

## RESOLUTION NO. 2015-203

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

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

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

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

**WHEREAS**, staff has reviewed the proposed Final Map and finds it to be technically correct and that all applicable Final Map conditions of approval have been substantially satisfied; and

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

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

**WHEREAS**, the required reservation for the purchase of land (Lot 6) for the future fire station between the owner and the CCSD has been executed pursuant to the Agreement and the conditions of approval; and

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

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

1. The location and configuration of the lots to be created by Subdivision No. 01-130-PH2, Sterling Meadows Phase 2 substantially comply with the previously-approved Large Lot Tentative Map; and

2. The Final Map is categorically exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial projects, approval of final subdivision maps; and
3. The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 01-130-PH2, Sterling Meadows Phase 2, a copy of which is hereby attached as Exhibit A and made part of this Resolution;
4. Directs the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption attached hereto as Exhibit B to the County Clerk of Sacramento for filing.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of September, 2015



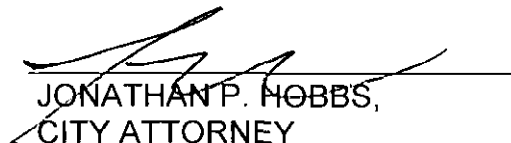
\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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

APPROVED AS TO FORM:



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



TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED OCTOBER 14, 2014 IN BOOK 2041514, AT PAGE 10, AND RECORDED DECEMBER 31, 2014 IN BOOK 2041514, AT PAGE 10A, AND DECEMBER 31, 2014 IN BOOK 2041514, AT PAGE 10B, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENT TO THE RECORDED COPY OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

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

NOTARY'S ACKNOWLEDGMENT

I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE CERTIFICATES AND DEEDS OF TRUST, RECORDED BY THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUSTEES, ACCURATELY REFLECT THE CONTENTS OF THE DOCUMENT.

STATE OF California, ss COUNTY OF Sacramento, ss On this 17th day of August, 2015, before me, Peter Jason Homans, a Notary Public in and for the State of California, and State, personally appeared Michael J. Mearns, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within-acknowledged document, and acknowledged to me that he executed the same in his individual name and acknowledged to me that he executed the same in his capacity as a member of the entity upon behalf of which the hereinbefore acted, executed the instrument.

NOTARY'S ACKNOWLEDGMENT

I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE CERTIFICATE, DEEDS OF TRUST, AND THE INSTRUMENTS, ACCURATELY REFLECT THE CONTENTS OF THAT DOCUMENT.

STATE OF California, ss COUNTY OF Alameda, ss On this 17th day of August, 2015, before me, U. Snijders, Notary Public, and Notary Public in and for the State of California, personally appeared U. Snijders, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within-acknowledged document, and acknowledged to me that he executed the same in his individual name and acknowledged to me that he executed the same in his capacity as a member of the entity upon behalf of which the hereinbefore acted, executed the instrument.

SIGNATURE COMMISSIONS

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

- 1. COUNTY OF ELK GROVE, EASEMENT HOLDER FOR DETENTION BASIN EASEMENT AND INCIDENTIAL PURPOSES RECORDED ON JUNE 12, 2008 IN BOOK 2008012, AT PAGE 11A, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 148 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 148 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
4. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 148 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
5. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 148 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
6. SACRAMENTO METROPOLITAN UTILITY DISTRICT, EASEMENT HOLDER FOR A TEMPORARY RIGHT-OF-WAY HEREBY RECORDED IN BOOK 2008012, AT PAGE 09B, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
7. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEDICATION ON THE MAP FILED IN BOOK 148 OF PARCEL MAPS AT PAGE 22, RECORDS OF SACRAMENTO COUNTY, SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

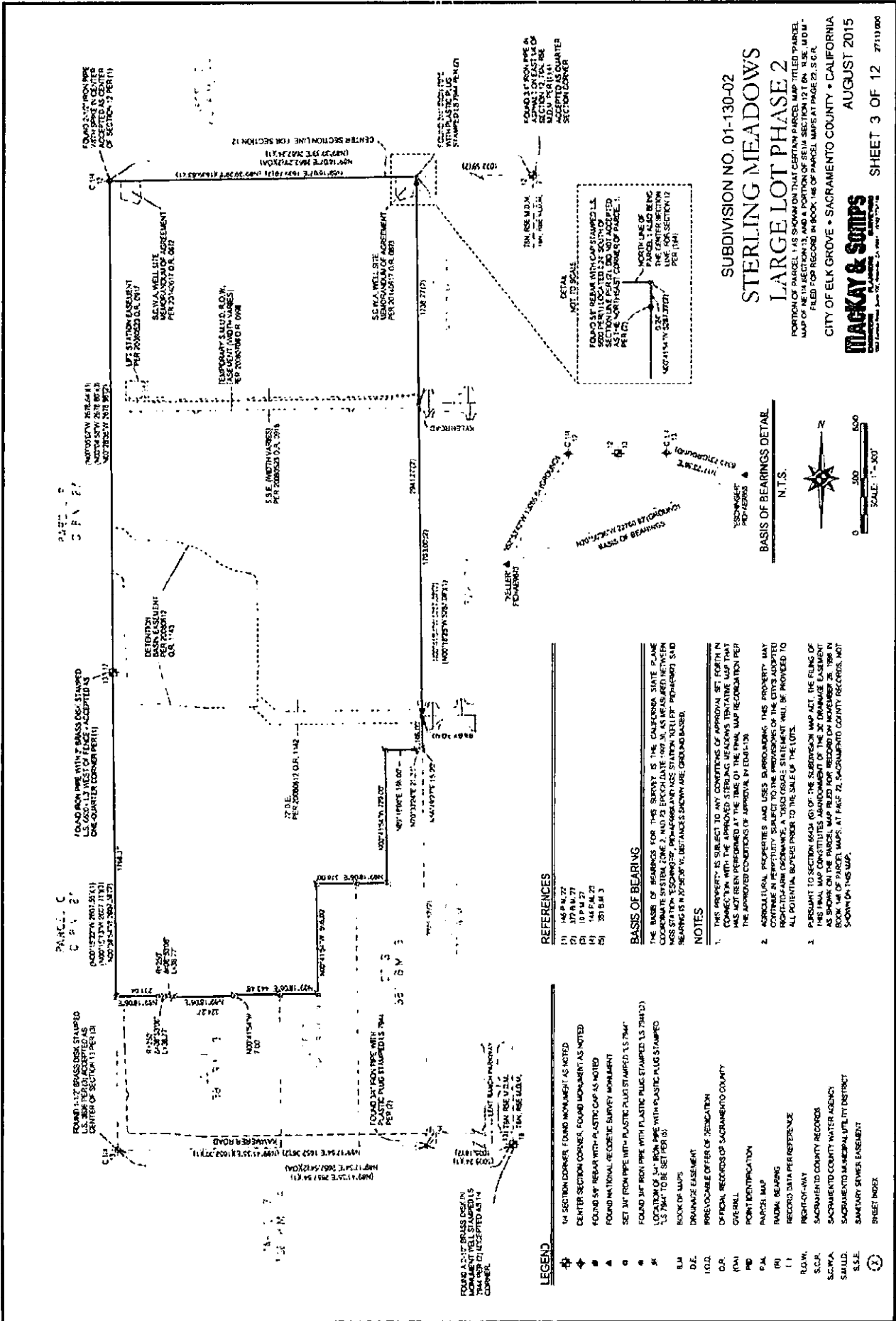
SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL BE CONSIDERED TO BE THE CITY ON THE MAP OF SUBDIVISION NO. 01-130-02, STERLING MEADOWS, LARGE LOT PHASE 2, AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NEAR SECTION 13, AND A PORTION OF SECTION 12, 7th AND 8th A.D.M." FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, S.C.R.

SUBMITTER: STERLING MEADOWS PARTNERS LLC ADDRESS: 1907 A COSTA BLVD, SUITE 170 SAN RAFAEL, CA 94901

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

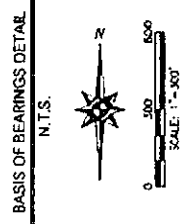
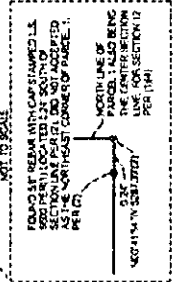
PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF NEAR SECTION 13, AND A PORTION OF SECTION 12, 7th AND 8th A.D.M." FILED FOR RECORD IN BOOK 148 OF PARCEL MAPS AT PAGE 22, S.C.R. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA AUGUST 2015 MACKAY & SOMPS SHEET 2 OF 12 27112.000



SUBDIVISION NO. 01-130-02  
**STERLING MEADOWS**  
**LARGE LOT PHASE 2**  
 PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 12 IN T. 18 N., R. 16 E., M. 10 N., FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, S.C.R. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
 AUGUST 2015

**MAGKAY & SOMPS**  
 Surveyors  
 1000 North Street, Suite 200, Elk Grove, CA 95757  
 TEL: 916.938.8888 FAX: 916.938.8889

SHEET 3 OF 12 2711000



**REFERENCES**

- 1) 14 P.M. 72
- 2) 37 P.M. 77
- 3) 13 P.M. 77
- 4) 38 S.M. 75

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NORTH EPICENTRALE 800 M, AS MEASURED BETWEEN THE STATE PLANE COORDINATE POINTS 4000000 N AND 4000000 E. THE APPROVED COORDINATE POINTS SHOWN ON THE PLAT OF MONUMENTS SAID BEARINGS IN DEGREES, MINUTES AND SECONDS SOUTH OF TRUE, GROUND DATA.

**NOTES**

1. THE PROPERTY IS SUBJECT TO ANY ENCUMBRANCES OF RECORD, SET BEARING CONNECTION WITH THE APPROVED STERLING MEADOWS TRAILING MAP THAT HAS NOT BEEN PERFORMED AT THE TIME OF THE FINAL MAP RECONSTRUCTION PER THE APPROVED CONDITIONS OF APPROVAL IN EDITION 1.0.
2. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONSTITUTE A HAZARD TO THE PROPERTY. A TENSILE OR SILENT SHALL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
3. PURSUANT TO SECTION 6600 (5) OF THE SUBDIVISION MAP ACT, THE PLING OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED PARCEL MAP OF NE 1/4 SECTION 13, AND A PORTION OF SE 1/4 SECTION 12 IN T. 18 N., R. 16 E., M. 10 N., FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 23, S.C.R. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**LEGEND**

- 1/4 SECTION CORNER FOUND MONUMENT AS NOTED
- CENTER SECTION CORNER FOUND MONUMENT AS NOTED
- FOUND 3/4\"
- FOUND NATIONAL RECREATION SURVEY MONUMENT
- SET 3/4\"
- FOUND 3/4\"
- LOCATION OF 3/4\"
- BOOK OF MAPS
- DRAINAGE EASEMENT
- PRELOCABLE OFFICE OF JURISDICTION
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- OVERALL
- POINT IDENTIFICATION
- PARCEL MAP
- RADIAL BEARING
- RECORD DATA REFERENCE
- RIGHT-OF-WAY
- S.C.R.
- SACRAMENTO COUNTY RECORDS
- SACRAMENTO COUNTY WATER AGENCY
- SACRAMENTO METROPOLITAN UTILITY DISTRICT
- SUMMARY SWYER EASEMENT
- SHEET INDEX



SUBDIVISION NO. 01-130-02

# STERLING MEADOWS LARGE LOT PHASE 2

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

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
AUGUST 2015



SHEET 5 OF 12 2713.000



0 50 100 150  
SCALE 1"=60'

LOT 8  
SEE SHEET 6

57°15'00" E 141.37'

100.00'

100.00'

100.00'

100.00'

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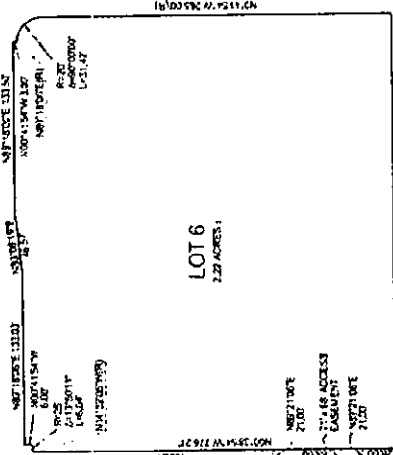
100.00'

100.00'

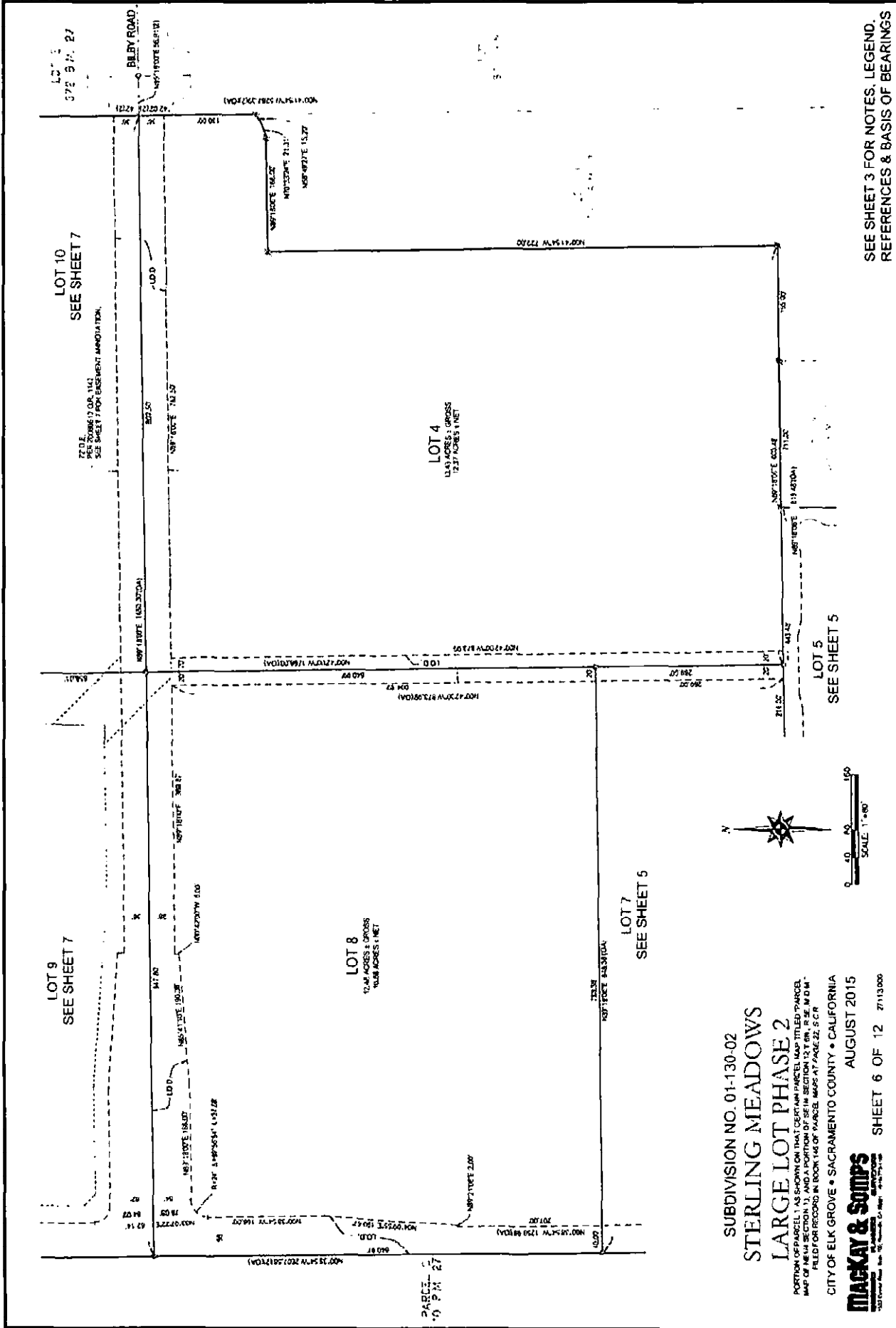
LOT 7  
1.18 ACRES ± GROSS  
10.00 ACRES ± NET

PARK  
LOT 5  
6.07 ACRES ± GROSS  
4.14 ACRES ± NET

LOT 6  
2.22 ACRES ±



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



LOT 10  
SEE SHEET 7

LOT 9  
SEE SHEET 7

LOT 4  
10.3 ACRES ± GROSS  
7.37 ACRES ± NET

LOT 8  
10.4 ACRES ± GROSS  
7.48 ACRES ± NET

LOT 7  
SEE SHEET 5

LOT 5  
SEE SHEET 5

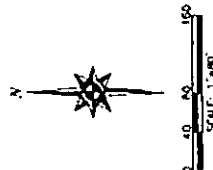
SUBDIVISION NO. 01-130-02  
STERLING MEADOWS  
LARGE LOT PHASE 2

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

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
AUGUST 2015

**Mackay & Somp**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1201 H STREET, SUITE 200, SACRAMENTO, CA 95811  
TEL: 916.442.1111 FAX: 916.442.1112

SHEET 6 OF 12 27113000



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



LOT 13  
SEE SHEET 8

LOT 12  
SEE SHEET 8

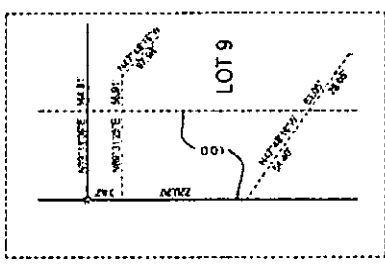
LOT 11  
SEE SHEET 8

LOT 10  
13.7 ACRES ± GROSS  
12.5 ACRES ± NET

LOT 9  
10.6 ACRES ± GROSS  
17.13 ACRES ± NET

LOT 4  
SEE SHEET 6

LOT 8  
SEE SHEET 6



SUBDIVISION NO. 01-130-02  
STERLING MEADOWS

LARGE LOT PHASE 2

PORTION OF PARCEL 14.8 SHOWN ON THAT CERTAIN PARCEL MAP TITLED "PARCEL MAP OF THE 1/4 SECTION 13, AREA A PORTION OF SECTION 13 T. 8N. R. 5E. M. 10W. FILED FOR RECORD IN BOOK 146 OF PARCEL MAPS AT PAGE 22, S.C.R."

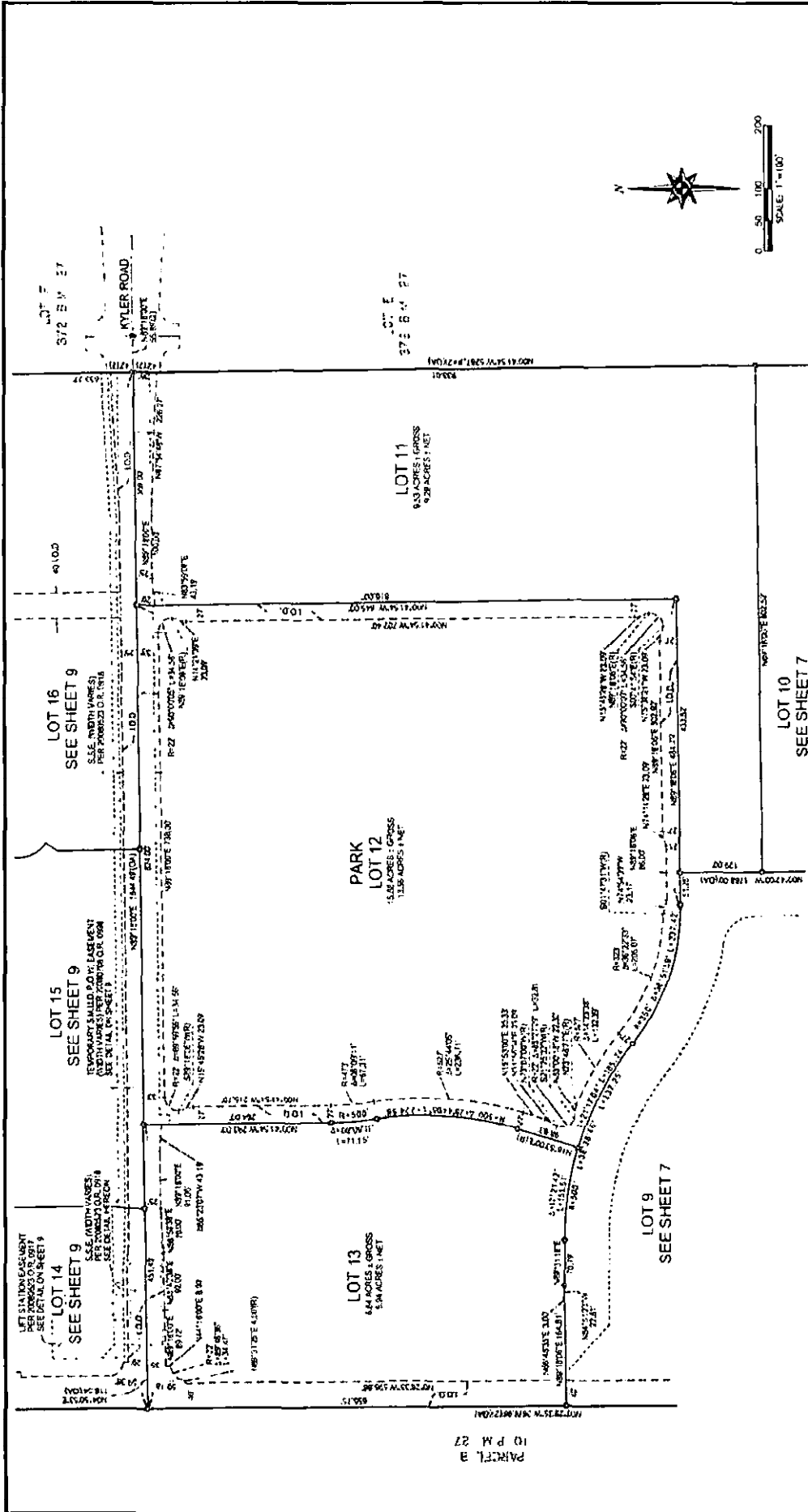
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2015

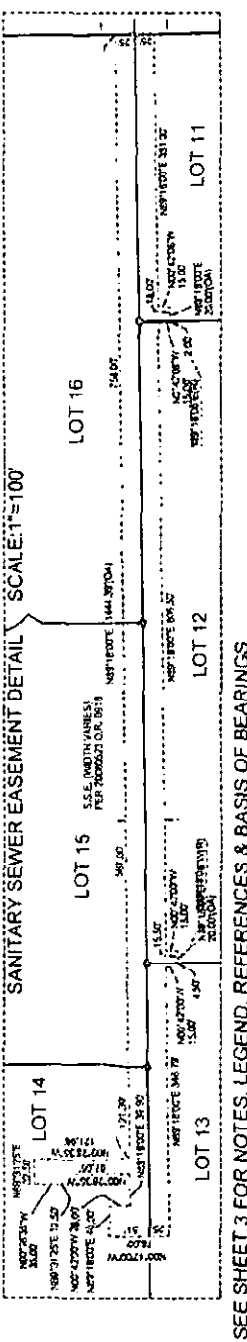
**MAGKAY & SOMPS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1001 F STREET, SUITE 100, SACRAMENTO, CA 95811  
(916) 442-1111

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

SHEET 7 OF 12 27113.000



SUBDIVISION NO. 01-130-02  
**STERLING MEADOWS**  
**LARGE LOT PHASE 2**  
 PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED UNDER  
 MAP OF NE 1/4 SECTION 13 AND A PORTION OF SE 1/4 SECTION 12 T. 6N., S. 2E., M.D.U.  
 FILED FOR RECORD IN BOOK 140 OF PARCEL MAPS AT PAGE 22, S.C.R.  
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
**MACKAY & SOMPS**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 1221 COLLETT AVENUE, SUITE 100, ELK GROVE, CA 95757  
 SHEET 8 OF 12    AUGUST 2015    27113.000

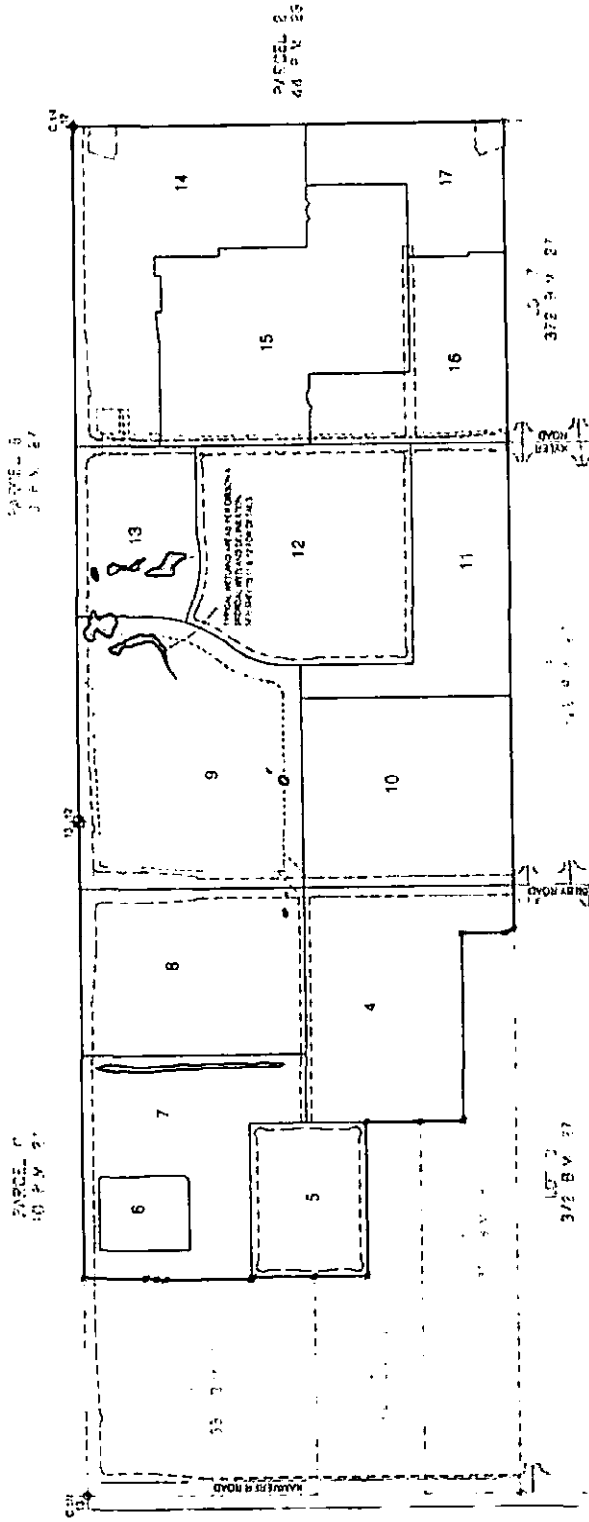


10 P.M. 27  
 PARCEL A

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



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



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

SUBDIVISION NO. 01-130-02

STERLING MEADOWS

LARGE LOT PHASE 2

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

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2015

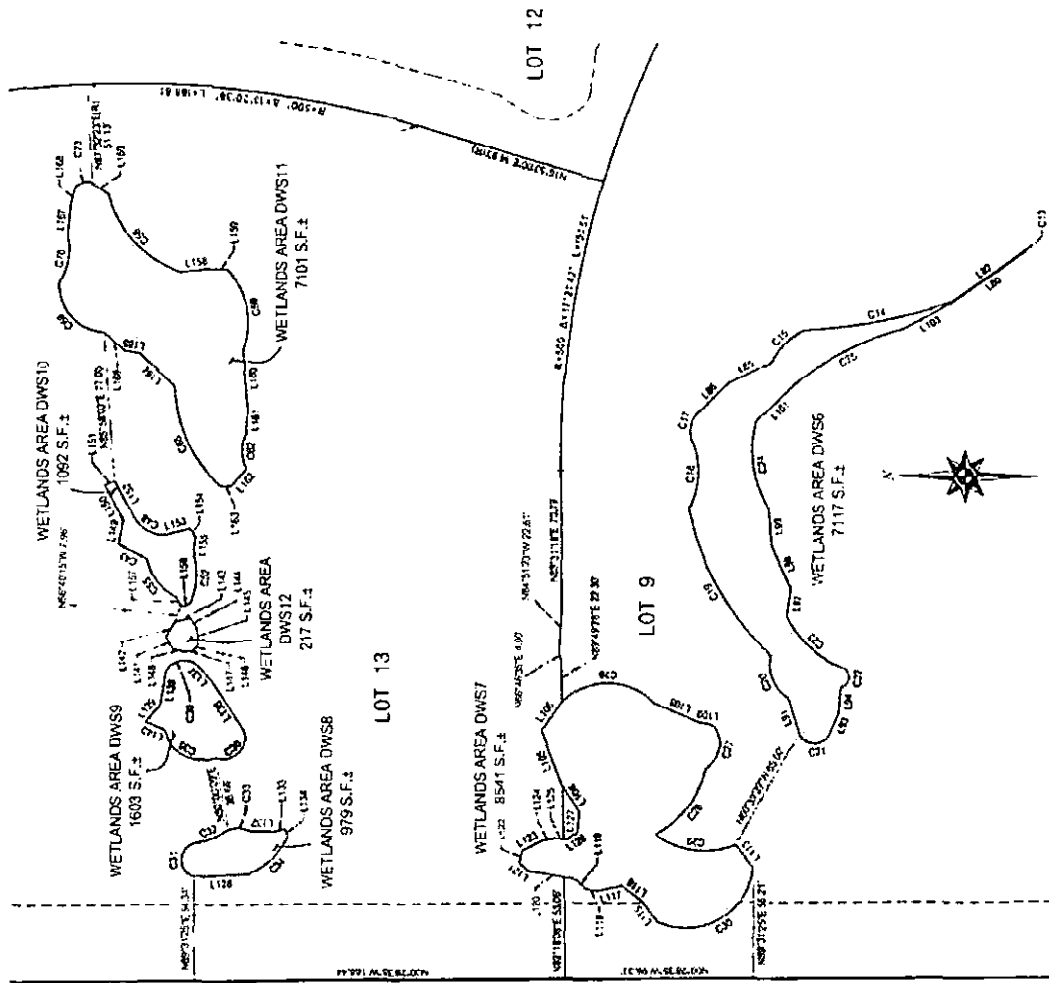


SEE SHEET 3 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS

SHEET 10 OF 12 ZT130800



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



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1'	180.0000°	1.6'
C4	251'	175.0000°	74.9'
C5	37'	37.5000°	24.5'
C17	15'	66.2500°	9.2'
C18	15'	52.5000°	9.8'
C19	142'	37.1562°	81.7'
C20	22'	215.5000°	24.5'
C21	2'	147.0000°	21.1'
C22	2'	147.0000°	21.1'
C23	56'	47.5000°	33.4'
C24	15'	47.5000°	9.8'
C25	102'	21.5000°	64.8'
C26	32'	94.1250°	53.7'
C27	15'	102.5000°	25.6'
C28	48'	57.5000°	43.5'
C29	27'	57.5000°	43.5'
C30	34'	117.7143°	61.4'
C31	9'	143.0000°	20.7'
C32	31'	272.0000°	33.6'

LINE TABLE		
LINE #	BEARING	LENGTH
L102	N67°30'00"W	9.7'
L103	N10°16'00"W	6.7'
L104	N85°21'11"E	2.9'
L105	N64°20'21"E	8.1'
L106	N40°30'00"W	2.6'
L107	N110°00'00"W	5.7'
L108	N18°30'11"E	6.5'
L109	N18°30'11"E	12.6'
L110	N62°27'00"E	19.6'
L111	N00°30'00"W	5.7'
L112	N61°40'11"E	18.1'
L113	N12°50'17"W	12.5'
L114	N49°13'04"E	5.4'
L115	N42°00'00"W	6.9'
L116	N15°30'00"W	5.1'
L117	N67°15'00"E	5.3'
L118	N67°15'00"E	16.6'
L119	N62°13'11"E	7.0'
L120	N44°10'00"W	24.4'
L121	N88°34'00"W	13.6'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C33	13'	172.5000°	12.9'
C34	41'	40.2500°	28.2'
C35	17'	59.2500°	31.4'
C36	11'	128.5000°	24.4'
C37	11'	59.2500°	31.4'
C38	263'	107.2500°	167.7'
C39	18'	41.5000°	28.4'
C40	25'	52.5000°	26.6'
C41	56'	59.2500°	56.8'
C42	43'	61.2500°	62.3'
C43	26'	53.5000°	18.4'
C44	67'	47.2500°	57.4'
C45	25'	89.2500°	38.5'
C46	31'	45.4286°	24.8'
C47	7'	43.0000°	13.1'

LINE TABLE		
LINE #	BEARING	LENGTH
L122	N62°15'00"E	12.1'
L123	N07°20'21"W	2.7'
L124	N44°14'00"E	25.4'
L125	N10°29'11"E	3.1'
L126	N42°40'00"E	13.8'
L127	N44°10'00"W	16.6'
L128	N44°10'00"W	50.6'
L129	N27°00'00"E	3.9'

LINE TABLE		
LINE #	BEARING	LENGTH
L130	N15°17'00"W	47.6'
L131	N85°14'57"W	47.2'
L132	N75°10'00"E	24.1'
L133	N64°20'21"E	19.1'
L134	N71°43'21"E	15.1'
L135	N66°15'00"W	9.4'
L136	N49°30'00"W	10.7'
L137	N41°24'21"W	14.5'
L138	N62°27'00"E	24.5'
L139	N00°30'00"W	12.6'
L140	N61°40'11"E	24.2'
L141	N12°50'17"W	22.7'
L142	N49°13'04"E	24.2'
L143	N42°00'00"W	24.9'
L144	N15°30'00"W	7.1'
L145	N67°15'00"E	14.3'
L146	N67°15'00"E	13.2'
L147	N44°10'00"W	24.4'
L148	N88°34'00"W	13.6'

LINE TABLE		
LINE #	BEARING	LENGTH
L149	N17°21'15"E	6.7'
L150	N47°00'00"E	5.2'
L151	N09°45'00"E	24.2'
L152	N41°14'48"E	8.7'
L153	N74°18'31"W	9.4'
L154	N12°30'41"W	7.4'
L155	N08°11'47"E	4.1'
L156	N38°34'31"W	4.4'
L157	N45°57'00"W	10.1'
L158	N07°50'17"W	27.1'
L159	N00°11'48"E	13.1'
L160	N11°54'05"W	3.1'
L161	N49°14'00"E	15.7'
L162	N47°14'00"E	13.6'
L163	N11°54'05"W	3.1'
L164	N07°29'47"E	11.9'
L165	N67°40'21"E	7.6'

SUBDIVISION NO. 01-130-02  
STERLING MEADOWS  
LARGE LOT PHASE 2  
PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP TITLED PARCEL  
MAP OF NE 1/4 SECTION 13 AND A PORTION OF SE 1/4 SECTION 12 T8N, R3E, M3D U.  
FILED OR RECORDED IN BOOK 148 OF PARCEL MAPS AT PAGE 23, C.R.  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA  
AUGUST 2015

**Mackay & Samps**  
REGISTERED PROFESSIONAL SURVEYORS  
1000 W. 10th Street, Suite 100, Elk Grove, CA 95757  
TEL: 916.686.1111 FAX: 916.686.1112  
WWW.MACKAYANDSAMPS.COM



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



## City of Elk Grove NOTICE OF EXEMPTION

**To:**  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

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

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

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

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

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

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

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

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

**LEAD AGENCY:** **City of Elk Grove**

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

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

**EXEMPTION STATUS:**

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

## EXHIBIT B

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

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed *Final Map* is a project under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under Section 15268(b) of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

CITY OF ELK GROVE  
Development Services - Planning

By: \_\_\_\_\_  
Sandy Kyles

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



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-203**

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

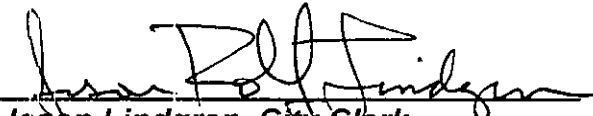
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 23, 2015 by the following vote:*

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

**NOES:**       **COUNCILMEMBERS:**     *None*

**ABSTAIN :**   **COUNCILMEMBERS:**     *None*

**ABSENT:**    **COUNCILMEMBERS:**     *None*

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