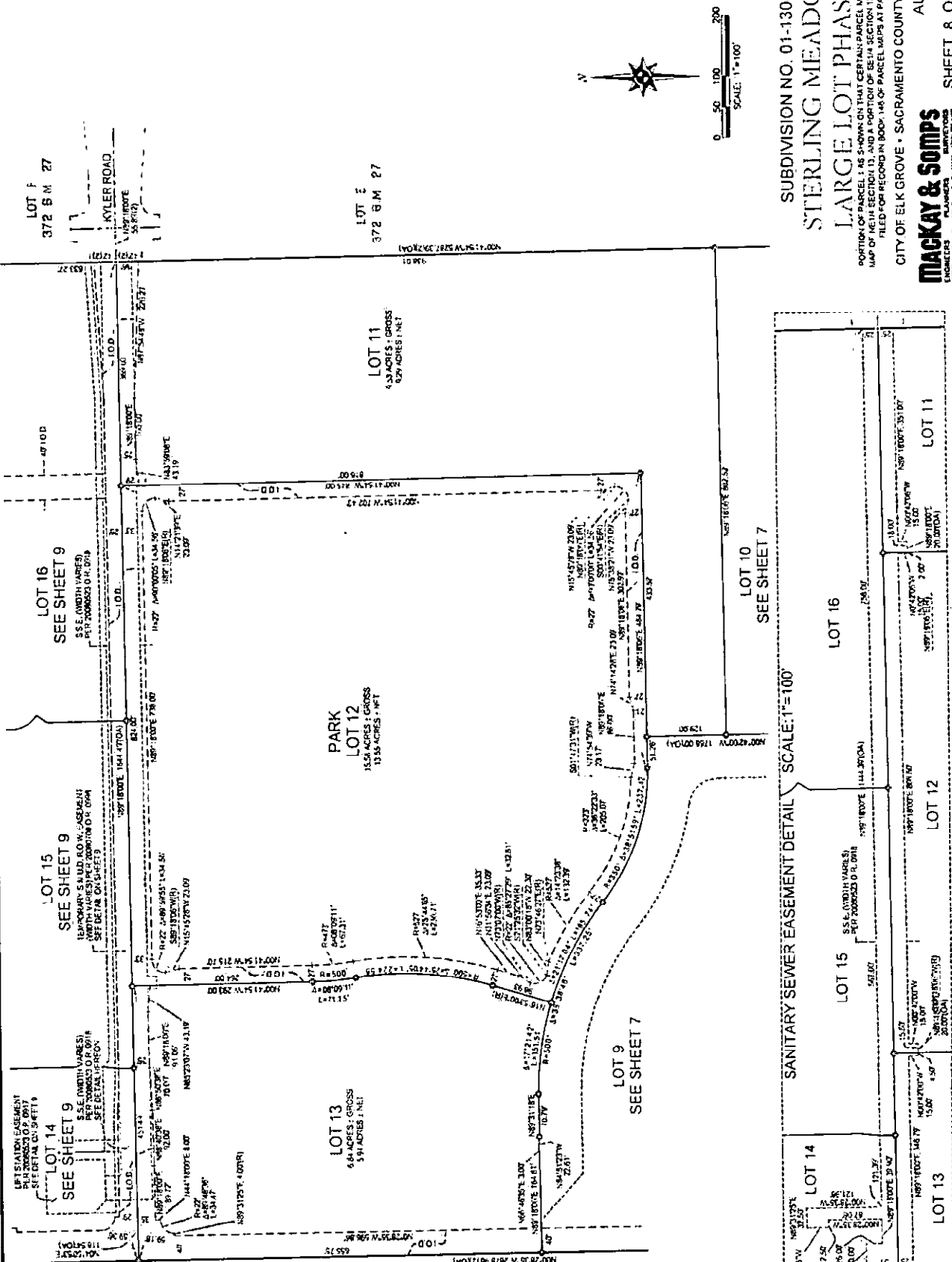
SHEET 7 OF 12 27113.000

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

PARCEL B
10 P.M. 27

PARCEL C
10 P.M. 27

386.5-A



LOT F
372 6 M 27

LOT E
372 6 M 27

LOT 11
4.53 ACRES - GROSS
4.24 ACRES - NET

PARK
LOT 12
15.54 ACRES - GROSS
13.54 ACRES - NET

LOT 13
6.64 ACRES - GROSS
5.91 ACRES - NET

LOT 10
SEE SHEET 7

LOT 16

LOT 11

LOT 12

LOT 13

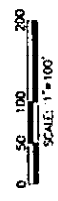
SANITARY SEWER EASEMENT DETAIL SCALE: 1"=100'

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

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PLACER AND TULLOCH PARCEL
MAP OF RECORD IN BOOK 144 OF PARCEL MAPS AT PAGE 22, S. C. R.
FILED FOR RECORD IN BOOK 144 OF PARCEL MAPS AT PAGE 22, S. C. R.

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PLANNERS ARCHITECTS ENGINEERS

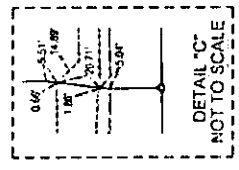
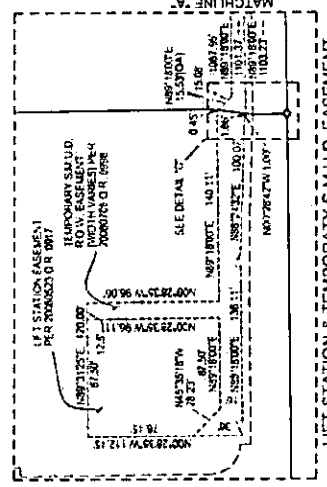
DATE: 8/12/15
SHEET 8 OF 12 21.13.000



PARCEL B
10 P.M. 27

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

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



0 50 100 200
SCALE: 1"=100'

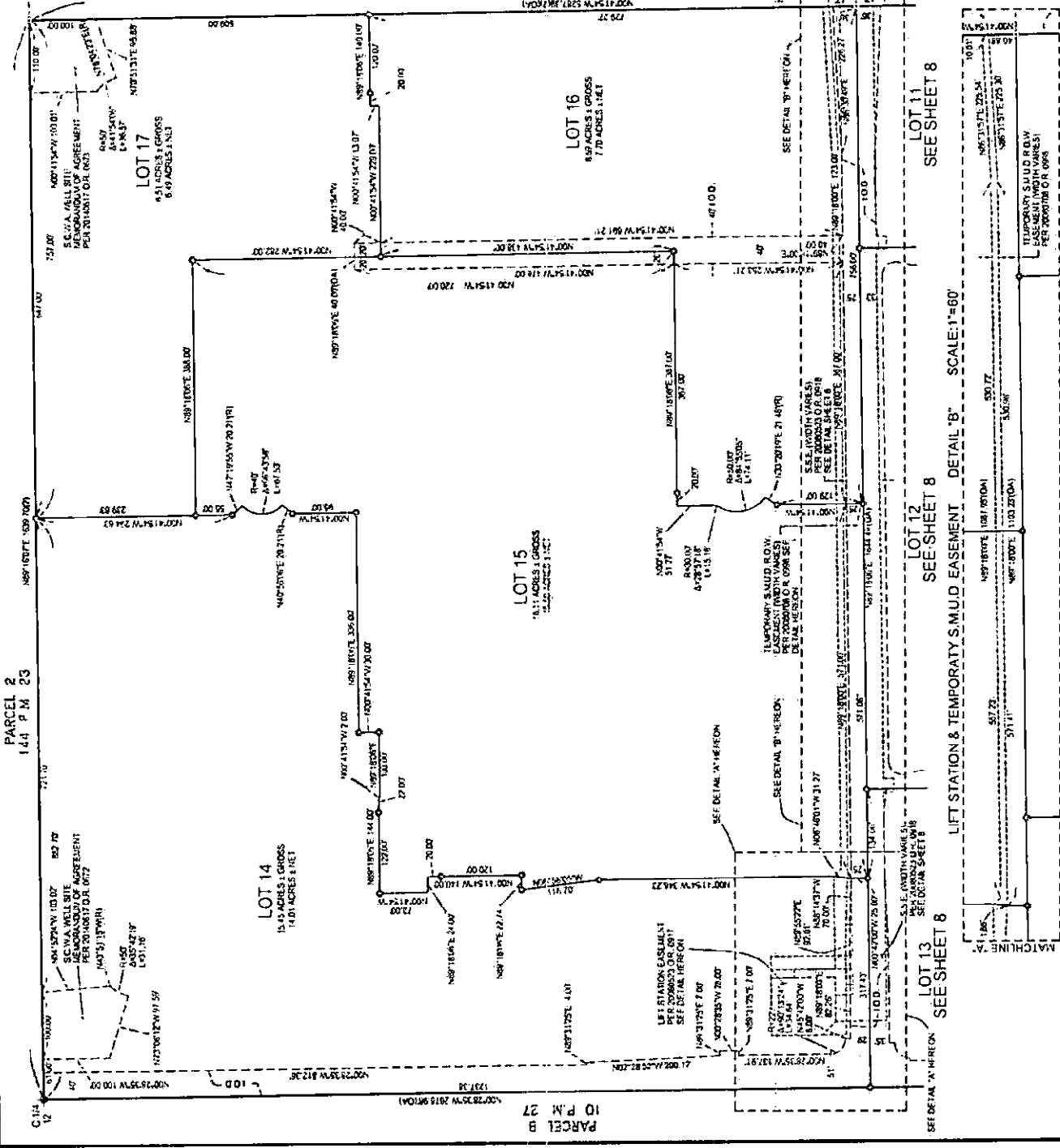
SUBMISSION NO. 01-130-02
STERLING MEADOWS
LARGE LOT PHASE 2

PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED 'PARCEL MAP OF SECTION 13, AREA PORTION OF SECTION 17, T. 2N, R. 2E, S. 14N', FILED FOR RECORD IN BOOK 14607 PARCEL MAPS AT PAGE 21, 5 & 6.

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AUGUST 2015
SHEET 9 OF 12 27113.000



PARCEL 2
144 P M 23

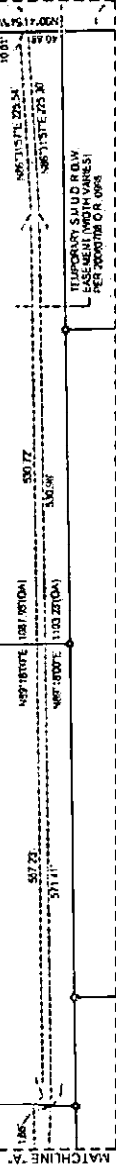
PARCEL B
10 P M 27

LOT 11
SEE SHEET 8

LOT 12
SEE SHEET 8

LOT 13
SEE SHEET 8

LIFT STATION & TEMPORARY S.M.U.D. EASEMENT
SCALE: 1"=60'

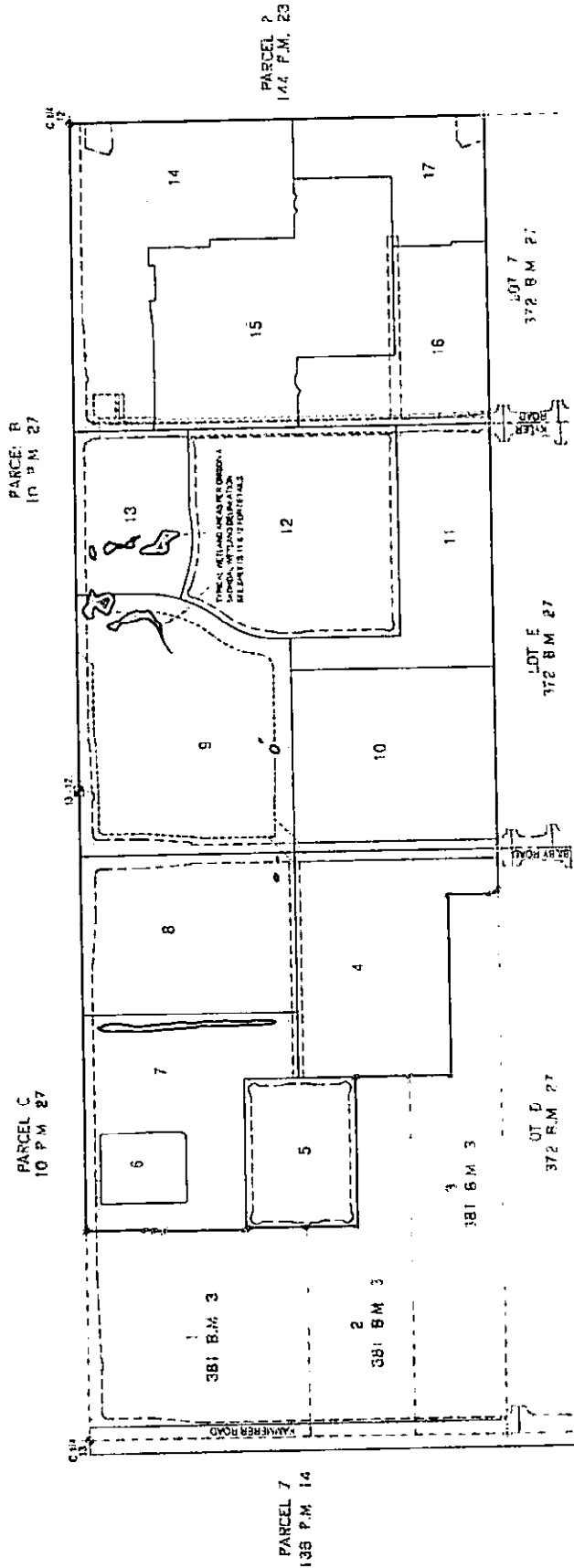


27113.000
5-9

281-5-10

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

ENVIRONMENTAL CONSTRAINTS SHEET



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 36 N, R 5E, M 10 W" FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, 8 & 9.

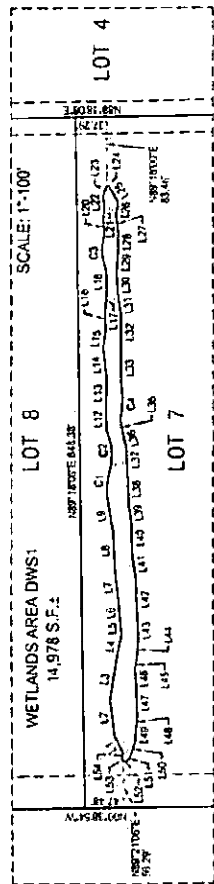
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AUGUST 2015

MACKAY & SOMPS
ENGINEERS - PLANNERS & SURVEYORS
1327 J Street, Suite 100, Elk Grove, CA 95757 (916) 735-1118

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

SHEET 10 OF 12 2/11/15 000

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

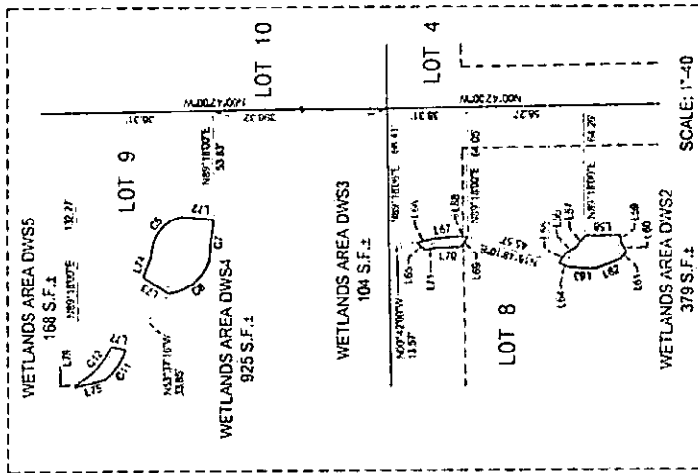


LINE #	BEARING	LENGTH
L1	N87°10'00"E	24.3
L2	N87°10'00"E	44.2
L3	N87°10'00"E	47.8
L4	N87°10'00"E	32.4
L5	N87°10'00"E	18.5
L6	N87°10'00"E	18.1
L7	N87°10'00"E	44.8
L8	N87°10'00"E	44.1
L9	N87°10'00"E	43.9
L10	N87°10'00"E	38.4
L11	N87°10'00"E	39.7
L12	N87°10'00"E	20.4
L13	N87°10'00"E	18.1
L14	N87°10'00"E	14.6
L15	N87°10'00"E	21.0
L16	N87°10'00"E	11.6
L17	N87°10'00"E	14.3

LINE #	BEARING	LENGTH
L18	N87°10'00"E	3.9
L19	N87°10'00"E	21.6
L20	N87°10'00"E	18.3
L21	N87°10'00"E	19.5
L22	N87°10'00"E	24.3
L23	N87°10'00"E	26.0
L24	N87°10'00"E	33.4
L25	N87°10'00"E	20.4
L26	N87°10'00"E	41.5
L27	N87°10'00"E	46.1
L28	N87°10'00"E	18.2
L29	N87°10'00"E	14.2
L30	N87°10'00"E	33.2
L31	N87°10'00"E	39.9
L32	N87°10'00"E	22.2
L33	N87°10'00"E	28.1
L34	N87°10'00"E	28.5
L35	N87°10'00"E	33.1
L36	N87°10'00"E	21.4
L37	N87°10'00"E	25.7

LINE #	BEARING	LENGTH
L38	N87°10'00"E	11.6
L39	N87°10'00"E	23.3
L40	N87°10'00"E	37.2
L41	N87°10'00"E	9.4
L42	N87°10'00"E	19.8
L43	N87°10'00"E	11.7
L44	N87°10'00"E	8.6
L45	N87°10'00"E	5.5
L46	N87°10'00"E	5.5
L47	N87°10'00"E	3.2

CURVE #	RADIUS	DELTA	LENGTH
C1	99	21°30'11"	26.3
C2	71	36°40'00"	45.5
C3	64	39°15'50"	42.8
C4	104	23°01'54"	41.8



LINE #	BEARING	LENGTH
L48	N87°10'00"E	5.8
L49	N87°10'00"E	6.0
L50	N87°10'00"E	7.2
L51	N87°10'00"E	15.9
L52	N87°10'00"E	4.0
L53	N87°10'00"E	5.0
L54	N87°10'00"E	4.3
L55	N87°10'00"E	13.1
L56	N87°10'00"E	12.4
L57	N87°10'00"E	5.7
L58	N87°10'00"E	5.2
L59	N87°10'00"E	6.3
L60	N87°10'00"E	12.8
L61	N87°10'00"E	4.3
L62	N87°10'00"E	9.1
L63	N87°10'00"E	12.3
L64	N87°10'00"E	5.1

CURVE #	RADIUS	DELTA	LENGTH
C5	19	86°07'48"	26.5
C6	127	8°19'11"	20.8
C7	24	54°09'00"	27.2
C8	31	34°08'50"	18.2
C9	35	38°31'31"	28.1



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 NE1/4 SECTION 13, AND A PORTION OF SE1/4 SECTION 17, T4N, R 36E, M 34E, FILED FOR RECORD IN 8009 - 1400' PARCEL MAPS AT PAGE 22, 8 C.F.

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AUGUST 2015

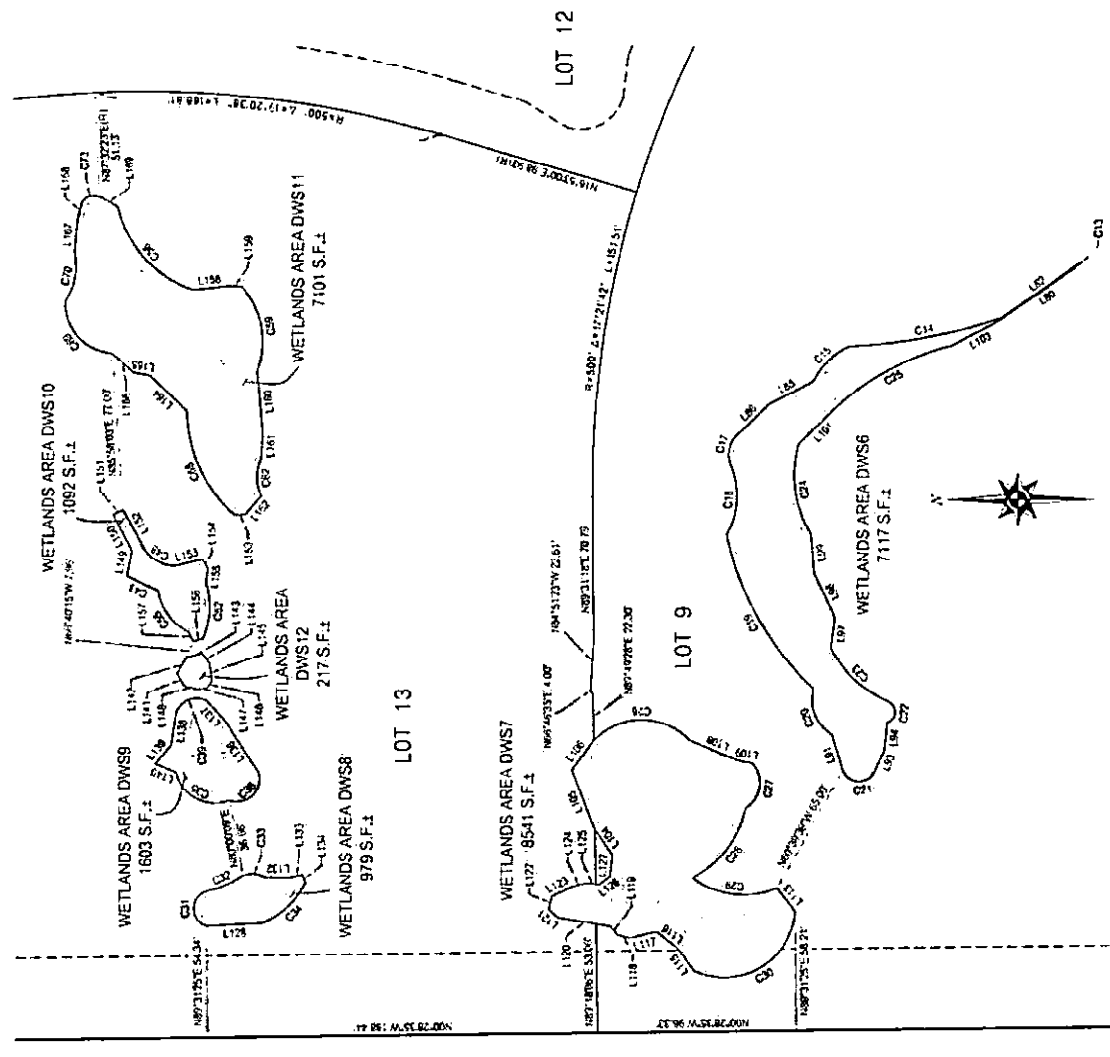
MACKAY & SOMPS
ENGINEERS PLANNERS ARCHITECTS
1907 Jackson Ave., Elk Grove, CA 95757

SHEET 11 OF 12 27113.000

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

386-5-12

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



CURVE #	RADIUS	DELTA	LENGTH
C13	1	182.0000	1.4
C14	254	16.5331	14.9
C15	37	37.5900	24.5
C16	15	16.7305	11.1
C17	37	37.5900	24.5
C18	37	37.5900	24.5
C19	142	35.1546	31.7
C20	20	17.5153	25.5
C21	9	14.7001	21.8
C22	58	10.7928	38.4
C23	55	17.3005	45.8
C24	126	28.5810	64.6
C25	15	10.7181	26.0
C26	37	37.5900	24.5
C27	15	10.7181	26.0
C28	48	11.3648	43.2
C29	47	39.1025	13.2
C30	34	11.7146	37.4
C31	9	14.7001	21.8
C32	51	27.0345	19.5

LINE #	BEARING	LENGTH
L142	S89.3897W	7.3
L143	N107.1595W	8.1
L144	S65.5171E	3.8
L145	N44.7200W	8.7
L146	N44.3070W	3.1
L147	N11.0020W	4.9
L148	N19.7231E	8.6
L149	N78.8524W	12.6
L150	N62.3219E	17.9
L151	S74.3457W	3.7
L152	N41.4901E	18.1
L153	N13.5017W	13.5
L154	N45.0134E	5.4
L155	N87.0785W	8.9
L156	N35.2514W	5.1
L157	N62.1520E	5.3
L158	N85.1728W	16.8
L159	N02.1311E	7.0
L160	N44.3672E	29.1
L161	N76.2426W	13.6

LINE #	BEARING	LENGTH
L162	N63.1723W	47.6
L163	N35.1515W	47.7
L164	N27.5102E	24.4
L165	N44.7200W	19.5
L166	N27.1443E	13.1
L167	N64.7160W	9.4
L168	N88.7085W	13.3
L169	N87.2427W	44.5
L170	N62.7527E	24.5
L171	N65.3101E	18.8
L172	N44.7200W	24.7
L173	N71.1430W	27.6
L174	N50.1330E	15.9
L175	N69.7527E	30.3
L176	N64.7049W	11.7
L177	N23.7033E	24.9
L178	N11.0046E	7.1
L179	N57.1102E	14.3
L180	N45.0134E	13.0
L181	N20.142E	13.1
L182	N17.2911W	13.9

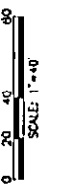
CURVE TABLE	RADIUS	DELTA	LENGTH
C33	13	47.2505	10.9
C34	41	40.2319	29.7
C35	19	99.2736	33.4
C36	11	125.5516	24.1
C37	17	99.1113	15.5
C38	283	67.2402	19.7
C39	18	65.1623	20.3
C40	20	37.2319	28.8
C41	20	37.2319	28.8
C42	20	37.2319	28.8
C43	20	37.2319	28.8
C44	20	37.2319	28.8
C45	20	37.2319	28.8
C46	20	37.2319	28.8
C47	20	37.2319	28.8
C48	20	37.2319	28.8
C49	20	37.2319	28.8
C50	20	37.2319	28.8
C51	20	37.2319	28.8
C52	20	37.2319	28.8
C53	20	37.2319	28.8

LINE #	BEARING	LENGTH
L183	N57.1515W	12.7
L184	N02.7205E	4.5
L185	N44.4425E	25.1
L186	N10.7921E	8.1
L187	N47.4018E	13.9
L188	N44.3070W	16.6
L189	N14.1722W	8.0
L190	N27.2091E	9.9

LINE #	BEARING	LENGTH
L191	N13.2215E	6.3
L192	N47.0235E	5.8
L193	N67.4087E	24.0
L194	N18.1845E	6.7
L195	N44.1815W	6.4
L196	N35.4154W	6.5
L197	N62.5729W	10.3
L198	N22.5019W	27.3
L199	N00.1114E	12.8
L200	N11.5400W	3.6
L201	N89.0451E	4.4
L202	N68.0007E	30.1
L203	N47.1487E	13.8
L204	N47.2525W	15.7
L205	N40.3000W	11.9
L206	N23.012E	11.0
L207	N62.1401E	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. 11 N. R. 5 E. J. 4 D. M." FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, S. C. R.
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
AUGUST 2015

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1417 F Street, Suite 100, Elk Grove, CA 95757
SHEET 12 OF 12 2113 000



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

EXHIBIT B

#	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring
Planning Department			
1.	<p>The plans approved by this action consist of the following:</p> <ul style="list-style-type: none"> • Large Lot Tentative Subdivision Map • Tentative Subdivision Map • Preliminary Grading Plan • Preliminary Utility Plan • Kyler Road transition detail <p>All plans were prepared by MacKay & Soms, dated March 24, 2008. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-going	Planning
2.	<p>The Tentative Subdivision Map is valid for 36 months from the date of approval unless a greater length of time is granted through a Development Agreement.</p>	3 years	Planning
3.	<p>The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this Development Agreement. Applicant further agrees to provide a defense for the City in any such action.</p>	On-going	Planning
4.	<p>All development-related fees and charges shall be paid to City and Special Districts in the time and manner specified in the respective ordinances, resolutions, and or policies of the jurisdictions.</p>	On-going	Planning
5.	<p>This action does not relieve the Applicant of the obligation to</p>	On-going	All City

	comply with all ordinances, statutes, regulations, and procedures.		departments
6.	The Applicant shall not provide for a nuisance during the construction phase or intended use of the project.	On-going	Community Enhancement
7.	The Applicant shall comply with all mitigation measures contained in the Mitigation Recording and Reporting Program (MMRP), which has been approved in conjunction with the certification of the EIR (SCH # 1999122067)	On-going	Planning
8.	City shall not approve any grading permit, final map, parcel map or subdivision improvement plans until the Applicant has recorded the MMRP and has paid the fee in effect at the time for the administration of the MMRP.	Prior to grading permit, final map or improvement plans	Planning
9.	City shall not approve any grading permit, final map or subdivision improvement plans pursuant to this application until the Applicant has obtained applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City.	Prior to grading permit, final map or improvement plans	Planning
10.	A fence and wall plan for the entire subdivision shall be submitted with the initial subdivision improvement plans for City review and approval, to determine the exact height, location and materials for all required fences and walls. All masonry walls shall include decorative elements, as required by the City's Design Guidelines. All masonry walls shall be a minimum of 6 feet tall. A greater height may be required in certain locations, as specified in the mitigation measures of the EIR.	Improvement Plans	Planning
11.	The location of required masonry walls shall include but are not limited to the following locations: <ul style="list-style-type: none"> the south and east property lines of Lot "D" (fire station site) all property lines of Lot "E" (sewer lift station), except where vehicular access is needed all property lines for any Sacramento County Water Agency well sites, except where vehicular access is needed 	Improvement Plans	Planning

	<ul style="list-style-type: none"> the entire east property line of the subdivision, from Kamerer Road to the north property line rear and side property lines of all residential lots abutting Lotz Parkway with the exception of the Southern Property as described in the Second Amendment to the Development Agreement. rear and side property lines of all residential lots abutting "A" Drive rear and side property lines of all residential lots abutting Bilby Road rear and side property lines of all residential lots abutting the 50-foot wide parkway corridor; this does not apply to Lots 'K' and 'L' when homes front onto the parkway corridor Within Landscape "N", except the fire station frontage on Lotz Parkway. South property line of Lot 985 (multi-family residential) 		
12.	A decorative wrought iron fence shall be installed around Lot "C" (detention basin), if City determines that fencing is needed for public safety purposes.	Improvement Plans	Planning
13.	A trail and sidewalk plan for the entire subdivision shall be submitted with the initial subdivision improvement plans for City review and approval. The plan will determine the materials, width, and location of trails and sidewalks which are 6 feet or wider in width.	Improvement Plans	Planning
14.	Pedestrian paths 6-feet in width shall be designed and installed within all 25-foot and 15-foot wide landscape lots which abut public streets, except as noted in Condition #16 below and along the Southern Property as described in the Second Amendment to the Development Agreement.	Improvement Plans	Planning
15.	10-foot wide pedestrian and bicycle trails, which conforms to the standards set by City's "Trails Master Plan", shall be designed and installed in the following locations:	Improvement Plans	Planning

	<ul style="list-style-type: none"> • A continuous trail, within the north-side parkway corridor, consisting of Lots "L", "K", "J", "I", "H", "G", "F" and through Lot "A" and Lot "B" (park sites) • North side of Bilby Road, from Lotz Parkway to the east property line 		
16.	An eight (8) foot pedestrian path shall be designed and installed within the 25-foot wide landscape corridor along the east side of Lotz Parkway except along the Southern Property as described in the Second Amendment to the Development Agreement.	Improvement Plans	Planning
17.	<p>A plan for neighborhood identification features shall be submitted with the initial set of subdivision improvement plans for City's review and approval. These features shall be designed and installed at the following intersections:</p> <ul style="list-style-type: none"> • "A" Drive and Lotz Parkway • Bilby Road and Lotz Parkway <p>Features may include a combination of public art, water features, trellis, seating, theme walls and monument signage.</p>	Improvement Plans	Planning
18.	Each landscape lot that includes a path, trail or sidewalk shall be encumbered with a public access easement for pedestrian and/or bicycle use. Such easements shall be included with each final map.	Final Map	Planning
19.	The applicant shall establish a homeowners association prior to the recordation of the initial final map. The association shall be responsible for the maintenance and use of common areas, including but not limited to alley lots, private drive lots (C-9 thru C-51) in the cluster home area, private landscape lots (C-1 thru C-8). City shall review and approve the articles of incorporation, bylaws and any other documents related to the homeowners association prior to its establishment.	Final Map	Planning
20.	The applicant shall prepare and record CC&Rs prior to or concurrently with the recordation of the initial final map. City shall review and approve the CC&Rs prior to their recordation. However, City shall not enforce nor be a party to said CC&Rs.	Final Map	Planning

21.	The width of all landscape lots abutting "A" Drive shall increase from 15 to 25 feet, except Lot "T" and that portion of Lot "O" abutting "A" Drive. In order to accommodate this revision, the widths of residential lots north of "A" Drive shall be reduced in width. In no case shall the reduction in width result in lots which do not conform to the applicable zone district requirements for lot area and lot width.	Final Map	Planning
22.	The detention basin (Lot "C") shall be landscaped in a manner consistent with its intended purpose of storm water detention. Such landscaping shall include the planting of native oak trees around its perimeter.	Improvement Plans	Planning
23.	The term "applicant" as used in these conditions refers to the current owner of the subdivision property as well as any and all successors in interest.	On-going	Planning
Sacramento Area Sewer District			
24.	Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction.	Improvement Plans	Sacramento Area Sewer District
25.	Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.	Improvement Plans & Building Permit	Sacramento Area Sewer District
26.	In order to obtain sewer service, construction of District sewer infrastructure will be required.	On-going	Sacramento Area Sewer District
27.	Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and	Final Map and Improvement Plans	Sacramento Area Sewer District

	<p>maintenance. The sewer line shall be located in a dedicated sewer easement or in the public right-of-way.</p>		
28.	<p>The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with District Design Standards.</p>	Final Map or Improvement Plans	Sacramento Area Sewer District
29.	<p>The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.</p>	Improvement Plans	Sacramento Area Sewer District
30.	<p>The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to</p>	On-going	Sacramento Area Sewer District

	non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.		
31.	All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line	Building Permit	Sacramento Area Sewer District
32.	The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.	Prior to acceptance of improvements	Sacramento Sewer Agency
Public Works			
33.	During construction of Sterling Meadows, vehicular access to the Sewer Lift Station (Lot E) and Detention Basin (Lot C) shall be maintained at all times and shall be to the satisfaction of Public Works.	On-Going	Public Works
34.	Access for all cluster homes shall be taken from the shared driveway, to the satisfaction of Public Works.	On-Going	Public Works
35.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the Stormwater Quality Design Manual. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.	Prior to Improvement Plan Approval and Prior to issuance of Grading Permits	Public Works
36.	The Applicant shall provide a maintenance agreement for stormwater quality control treatment devices to the satisfaction of	Prior to Approval of	Public Works

	Public Works.	Improvement Plans and Prior to issuance of Grading Permits	
37.	The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto and to the satisfaction of Public Works. Streetlight identification numbers during the first plan review as assigned by Public Works shall be added to plans.	Improvement Plans	Public Works
38.	All structural street sections shall be designed to City of Elk Grove Improvement Standards.	Improvement Plans	Public Works
39.	The Applicant shall design this project to adequately accommodate the placement of trash and recycle containers on all streets without blocking common lot driveways or private driveways. This may require additional street frontage, and the installation of "No Parking" signs prohibiting parking on solid waste service days. An alternative solution may be approved by the City of Elk Grove's Integrated Waste Program Manager. All trash, recycling and green waste carts are to be stored onsite, out of view of the general public.	Improvement Plans	Public Works
40.	Deviations not identified on the map may not be approved by Public Works, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Improvement Plans	Public Works
41.	The westerly intersection of Q Way and B Drive shall be limited to right turn movements only.	Improvement Plans	Public Works
42.	The Applicant shall demonstrate the ability of an emergency vehicle, inside radius of 25' and outside radius of 50', to adequately circulate the site and allow for the proposed parking spots. This shall not apply to alley intersections where fire access is	Improvement Plans	Public Works

	provided via public streets.		
43.	The Applicant shall install striping Detail 23 for the non-standard elbows on H and I Way to the satisfaction of Public Works. Additionally, parking restrictions may be required for those elbows.	Improvement Plans	Public Works
44.	The Applicant shall install stop signs to the satisfaction of Public Works. Stop sign locations shall be determined during Improvement Plan review and shall be to the satisfaction of Public Works.	Improvement Plans	Public Works
45.	The Applicant shall install appropriate off-site road transitions, including all necessary signing and striping, to the satisfaction of Public Works. Transitions will be evaluated and locations determined during Improvement Plan review.	Improvement Plans	Public Works
46.	<p>The Applicant shall design and construct the following traffic calming devices in accordance with City's Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Speed humps <ul style="list-style-type: none"> ○ N Way north of P Way ○ N Way just north of C Drive ○ U Way north of R Way • Traffic Circle <ul style="list-style-type: none"> ○ E Drive / G Way ○ J Way / G Way ○ N Way /W Way ○ C Drive/W Way <p>The locations of the traffic calming devices shall not block any driveway and must be approved by Public Works prior to installation. Alternative traffic calming devices may be evaluated at Improvement Plan review to the satisfaction of Public Works.</p>	Improvement Plans	Public Works
47.	All sidewalks adjacent to park sites shall be 8 feet wide and attached to the street.	Improvement Plans	Public Works
48.	Vertical curbs are required on all streets to the satisfaction of Public	Improvement	Public Works

	Works, except where residential access fronts a street.	Plans	
49.	The Applicant shall design and improve the project's drainage system in accordance with the drainage study of the approved Promenade Major Roads project and to the satisfaction of Public Works.	Improvement Plans	Public Works
50.	The centerline for both Bilby Road and A Drive shall conform with the approved Final Map to the east.	Improvement Plans	Public Works
51.	Full access on A Drive at E Way and J Way will be evaluated during Improvement Plan review to the satisfaction of Public Works.	Improvement Plans	Public Works
52.	The Applicant shall abandon the 30-foot drainage easement per Parcel Map 146 Page 22 and the 30-foot drainage easement per Parcel Map 6 Page 22.	Final Map	Public Works
53.	The Applicant shall quitclaim the S.M.U.D. Power Line Easement as recorded in Book 2214 Page 201 and the 10-foot S.M.U.D. easement per Book 900329 Page 966 prior to the recordation of Final Map. If these easements cannot be quitclaimed the site will require a redesign.	Prior to Final Map	Public Works
54.	The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Prior to Final Map	Public Works
55.	At all uncontrolled trail crossings of streets, the Applicant shall design and install a treatment to highlight the crossing. The treatment may include colored slurry seal, additional lighting, and appropriate signing and markings to the satisfaction of Public Works.	Final Map	Public Works
56.	All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of Public Works.	Final Map	Public Works
57.	The Applicant shall dedicate all Parkway Lots (Lot F, G, H, J, K and L), in fee title, to the City of Elk Grove and CCSD, as joint owners.	Final Map	Public Works
58.	If the Applicant proposes to record multiple final maps, proposed	Final Map	Public Works

	<p>map phases shall be submitted to Public Works for review. On- and off-site improvements, and dedication of property rights will be required with each proposed map phase as necessary to serve the parcel(s) created to the satisfaction of Public Works, including, but not limited to, grading, drainage, sewer, looped water system, etc. The resulting street system shall have two points of vehicular access.</p>		
59.	<p>The Applicant shall provide bulb-outs at each intersection adjacent to all schools and parks. The bulb-outs shall be designed and constructed to the satisfaction of Public Works.</p> <ul style="list-style-type: none"> o A Drive and E Way – all locations o A Drive and J Way – all locations o A Drive at Lot H – both locations o B Drive and Q Way – all locations o D Drive and K Way – all locations o D Drive and P Way – all locations o E Way and K Way – all locations o F Way at Lot G – both locations o J Way and K Way – all locations o J Way and F Way – all locations o Q Way and R Way – all locations o Q Way and P Way – all locations o P Way and T way – all locations o R Way and T Way – all locations o R Way and W Way – all locations 	Final Map	Public Works
60.	<p>The Applicant shall design and construct crosswalk at the following locations in accordance to the City's Standard Drawing T-8 and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> o F Way at Lot E parkway o G Way at Lot G parkway o A Drive at Lot H parkway 	Final Map	Public Works
61.	<p>The Applicant shall dedicate, design and improve all internal streets, in full width, as shown on the tentative subdivision map,</p>	Final Map	Public Works

	including design modifications, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.		
62.	The Applicant shall dedicate a 12.5-foot public utility easement for underground and appurtenances adjacent to all public streets to the satisfaction of Public Works. An alternative 10-foot public utility easement is acceptable by Public Works if a letter of approval is submitted from appropriate agencies.	Final Map	Public Works
63.	The Applicant shall dedicate a minimum of 40 feet of right-of-way for all streets. Additional right-of-way may be dedicated from behind the back of curb or back of sidewalk to the satisfaction of Public Works.	Final Map	Public Works
64.	The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) on Lotz Parkway along Lot D frontage, except the proposed 68-foot Fire Department driveway easement, to the satisfaction the City of Elk Grove.	Final Map	Public Works
65.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works
66.	Plans for all improvements required of a given map phase shall be approved by the City prior to recordation of that map phase.	Final Map	Public Works
67.	The Applicant shall dedicate, design and improve the following expanded intersections; in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. <ul style="list-style-type: none"> • Kammerer Road and Lotz Parkway • Lotz Parkway and Bilby Road • Lotz Parkway and B Drive • Lotz Parkway and A Drive 	Final Map	Public Works
68.	The Applicant shall dedicate, design and improve a right-turn	Final Map	Public Works

	<p>pocket on Kammerer Road at Lotz Parkway consistent with the City Improvement Standards and to the City's satisfaction as a part of the Phase 2B improvements:</p>		
69.	<p>The Applicant shall dedicate, design and improve the easterly half section of Lotz Parkway, 36 feet from the approved centerline. The Applicant shall dedicate a minimum of 40 feet of right-of-way for Lotz Parkway. Up to 4 feet can come out of the 25-foot landscape corridor. Improvements shall be based on 72-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. An in-lieu fee may be acceptable for the portion of Lotz Parkway north of A Drive to the satisfaction of Public Works.</p> <p>Additionally, with Phase 2B improvements, the Applicant shall construct the full-width improvement of Lotz Parkway Culvert over the Shed C Channel, consistent with the Southeast Policy Area ("SEPA") Drainage Plan and City's permitting plans, provided the City completes the right-of-way acquisition for the west half-section of the Lotz Parkway.</p>	Final Map	Public Works
70.	<p>The Applicant shall dedicate, design and improve Bilby Road, in full width from Lotz Parkway to the easterly property boundary. Improvements shall be based on 72-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works
71.	<p>The Applicant shall dedicate, design and improve A Drive, in full width from Lotz Parkway to the easterly property boundary. The sidewalk adjacent to the park shall be 8 feet wide and attached. Improvements shall be based on 50-foot right-of-way street section shown on the approved Tentative Map and shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</p>	Final Map	Public Works

72.	It is the Applicant's responsibility to obtain all necessary agency permits and environmental clearance; perform all mitigations, and pay all applicable fees associated with developing the park sites prior to dedicating the park sites to the City of Elk Grove and CCSD.	Final Map	Public Works
73.	<p>The Applicant shall design and install traffic signals at the following locations in accordance to City of Elk Grove Improvement Standards and to the satisfaction of Public Works:</p> <ul style="list-style-type: none"> • Lotz Parkway/Kammerer Road • Lotz Parkway/B Drive • Lotz Parkway/Bilby Road • Lotz Parkway/A Drive • Bilby Road/D Drive 	Final Map	Public Works
74.	The Applicant shall dedicate, design and improve the landscape corridor on Bilby Road, from D Drive to the easterly property boundary, as shown on the approved Tentative Map to the satisfaction of Public Works. This corridor shall be dedicated, in fee title, to the City of Elk Grove for the purposes of landscaping and pedestrian use.	Final Map	Public Works
75.	With the exception of the Southern Property as described in the Second Amendment to the Development Agreement, the Applicant shall dedicate, design and improve a 25-foot landscape corridor on Lotz Parkway. This corridor shall be dedicated, in fee title, except for the section along Parcel 8 (Lot 985), to the City of Elk Grove for the purposes of landscaping and pedestrian use. At the Southern Property, the Applicant shall construct a temporary asphalt concrete path to Kammerer Road.	Final Map	Public Works
76.	At the Southern Property as described in the Second Amendment to the Development Agreement, the Applicant shall construct a temporary asphalt concrete path from Lotz Parkway to the east property boundary shared with APN: 134-1010-004.	Final Map	Public Works
77.	Per the Development Agreement for the Project, the Applicant shall execute a binding real property purchase and sale	Final Map	Public Works

	agreement with Cosumnes CSD for acquisition of the reservation area identifies as Lot D and Lots 187-192 on the Tentative Subdivision Map.		
78.	The Applicant shall dedicate Parcel 9 (Detention Basin) to the City of Elk Grove in fee title to the satisfaction of Public Works.	Final Map	Public Works
79.	The Applicant shall dedicate, design and improve a 20-foot drainage maintenance service road around the detention basin, unless otherwise approved in the Paseo/Parkway Master Plan in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The maintenance service road shall be outside Lot T (PARKWAY) as shown on the approved Tentative Map unless otherwise approved in the Paseo/Parkway Master Plan.	Final Map	Public Works
80.	The Applicant shall design and construct landscaping between the back of curb and front of sidewalk on Parcel 8 (Lot 985), adjacent to Bilby Road and Lotz Parkway, as shown on the approved Tentative Map and to the satisfaction of Public Works. This corridor shall be dedicated to the City of Elk Grove as a pedestrian easement. The water service(s) for this corridor shall be provided independently of the surrounding landscape corridors.	Final Map	Public Works
81.	Plans for all improvements required of a given map phase shall be approved by the City prior to recordation of that map phase.	Final Map	Public Works
82.	The Applicant shall submit a Flood Elevation Certification for each structure. Alternative documentation of flood and lot elevations may be submitted if determined to be adequate by Public Works.	Prior to Building Permit	Public Works
83.	The Applicant shall submit, in addition to the complete set of record drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works
84.	The Applicant shall submit to Public Works three copies of an	Prior to	Public Works

	electronic file on CD containing the originally approved design and any approved revisions. The file shall be in AutoCAD format, latest or second-to-latest published software version.	Acceptance of Public Improvements	
85.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works
86.	Prior to dedication to the City, the Southern Property, as described in the Second Amendment to the Development Agreement, shall be graded consistent with the average pad elevations for the adjacent Phase 2C lots proposed on the north side of Classical Way and to the satisfaction of the Development Services Director.	Prior to Transfer of Southern Property	Engineering
87.	The Applicant shall install fully operational utility service stubs (i.e. drainage, sewer, water and dry utilities) to the satisfaction of the Development Services Director and applicable agencies, within the future Classical Drive right-of-way along the northern boundary of the Southern Property in conjunction with Phases 2B and 2C and consistent with the terms as further described in the Development Agreement, including among other requirements, no later than the date of October 9, 2022.	Final Map	Engineering
Landscape			
88.	The applicant shall submit landscape plans for the Lots listed below which incorporates the City's Zoning Code, Design Guidelines, Water Conserving Landscape Requirements and Cosumnes CSD / City Landscape Design and Improvement Plan Guidelines for Corridors, Medians and Parks. Plans shall be submitted to the Cosumnes CSD, City Planning Department and	Improvement Plans	Public Works and Planning

	<p>the City Public Works Department for review and approval for the following lots and medians:</p> <ul style="list-style-type: none"> • Park Sites, Lots 'A' and 'B' • Parkways Lots 'F' to 'L' • Detention Basin, Lot 'C' (If irrigation is installed) • Lift Station, Lot 'E's frontage along Lotz Parkway and 'A' Drive • Landscape Corridors, Lots 'M' to 'Z' and Lots 'AA' to 'FF' with the exception of the Southern Property as described in the Second Amendment to the Development Agreement • Medians for 'A' Drive, 'C' Drive, Lotz Parkway, Bilby Road Extension and Kammerer Road 	
89.	<p>The applicant shall submit landscape plans for the Lots listed below which incorporates the City's Zoning Code, Design Guidelines and Water Conserving Landscape Requirements. Plans shall be submitted to the, City Planning Department and the City Public Works Department for review and approval for the following lots prior to issuance of building permits:</p> <ul style="list-style-type: none"> • Fire Station (Lot 'D') • Private landscape corridors (Lots 'C-3', 'C-4', 'C-7' to 'C-10') • Common areas within R-15, RD-20 and RD-30 Development; Lots 240 to 576. • All Model Homes 	<p>Building Permit</p> <p>Public Works and Planning</p>
90.	<p>Upon completion of the installation of the landscaping, the landscape architect for each shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.</p>	<p>Acceptance of Improvements</p>

Transit	Improvement Plans	Transit & Public Works
91.	<p>Street improvement plans shall include a bus stop, including a bus shelter pad, at the following locations:</p> <ul style="list-style-type: none"> • Northbound Lotz Parkway @ "A" Drive, farside • Northbound Lotz Parkway @ Bilby Road, farside • Northbound Lotz Parkway @ "C" Drive, farside • Eastbound Bilby Road @ Lotz Parkway, farside <p>Each bus stop shall be constructed in accordance with the standards established by Sacramento County, Roadway Guidelines Handbook, page 4-22. Additional bus stops and pads may be required as routes are established for the project area.</p>	
Community Enhancement		
92.	All required masonry wall shall be constructed with a non-sacrificial graffiti-resistant paint or clear graffiti-resistant coating.	Community Enhancement
93.	All walking paths and all walking entrances into parks shall provide way-finding lighting and security lighting (CPTED designs).	Community Enhancement
94.	Park/open space lighting shall be designed and installed such that it will not be obscured by tree canopy.	Community Enhancement
95.	Drainage from improved lots shall be designed and installed such that there is no surface flow over a public sidewalk or walkway which would cause a slip hazard and nuisance.	Community Enhancement
Sacramento County Water Agency		
96.	Water supply will be provided by the Sacramento County Water Agency	Sacramento County Water Agency
97.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by the Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Sacramento County Water Agency
98.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County	Sacramento County Water

	Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	plans	Agency
99.	The Sacramento County Water Agency (SCWA) will not issue water connection permits or sign improvement plans until adequate water supplies have been secured.	Improvement Plans	Sacramento County Water Agency
100.	Require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project	Building Permits	Sacramento County Water Agency
101.	Require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Improvement Plans & Building Permits	Sacramento County Water Agency
102.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 771 & 770 and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4	Final Map	Sacramento County Water Agency
103.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 920 &	Final Map	Sacramento County Water

	<p>919 and necessary easements to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.</p>	Agency
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<p>CCSD-Parks</p>	<p>104. Prior to or concurrently with the first final map, applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not approve any final map until and unless each of the following has been accomplished:</p> <ol style="list-style-type: none"> a. Dedicate a minimum of 18.51 acres of park land, shown as Lots "A" and "B" on the tentative subdivision map, which will satisfy the subdivision's Quimby Act land dedication requirements. The dedication of 4.84 acres land in parkway lots shall not be eligible for Quimby Act credits. Lots "A" and "B" and the parkway lots shall be dedicated to City and CCSD, as joint owners. Develop Master Plans for each park site in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement. b. Develop Master Plans for each landscape parkways/paseos in accordance with standards specified by the City and the CCSD subject to review and approval by the City and the CCSD or as otherwise specified in a Development Agreement. c. Provide Design Development Plans for each park site, based upon the approved Master Plans, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD or as otherwise specified in a Development Agreement. d. Developer shall petition for the formation of a Community Facilities District (CFD), or similar funding mechanism satisfactory to City and CSD, to provide adequate funding for maintaining the parks, parkways and landscape corridors or as otherwise specified in a Development Agreement. Funding mechanism shall be in place prior to recordation. e. If the parkways/paseos abuts residential lot side or rear yards,
<p>Final Map</p>	<p>CCSD-Parks</p>

	<p>applicant/developer will be required to install a 6 ft. high masonry wall, which will be built to the specifications of the CCSD along the park area where it abuts these lots. The wall is to be installed when construction of the park site begins, or when construction on the adjoining lots commences, whichever comes first. The wall is on the homeowner's property. Accordingly, general maintenance, repair or replacement of the wall is the responsibility of the homeowner, not the CCSD or the City. The CCSD and the City will be responsible solely for graffiti removal on the exterior portion of the wall, which faces the parkway/paseo.</p> <p>f. Land dedicated to the CCSD and City shall be free and clear of any past or future taxes or assessments; any liens or encumbrances; and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per the specifications of the appropriate agency with concurrence of the City and the CCSD and in accordance with all applicable laws and regulations prior to the acceptance of any grant deed.</p> <p>g. Provide the CCSD with a copy of the Army Corp of Engineers (ACOE) Permit for wetland fill authorization, or alternatively an ACOE letter stating no permit was required.</p> <p>h. Provide the CCSD with a copy of all environmental documents processed for the park site per CEQA including initial studies, negative declarations, etc. All mitigation requirements of such studies shall be complete prior to acceptance of the park.</p>		
105.	Applicant shall pay Park and Recreation processing fees as required by the CCSD to the CCSD. These fees include pre and post entitlement review and inspection in accordance with CCSD Ordinance 8.	Ongoing	CCSD-Parks
106.	Prior to or concurrently with the first final map creating residential lots (Lots 1-984 as shown on the tentative subdivision map),	Final Map	CCSD-Parks

	<p>applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not approve a final map creating residential lots until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Develop Construction Plans and Specifications and Estimates for both parks, in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD. b. Develop Construction Plans and Specifications and Estimates, enter into an improvement agreement and post securities for parkways/paseos within the proposed subdivision, adjacent to any street being constructed by this subdivision and/or needed to connect subdivision to the 13.7 acre park (Lot A), in accordance with standards specified by the City and the CCSD subject to review and approval by the City and CCSD. The remaining parkways/paseos shall be designed and constructed with the subsequent subdivisions subject to the same criteria above. 		
107.	<p>Prior to the issuance of the first residential building permit, applicant shall perform each of the following actions listed below to satisfaction of City:</p> <ul style="list-style-type: none"> a. Enter into Improvement Agreement with the City for the 13.7 acre park site (Lot A) and post the required securities. b. Commence construction on the 13.7 acre park site (Lot A) in accordance with the approved Construction Plans and Specifications and subject to review and inspection or as otherwise specified in a Development Agreement. Construction shall include full width frontage improvements along all sides fronted with streets. Improved access from the developing lots shall also be provided. 	Building Permit Phases	CCSD-Parks Building Inspection
108.	<p>Pursuant to the Development Agreement, the Applicant shall complete the improvements to the 13.7-acre park site (Lot 12, or "First Park") no later than December 31, 2018 and in accordance</p>	Building Permit Phases	CCSD-Parks Building Inspection

	<p>with the Development Agreement. At completion of construction of the First Park, the Applicant shall make a written request and receive written authorization by the City in concurrence with the CCSD to start the 180-day maintenance period.</p>	
109.	<p>Prior to the issuance of the 601st residential building permit), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not issue building permits for more than 600 residences until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Enter into Improvement Agreement with the City for the 4.9 acre park site Lot B and post the required securities. b. Commence construction on the 4.9 acre park site Lot B in accordance with the approved Construction Plans and Specifications and subject to review and inspection or as otherwise specified in a Development Agreement. <p>Construction shall include full width frontage improvements along all sides fronted with streets. Improved access from the developing lots shall also be provided.</p>	<p>Building Permit Phases</p> <p>CCSD-Parks Building Inspection</p>
110.	<p>Prior to the issuance of the 701st residential building permit), applicant shall perform each of the following actions listed below to the satisfaction of City. City shall not issue building permits for more than 700 residences until and unless each of the following has been accomplished:</p> <ul style="list-style-type: none"> a. Complete construction on the 4.9 acre park site Lot B and request start of 180 day maintenance period. Compliance with this condition shall be based upon written request by the applicant/developer and written authorization by the City in concurrence with the CCSD to start the maintenance period. 	<p>Building Permit Phases</p> <p>CCSD-Parks Building Inspection</p>
111.	<p>For the proposed park improvements, Applicant/Developer shall complete minimum 180 day maintenance period and all deficiencies in maintenance and establishment have been corrected. Maintenance period shall be extended beyond the</p>	<p>Acceptance of Subdivision Improvements by City</p> <p>CCSD-Parks & Public Works</p>

	<p>180 days should corrections not be made. Additionally, the following items must be achieved prior to release of the Applicant/developer's obligation to retain maintenance of all improvements:</p> <ul style="list-style-type: none"> a. Submittal of acceptable as-builts for the park in full sized and half sized sheets. Electronic copies shall also be required in a form acceptable to the City and CCSD. b. Submittal of full bound set of approved submittals and manufacturer recommended maintenance procedures. c. All equipment required to be turned over in accordance with the plans and specifications. d. Submittal of the grant deed to the City and CCSD in fee as "Tenants in Common" and documents satisfactory to the City and CCSD showing the land is free and clear. e. Maintenance obligation of the applicant/developer has been met with funds from funding mechanism having been received and in possession of the City. f. City, with concurrence of the CCSD, has provided written acceptance of the park improvements with the date of acceptance and maintenance turn over specified. 		
112.	<p>For the proposed parkway/paseos and landscape corridor improvements, Applicant/Developer shall complete minimum 180 day maintenance period and all deficiencies in maintenance and establishment have been corrected. Maintenance period shall be extended beyond the 180 days should corrections not be made. Additionally, the following items must be achieved prior to release of the Applicant/developer's obligation to retain maintenance of all improvements:</p> <ul style="list-style-type: none"> g. Submittal of acceptable as-builts for the improvements 	Acceptance of Subdivision Improvements by City	CCSD-Parks & Public Works

in full sized and half sized sheets. Electronic copies shall also be required in a form acceptable to the City and CCSD.

- h. Submittal of full bound set of approved submittals and manufacturer recommended maintenance procedures.
- i. All equipment required to be turned over in accordance with the plans and specifications.
- j. Submittal of the grant deed to the City and CCSD in fee as "Tenants in Common" and documents satisfactory to the City and CCSD showing the land is free and clear.
- k. Maintenance obligation of the applicant/developer has been met with funds from funding mechanism having been received and in possession of the City.
- l. City, with concurrence of the CCSD, has provided written acceptance of the parkways/paseos and landscape corridor improvements with the date of acceptance and maintenance turn over specified.
- m. Adjacent and underlying civil improvements shall be accepted by City prior to or concurrently with acceptance of parkways/paseos and/or landscape corridors.

CCSD-Fire				
113.	All street names and addresses shall be approved by the Cosumnes CSD Fire Department, prior to building permit issuance.	Building permit	CCSD-Fire	
114.	Change "H" Way "H" Circle	On-going	CCSD-Fire	
115.	Change "I" Way to "I" Circle	On-going	CCSD-Fire	
116.	"A" Drive shall be renamed to Kyler Road. Kyler is a continuation from Promenade Parkway as shown on street intersection detail.	On-going	CCSD-Fire	
117.	All cluster homes located on Lots 240 thru Lot 576 shall be provided with automatic fire sprinkler system throughout in accordance with NFPA 13D of if these homes are town homes or condo's shall be provided with automatic fire sprinkler system in accordance with NFPA 13.	Building permit	CCSD-Fire	
118.	Bilby Road Extension shall be shown as Bilby Road only.	On-going	CCSD-Fire	
119.	Provide new street name or letter or change "E" Way to "AA" Way which is located between "K" Way and "A" Drive (Kyler).	On-going	CCSD-Fire	
120.	Provide new street name or letter or change "K" Way to "BB" Way beginning "K" Way and returning to "D" Drive.	On-going	CCSD-Fire	
121.	Provide new street name or letter or change "J" Way to "DD" Way which is located between "A" Drive (Kyler) and "BB" Way.	On-going	CCSD-Fire	
122.	Provide new street name or letter or change "F" Way to "Z" Way which is located between "A" Drive (Kyler) and "DD" Way.	On-going	CCSD-Fire	
123.	Provide new street name or letter or change "M" Way to "Y" Way which is located between "BB" Way and Bilby Road.	On-going	CCSD-Fire	
124.	All cluster homes lot C-09 thru lot C-51 shall have red curbing or metal signage that states NO PARKING FIRE LANE on common access driveway.	On-going	CCSD-Fire	
125.	All cluster home lot C-09 thru lot C-51 that shares a common driveway shall have the main street as their addressing.	On-going	CCSD-Fire	
126.	No alleys or stub streets shall have street names.	On-going	CCSD-Fire	
127.	All cluster home lot C-09 thru lot C-51 shall be provided with an illuminated address directory board located near the shared driveways.	Prior to fire department final	CCSD-Fire	

128.	Provide new street name or letter or change "N" Way to "CC" Way beginning at "P" Way intersection and continuing to the intersection of Lotz Parkway and "C" Drive.	On-going	CCSD-Fire
129.	For any development south of Bilby Road (with the exception of the Southern Property as defined in the accompanying Second Amendment to the Development Agreement), prior to the recordation of any final small lot maps, the Applicant shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.	Final Map	CCSD Fire
Finance Department			
130.	City shall not approve any final map until and unless City has approved annexation of property into City's Street Maintenance Assessment District No.1. Applicant shall pay all costs associated with the annexation of property in this CFD.	Prior to final map	Finance & Planning
131.	City shall not approve any final map until and unless City has	Prior to final	Finance &

	approved annexation of property into City's Police Services Mello-Roos Community Facilities District ("CFD") 2003-2. Applicant shall pay all costs associated with the annexation of property in this CFD.	map	Planning
132.	City shall not approve any final map until and unless City has established a Landscape and Lighting District for the property. The assessment shall be established at an amount sufficient to fund one hundred percent (100%) of the cost of maintenance of all public lighting, landscaping, parks and drainage detention facilities located within the boundaries of the tentative subdivision map. The scope of the required maintenance includes but is not limited to: landscaping within parks, parkway corridors, detention basins, roadway medians and street frontage landscaping, street and parking lighting, recreation play structures, site improvements such as trails and parking lots, and facilities within public parks and parkways. Applicant shall be responsible for the costs associated with the establishment of this Landscape and Lighting District.	Prior to final map	Finance & Planning
133.	As required by the Development Agreement, applicant shall consent to annexation of the Property to City's Laguna Ridge Community Facilities District (CFD) 2005-1 Infrastructure Component. The purpose of this District is to finance off-site, public improvements that benefit Project residents, as determined by City in its sole discretion. Developer shall be responsible for all costs associated with the annexation of property to CFD 2005-1. City shall not approve any final map until and unless City has approved annexation of property into City's CFD 2005-1.	Prior to final map	Finance & Planning
SMUD			
134.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way.	Final Map	SMUD
135.	Dedicate the 9.00-foot pedestrian easements and 6.00 feet adjacent thereto as a 15-foot utility easement for underground	Final Map	SMUD

	facilities and appurtenances.		
136.	Dedicate all the Landscape Corridors and Common Areas as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD
137.	Dedicate any private alley and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD
138.	Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way within the Courtyard areas.	Final Map	SMUD
139.	Dedicate any private driveway and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Final Map	SMUD
140.	The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities and Substation site.	On-going	SMUD

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any improvements, public or private, damaged in construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- e. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices to be installed and the devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative

- accesses to both building and improvements; construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- f. Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions, and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions, and Restrictions shall include the number of driveways each parcel is allowed. (Public Works)
 - g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
 - h. The applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
 - i. The applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
 - j. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)
 - k. The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
 - l. The applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans: Fulfill all requirements of federal and state permits. (Public Works)
 - m. The applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest-finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)

- n. The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- o. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) will be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)

Sacramento County Water Agency

The following requirements are project conditions not subject to tentative map approval:

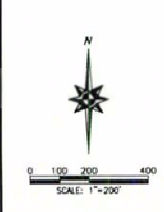
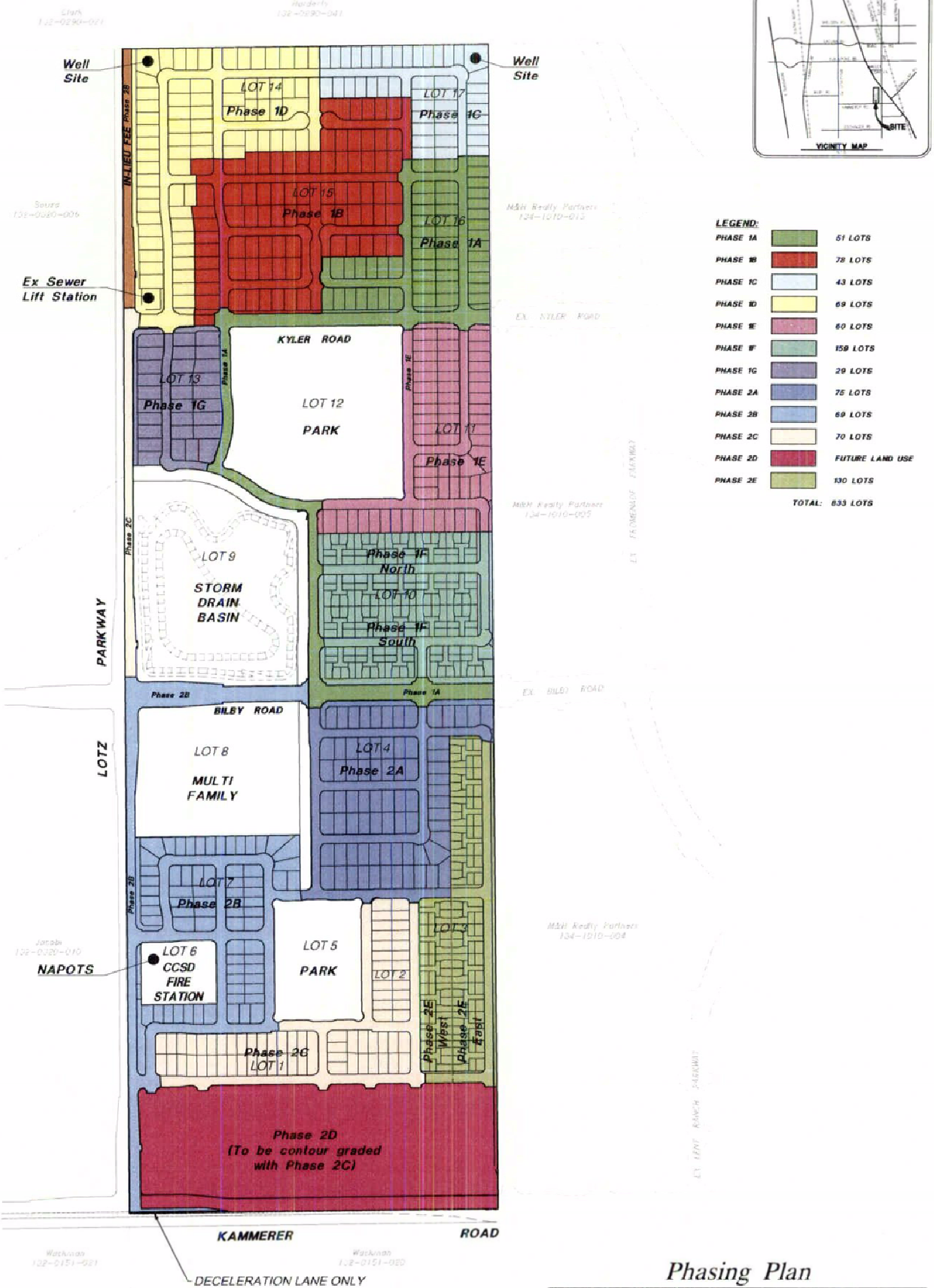
Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.

Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator

CCSD-Fire

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (Fire)
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2007 Sacramento County Fire Code. (Fire)
- c. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
- d. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area (area under roof including garages and attached sold roof canopies) exceeds 5,999 square feet and/or the total liveable area (not including garages and attached sold roof canopies) exceeds 4,999 square feet.
- e. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing a sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing educational materials approved by the fire department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 2002 edition.
- f. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUTOCAD drawing file) any AutoCAD DWG version is accepted
- g. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.

- h. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Cosumnes CSD Fire Department should be consulted on this matter.
- i. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential single-family home areas. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
- j. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
- k. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.
- l. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
- m. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
- n. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
1. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 2. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 3. Any bridges over creeks and wetland areas shall be capable of supporting 65,000 GVW.
 4. Provide at least 10 feet of greenbelt or defensible space between non-combustible fences and the creek/wetlands area.



Phasing Plan

Sterling Meadows

The True Life Companies

City of Elk Grove
Scale 1"=200'

California
June 26, 2018
27112-00

Exhibit "D"

Legal Description of Southern Property

Those portions of Lots 1, 2 and 3 as shown on the map of Subdivision No. 01-130-01, Sterling Meadows Large Lot Phase 1 filed in Book 381 Page 3 of Maps, records of Sacramento County lying south of the following described line:

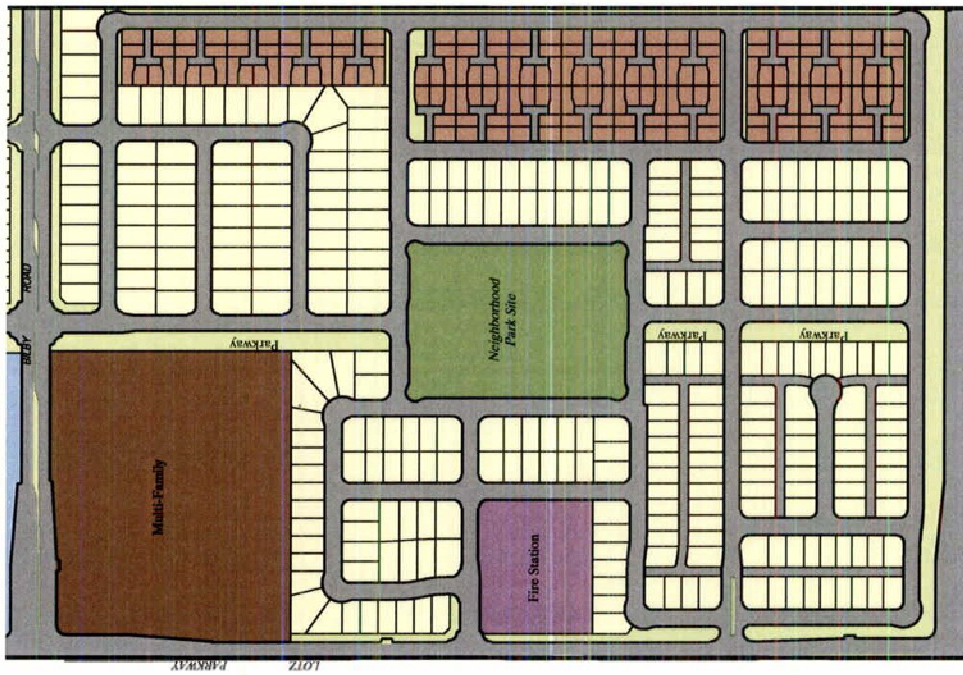
Commencing at the southwest corner of said Lot 1 as shown on said map; thence along the west line of said Lot 1 North $0^{\circ}38'54''$ West a distance of 598.21 feet to the **True Point Of Beginning**; thence leaving said west line North $89^{\circ}18'06''$ East to the east line of said Lot 3.

Containing 22.69 acres more or less.

(This exception line is to be the future centerline of the future "Classical Way" as will be mapped on the final maps currently being processed with the City of Elk Grove)

The above description covers the gross area to be deeded to the City of Elk Grove

EXHIBIT E



CURRENT LOTTING

- LEGEND**
- Residential
 - Medium Density Residential
 - Multi-Family
 - Parkway
 - Park
 - Future Land Use
 - Public Site
 - Basin
 - Roadway



ALTERNATIVE LOTTING

Exhibit E

Sterling Meadows

City of Elk Grove
Not to Scale

MACKAY & SOMPS
MANAGERS IN LANDSCAPE ARCHITECTURE
1700 Elmwood Road, Suite 200, Sacramento, CA 95834 (916) 734-1100
June 21, 2018
California
27113

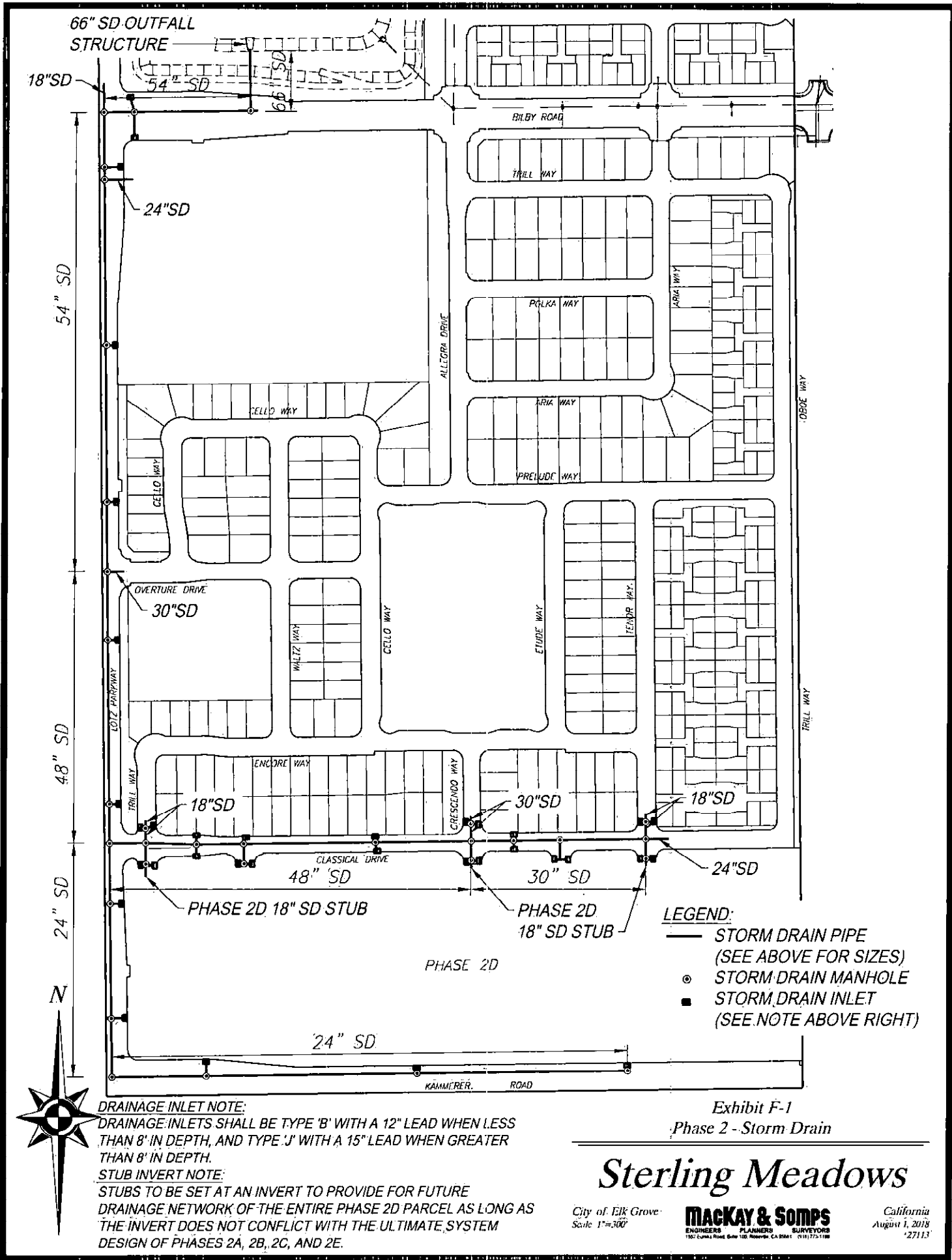
PRELIMINARY - Subject to Revision

(1) P:\27113\SMP\CS-5-SterlingMeadows\Drawings\27113\SMP\CS-5-SterlingMeadows.dwg [J] P:\27113\DESIGN-01\27113\SMP Phase 2 Lotting Alternatives.dwg
 Date: 6/21/18 10:58 AM
 User: jms

EXHIBIT F

Mackay and Sompas is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

P:\27113\0ES\EM-D\PH2\SW PH2 U12-F1_SD.dwg
8-02-2018 10:56:20 jmarston
There are no references in this drawing.



DRAINAGE INLET NOTE:
DRAINAGE INLETS SHALL BE TYPE 'B' WITH A 12" LEAD WHEN LESS THAN 8' IN DEPTH, AND TYPE 'J' WITH A 15" LEAD WHEN GREATER THAN 8' IN DEPTH.

STUB INVERT NOTE:
STUBS TO BE SET AT AN INVERT TO PROVIDE FOR FUTURE DRAINAGE NETWORK OF THE ENTIRE PHASE 2D PARCEL AS LONG AS THE INVERT DOES NOT CONFLICT WITH THE ULTIMATE SYSTEM DESIGN OF PHASES 2A, 2B, 2C, AND 2E.

- LEGEND:**
- STORM DRAIN PIPE (SEE ABOVE FOR SIZES)
 - STORM DRAIN MANHOLE
 - STORM DRAIN INLET (SEE NOTE ABOVE RIGHT)

Exhibit F-1
Phase 2 - Storm Drain

Sterling Meadows

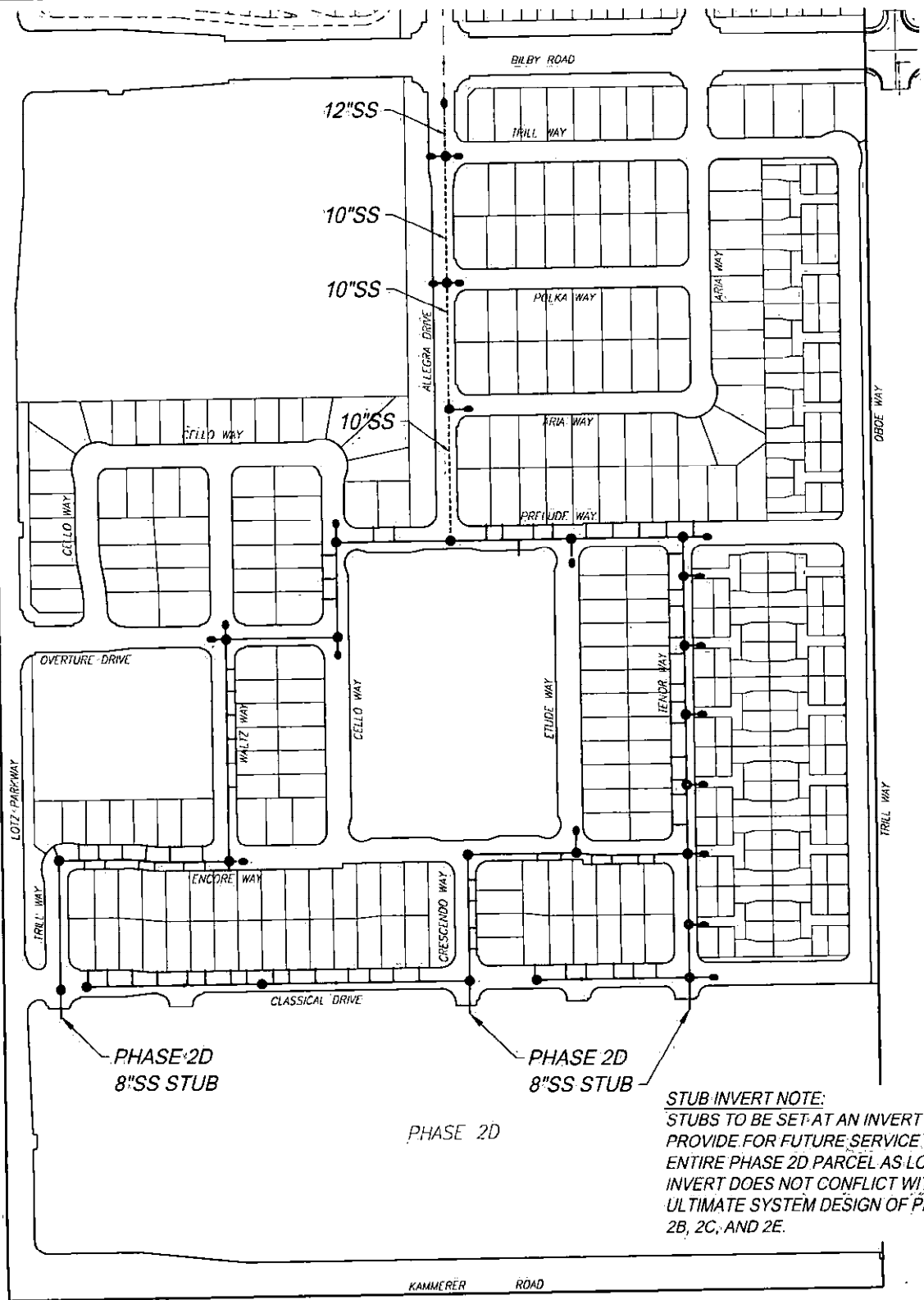
City of Elk Grove
Scale 1"=300'

MACKay & Sompas
ENGINEERS PLANNERS SURVEYORS
1507 Central Road, Suite 100, Roseville, CA 95678 (916) 775-1188

California
August 1, 2018
27113

EXHIBIT F

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STUB INVERT NOTE:
 STUBS TO BE SET AT AN INVERT TO PROVIDE FOR FUTURE SERVICE OF THE ENTIRE PHASE 2D PARCEL AS LONG AS THE INVERT DOES NOT CONFLICT WITH THE ULTIMATE SYSTEM DESIGN OF PHASES 2A, 2B, 2C, AND 2E.



- LEGEND:**
- SANITARY SEWER MANHOLE
 - SANITARY SEWER FLUSHER BRANCH
 - 8" SANITARY SEWER PIPE
 - - - 10" SANITARY SEWER PIPE
 - - - 12" SANITARY SEWER PIPE
 - - - SANITARY SEWER SERVICE

Exhibit F-2
 Phase 2 - Sanitary Sewer

Sterling Meadows

City of Elk Grove
 Scale: 1"=300'

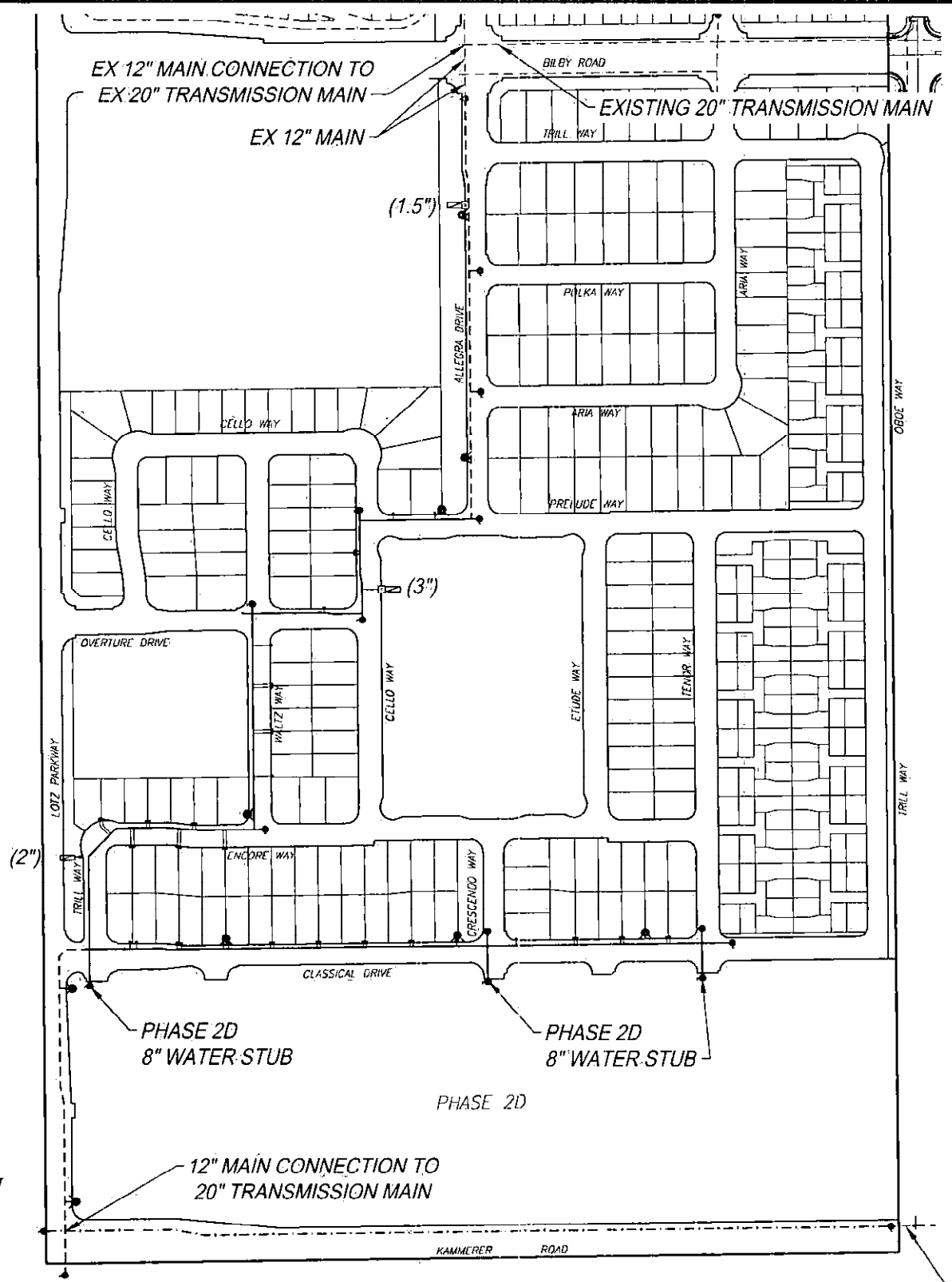
MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1500 Orange Street, Suite 100, Roseville, CA 95678 (916) 776-1100

California
 August 1, 2018
 27113

8-02-2018 10:56:40 jmorston P:\27113\DES\Exh-D\PH2\SM PH2 UTIL_F2_SS.dwg There are no references in this drawing.

EXHIBIT F

Mackay and Sumps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.



- LEGEND:**
- 8" WATER MAIN
 - - - 12" WATER MAIN
 - · · 20" WATER MAIN
 - 1.5" RESIDENTIAL WATER SERVICE
 - FIRE HYDRANT
 - ☒ IRRIGATION SERVICE (SEE ABOVE FOR SIZE)

EXISTING 20" TRANSMISSION MAIN

Exhibit F-3
Phase 2 - Water System

Sterling Meadows

City of Elk Grove
Scale 1"=300'

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
155 Curtis Road, Suite 100, Roseville, CA 95661 (916) 775-1188

California
August 1, 2018
27113

8-02-2018 11:35:29 jmarston There are no references in this drawing. P:\27113\DES\Exp-D\PH2\SM PH2 Util_F3_W.dwg

**CERTIFICATION
ELK GROVE CITY COUNCIL ORDINANCE NO. 16-2018**

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 August 8, 2018 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 22, 2018 by the following vote:

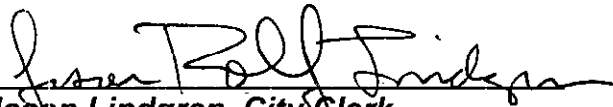
AYES : **COUNCILMEMBERS:** *Ly, Suen, Detrick, Hume, Nguyen,*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*

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


Jason Lindgren, City Clerk
City of Elk Grove, California