

RESOLUTION NO. 2018-260

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE SMALL LOT FINAL MAP FOR THE STERLING MEADOWS
PHASE 2A SUBDIVISION (SUBDIVISION NO. EG-01-130.02A) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT**

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

WHEREAS, the City entered into a Development Agreement (DA) with Elk Grove Associates, LLC and the Cosumnes Community Services District (CCSD) on July 11, 2008, that included Park Site dedications and improvements and the reservation of land for a future fire station; and

WHEREAS, on May 23, 2018, the City adopted Ordinance No. 11-2018 approving the first amendment to the DA extending the term of the Agreement to October 9, 2018; and

WHEREAS, on August 22, 2018, the City adopted Ordinance No. 16-2018 approving the second amendment to the DA to provide for, among other things, a term extension of three years (new expiration date of October 9, 2021) and the transfer of a southern portion of the property in fee title to the City by April 1, 2019; and

WHEREAS, the Final Map for Phase I of the Sterling Meadows Large Lot Subdivision consisting of three lots was approved by the City Council on April 9, 2014 (Resolution No. 2014-84), and the Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision, consisting of 14 lots was approved by the City Council on September 23, 2015 (Resolution No. 2015-203); and

WHEREAS, consistent with the previously-approved Tentative Map and Phase 2 Large Lot Final Map, VTL Sterling Meadows, LLC, a Delaware Limited Liability Company (Developer), submitted to the City for approval a Small Lot Final Map for Phase 2A; and

WHEREAS, staff has reviewed the proposed Phase 2A Small Lot Final Map and finds it to be technically correct and all applicable Final Map conditions of approval have been substantially satisfied; and

WHEREAS, Irrevocable Offers of Dedications (IODs) have been dedicated by the Developer to provide future access and utilities to the southern parcel, which is required to be conveyed to the City in fee title by April 1, 2019, pursuant to the terms of the second amendment to the DA; and

WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and adequate bonding has been posted to the City for the construction of the required improvements; and

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by the Sterling Meadows Phase 2A Final Map substantially comply with the previously-approved Tentative Map and the Phase 1 Large Lot Final Map; and
- 2) The Phase 2A Small Lot Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial projects, approval of final subdivision maps; and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Phase 2A Small Lot Final Map (Subdivision No. EG-01-130.02A) of the Sterling Meadows Phase 1 Large Lot Subdivision, a copy of which is hereby attached as Exhibit A and made part of this Resolution; and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of December 2018



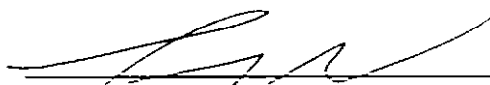
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

I, the undersigned hereby certify to the preparation and filing of this plan, map and subdivision of land, including the plat and copies for recording in the public records of the State of California, and I further certify that the following information is true and correct for the purposes of this plan, map and subdivision of land, and I further certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

THE FOLLOWING INFORMATION IS HEREBY GIVEN FOR INFORMATION OF THE PUBLIC, PLACED TO THE RECORDS OF THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

TO THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

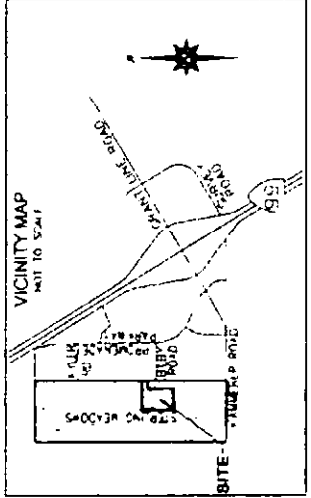
THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

BY THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

NOTARY'S ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the foregoing information is true and correct for the purposes of this plan, map and subdivision of land, and I further certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

BY THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:



SURVEYOR'S STATEMENT

I, the undersigned, a Licensed Professional Engineer, do hereby certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

THE FOLLOWING INFORMATION IS HEREBY GIVEN FOR INFORMATION OF THE PUBLIC, PLACED TO THE RECORDS OF THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

TO THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

CITY ENGINEER'S STATEMENT

I, the undersigned, the City Engineer of Elk Grove, California, do hereby certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

CITY CLERK'S STATEMENT

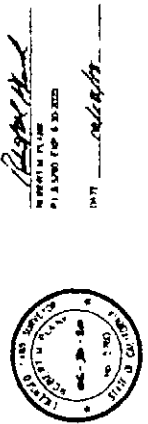
I, the undersigned, the City Clerk of Elk Grove, California, do hereby certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

RECORDER'S STATEMENT

I, the undersigned, the Recorder of Deeds for the State of California, do hereby certify that the following information is true and correct for the purposes of this plan, map and subdivision of land:

THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:



SOILS REPORT

The following information is true and correct for the purposes of this plan, map and subdivision of land:

BY THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

THE CITY OF ELK GROVE, CALIFORNIA, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN, MAP AND SUBDIVISION OF LAND:

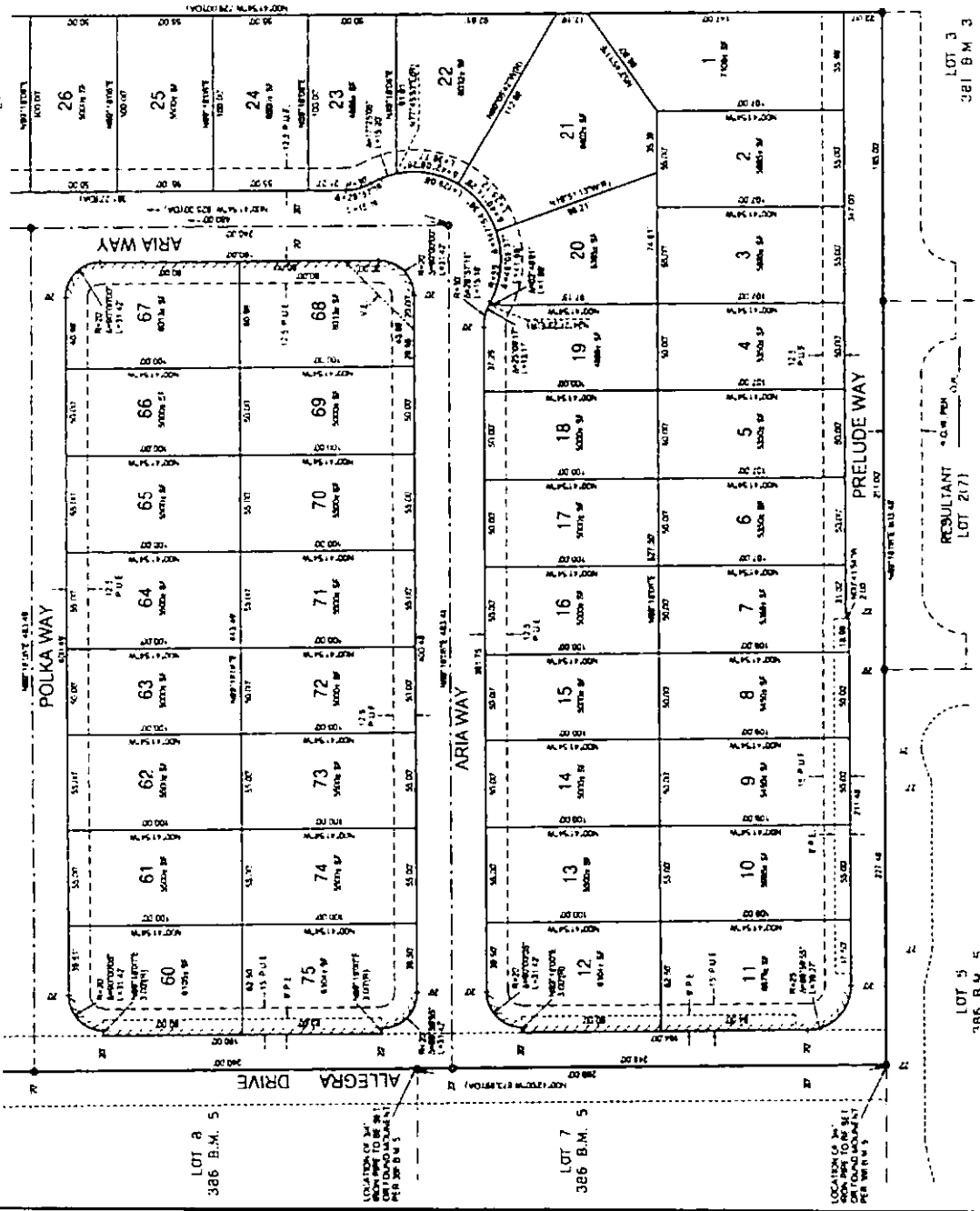


MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS
10000 ELK GROVE BLVD., SUITE 100, ELK GROVE, CA 95757
TEL: (916) 485-1111

SUBDIVISION NO. 01-130-02A
STERLING MEADOWS
UNIT 2A
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2018

SHEET 1 OF 6

SEE SHEET 5



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-260**

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

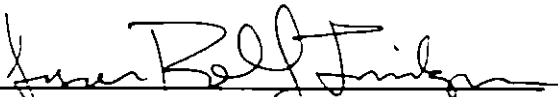
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 12, 2018 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


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