

RESOLUTION NO. 2020-195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR STERLING MEADOWS UNIT 2C SUBDIVISION (SUBDIVISION NO. 01-130-2C) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

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

WHEREAS, the Final Map for Phase I of the Sterling Meadows Large Lot Subdivision was approved by the City Council on April 9, 2014, and the Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision was approved by the City Council on September 23, 2015; and

WHEREAS, consistent with the previously-approved Tentative Subdivision Maps and Phase 2 Large Lot Final Map, Lennar Homes of California, Inc., a California corporation (Developer), submitted to the City for approval a Small Lot Final Map for Unit 2C; and

WHEREAS, staff has reviewed the Final Map for Sterling Meadows Unit 2C (Subdivision No. 01-130-02C) (Final Map) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, a Subdivision Improvement Agreement for the Final Map has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

WHEREAS, the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps, and a Notice of Exemption will be filed with Sacramento County after the filing of this map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby:

- 1) Finds the location and configuration of the lots to be created by the Final Map for Sterling Meadows Unit 2C Subdivision (Subdivision No. 01-130-2C) substantially comply with the previously approved Large Lot Final Map for Phase 2; and
- 2) Finds the Final Map to be 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) Pursuant to Government Code Section 66458, approves the Final Map for Sterling Meadows Unit 2C Subdivision (Subdivision No. 01-130-02C), a copy of which is attached as Exhibit A and made part of this Resolution; and

- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for the Final Map and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of August 2020



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

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 01-130.02C, STERLING MEADOWS UNIT 2C AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING REAL PROPERTY IS HEREBY OFFERED FOR DEDICATION IN FEE SIMPLE: PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE SIMPLE LOTS A AND B TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, LOTZ PARKWAY, CLASSICAL WAY, CRESCENDO WAY, ENCORE WAY, ETUDE WAY, PRELUDE WAY AND TENOR WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PARKWAYS AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY, ON OVER, AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT;" (P.E.).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'-6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THE LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" (N.I.E.).

LENNAR HOMES OF CALIFORNIA,
A CALIFORNIA CORPORATION

BY: Larry Gualco
LARRY GUALCO
VICE - PRESIDENT

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 TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON July 28, 2020 BEFORE ME, Monique Reynolds, A NOTARY PUBLIC

PERSONALLY APPEARED Larry Gualco
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/WEY 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

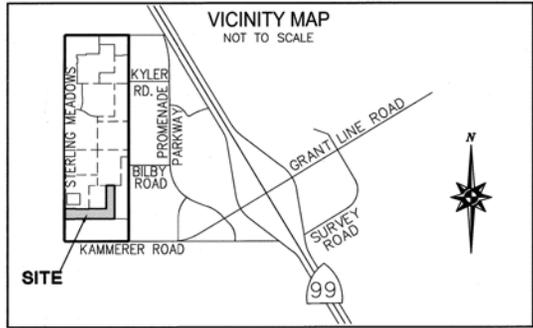
Monique Reynolds Monique Reynolds
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Nov. 24, 20 MY COMMISSION NUMBER: 2171051

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHIL & ASSOCIATES, DATED OCTOBER 11, 2013, FILE NO. WKA NO. 3827.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE TRUE LIFE COMPANIES. IN OCTOBER 2017 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2021; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND TIE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE TOTAL AREA OF THIS SUBDIVISION IS 10.587± ACRES, CONSISTING OF 70 RESIDENTIAL LOTS TOTALING 6.872± ACRES, 2 LANDSCAPE LOTS TOTALING 0.403± ACRES AND STREET RIGHT-OF-WAY TOTALING 3.312± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



Paul Ferguson
PAUL FERGUSON, JR.
P.L.S 9265 EXP. MARCH 31, 2022

DATE: 7.28.2020

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130.02C, STERLING MEADOWS UNIT 2C, AND FIND IT TO BE TECHNICALLY CORRECT.



WILLIAM J. STANTON
L.S. NO. 7292
REGISTRATION EXPIRES: 12-31-2020

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO.01-130.02C, STERLING MEADOWS UNIT 2C, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 28, 2008, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT K. MURDOCH
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-2021

DATE: _____

CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 01-130.02C, STERLING MEADOWS UNIT 2C, AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, CLASSICAL WAY, LOTZ PARKWAY, CRESCENDO WAY, ENCORE WAY, ETUDE WAY, PRELUDE WAY AND TENOR WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND VISIBILITY EASEMENT, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AND CONSENTED TO THE IRREVOCABLY OFFER OF DEDICATION IN FEE SIMPLE, ALL AS OFFERED HEREON.



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY
FEE: \$ _____

SUBDIVISION NO. 01-130.02C STERLING MEADOWS UNIT 2C

BEING A MERGER AND RESUBDIVISION OF A PORTION OF RESULTANT LOT 1 AND A PORTION OF RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED ON MAY 2, 2018 AS DOCUMENT NO. 201805020363, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 13 T.8 N., R.5 E., M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

AUGUST 2020
SHEET 1 OF 4 27113.02C

LEGEND

- ⊕ CENTER SECTION CORNER, FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"(1)
- 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265" TO BE SET PER ___ B.M. ___
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- B.M. BOOK OF MAPS
- COR CORNER
- DOC# DOCUMENT NUMBER
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- (OA) OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- () RECORD DATA PER REFERENCE
- R.O.W. RIGHT-OF-WAY
- S.C.R. SACRAMENTO COUNTY RECORDS
- S.F. SQUARE FEET
- V.E. VISIBILITY EASEMENT
- ⊗ SHEET INDEX
- ////// NO INGRESS OR EGRESS RIGHTS

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR, WITH PLASTIC CAP STAMPED "LS 9265". ALL FRONT LOT CORNERS WITH ATTACHED SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" ON A 1-FOOT OFFSET OF THE SIDE LOT LINE PROJECTED. ALL FRONT LOT CORNERS WITH DETACHED SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" ON A 6-FOOT OFFSET FROM THE PROPERTY CORNER.
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, 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.
4. EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
5. WHERE A COMMUNITY OWNED TREE (ASSOCIATION, COMMUNITY SERVICES DISTRICT OR CITY) SPREAD OVER PROPERTY LINES, THE OWNERS MAY NOT MAINTAIN, TRIM OR OTHERWISE HARM THE TREE WITHOUT FIRST OBTAINING A PERMIT FROM THE APPROPRIATE BODY. MAINTENANCE OF DROPPING LEAVES, TWIGS AND GENERAL TREE DEBRIS ONTO THE RESIDENTIAL PROPERTY IS THE OWNERS SOLE RESPONSIBILITY.
6. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW:
 - A. THE RIGHT OF WAY WITHIN LOT 2, AREA 1 PER DOC# 201812280578.
 - B. THE IRREVOCABLE OFFER OF DEDICATION WITHIN LOT 1 AND LOT 2 PER DOC# 201905080907.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECONVEY LOTS A AND B, ON THE MAP OF SUBDIVISION NO. 01-130.02C, STERLING MEADOWS UNIT 2C, TO THE SUBDIVIDER NAMED BELOW IF THE ABOVE MENTIONED AGENCY MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF 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: LENNAR HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION

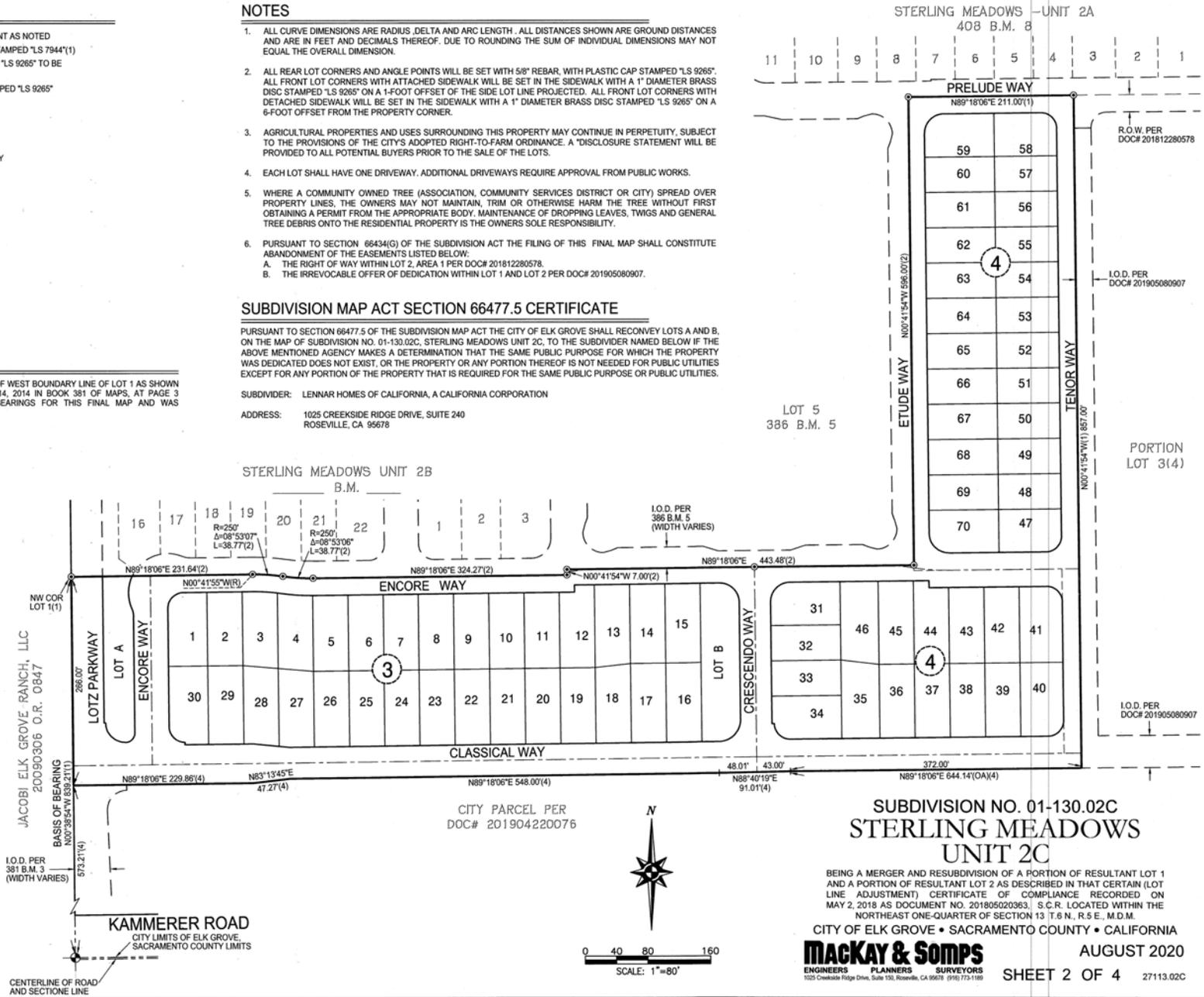
ADDRESS: 1025 CREEKSIDE RIDGE DRIVE, SUITE 240
ROSEVILLE, CA 95678

BASIS OF BEARING

THE BEARING NORTH 00°38'54" WEST ON THE WEST LINE OF WEST BOUNDARY LINE OF LOT 1 AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON APRIL 14, 2014 IN BOOK 381 OF MAPS, AT PAGE 3 SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS FINAL MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOLLOWS:

REFERENCES

- (1) 381 B.M. 3
- (2) 386 B.M. 5
- (3) DOC# 201812280578
- (4) DOC# 201904220076
- (5) DOC# 201905080907



**SUBDIVISION NO. 01-130.02C
STERLING MEADOWS
UNIT 2C**

BEING A MERGER AND RESUBDIVISION OF A PORTION OF RESULTANT LOT 1 AND A PORTION OF RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED ON MAY 2, 2018 AS DOCUMENT NO. 201805020363; S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 13 T.6 N. R.5 E. M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

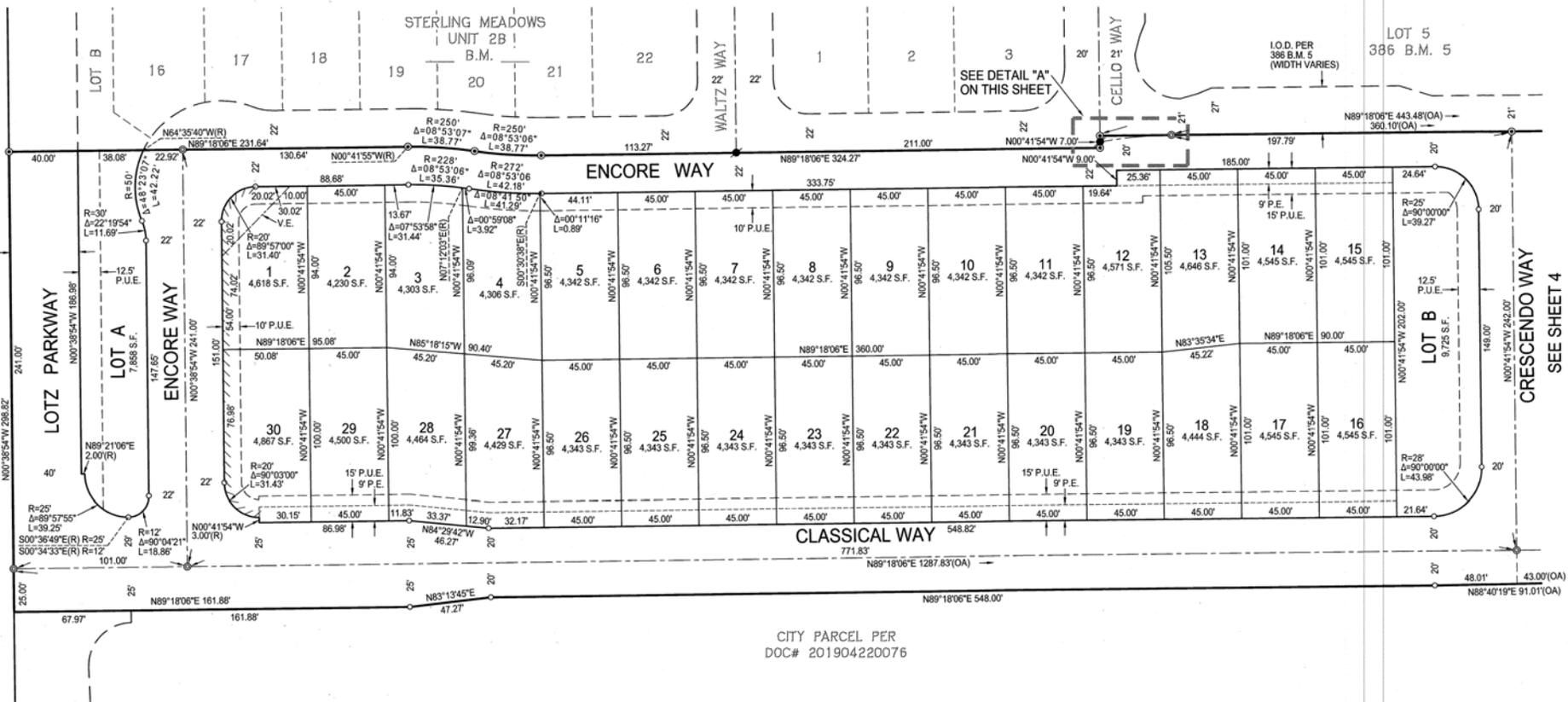
Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1022 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1180

AUGUST 2020

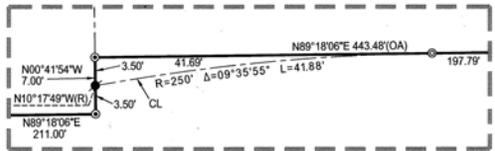
SHEET 2 OF 4 27113.02C

JACOBI ELK GROVE RANCH, LLC
20090306 O.R. 0847

I.O.D. PER
381 B.M. 3



CITY PARCEL PER
DOC# 201904220076



DETAIL "A"
N.T.S.



SUBDIVISION NO. 01-130.02C
STERLING MEADOWS
UNIT 2C

BEING A MERGER AND RESUBDIVISION OF A PORTION OF RESULTANT LOT 1 AND A PORTION OF RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED ON MAY 2, 2018 AS DOCUMENT NO. 201805020363, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 13 T.6 N., R.5 E., M.D.M.

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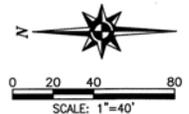
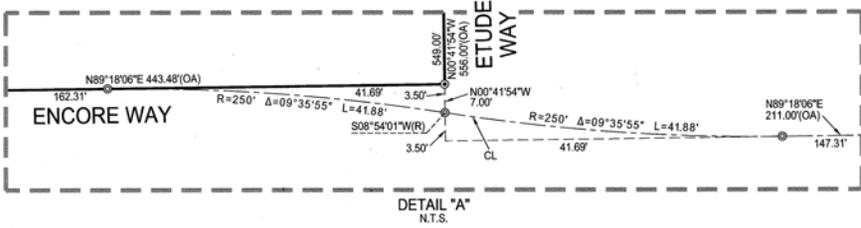
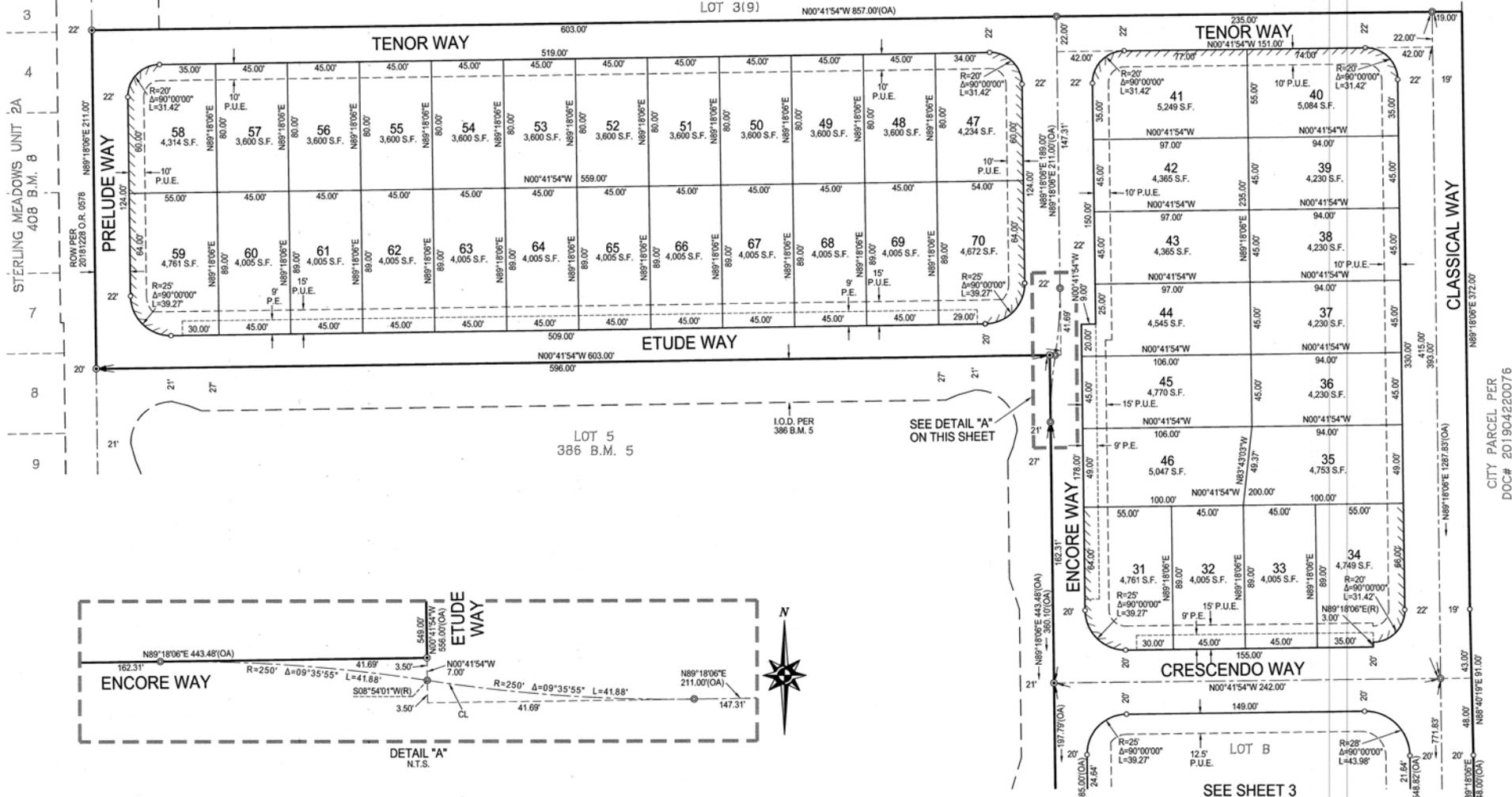
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1022 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1165

AUGUST 2020

SHEET 3 OF 4 27113.02C

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

RESULTANT
LOT 3(9)
N00°41'54"W 857.00'(OA)



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

SEE SHEET 3
SUBDIVISION NO. 01-130.02C
**STERLING MEADOWS
UNIT 2C**

BEING A MERGER AND RESUBDIVISION OF A PORTION OF RESULTANT LOT 1
AND A PORTION OF RESULTANT LOT 2 AS DESCRIBED IN THAT CERTAIN (LOT
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ENGINEERS PLANNERS SURVEYORS

AUGUST 2020
SHEET 4 OF 4 27113.02C

CITY PARCEL PER
DOC# 201904220076

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-195

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

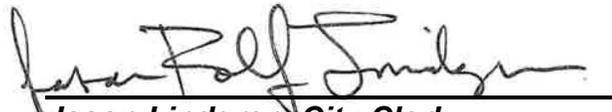
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 26, 2020 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California