

## RESOLUTION NO. 2020-194

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR STERLING MEADOWS UNIT 2B SUBDIVISION (SUBDIVISION NO. 01-130-2B) 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 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 2B; and

**WHEREAS**, staff has reviewed the Final Map for Sterling Meadows Unit 2B (Subdivision No. 01-130-02B) (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 the 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 2B Subdivision (Subdivision No. 01-130-2B) 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 2B Subdivision (Subdivision No. 01-130-02B), 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 26<sup>th</sup> 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 CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP "SUBDIVISION NO. 01-130-02B, STERLING MEADOWS UNIT 2B" 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, B AND C TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

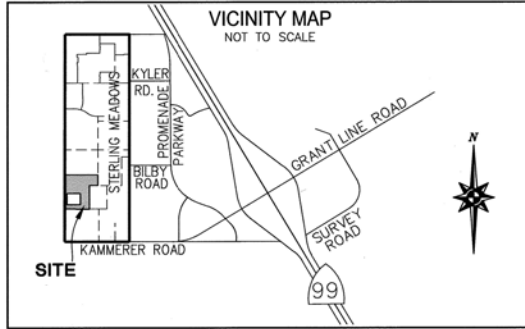
TO THE CITY OF ELK GROVE FOR PUBLIC USE, ALLEGRA DRIVE, LOTZ PARKWAY, CELLO WAY, ENCORE WAY, OVERTURE WAY, PRELUDE WAY AND WALTZ WAY, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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 PUBLIC DRIVES, 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 THAT 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.).



## 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, 2022; 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 11.75± ACRES, CONSISTING OF 69 RESIDENTIAL LOTS TOTALING 7.19± ACRES, 3 LANDSCAPE LOTS TOTALING 0.73± ACRES AND STREET RIGHT-OF-WAY TOTALING 3.83± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



*Paul Ferguson, Jr.*  
PAUL FERGUSON, JR.  
P.L.S. 9265 EXP. MARCH 31, 2022  
DATE: 7-28-2020

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED OCTOBER 11, 2013, FILE NO. WKA NO. 9827.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

## SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DEED HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

- COSUMNES COMMUNITY SERVICES DISTRICT, EASEMENT HOLDER FOR ACCESS AND INCIDENTAL PURPOSES RECORDED ON DECEMBER 24, 2015 IN BOOK 20151224, AT PAGE 0460, OFFICIAL RECORDS OF SACRAMENTO COUNTY AS 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 RECONVEY LOTS A, B AND C, ON THE MAP OF SUBDIVISION NO. 01-130-02B, STERLING MEADOWS UNIT 2B, 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

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS "SUBDIVISION NO. 01-130-02B, STERLING MEADOWS UNIT 2B", 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. 01-130-02B, STERLING MEADOWS UNIT 2B", 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. 01-130-02B, STERLING MEADOWS UNIT 2B" AND, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ALLEGRA DRIVE, LOTZ PARKWAY, CELLO WAY, ENCORE WAY, OVERTURE WAY, PRELUDE WAY AND WALTZ WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENTS VISIBILITY EASEMENT AND, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS AND ACCEPTED LOTS A, B AND C 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.

DONNA ALLRED, COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

FEE: \$ \_\_\_\_\_  
CERTIFICATE NO.: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_

## SUBDIVISION NO. 01-130-02B STERLING MEADOWS UNIT 2B

BEING ALL OF LOT 7 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP SUBDIVISION NO. 01-130-02 FILED FOR RECORD IN BOOK 388 OF MAPS AT PAGE 5, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER SECTION 13 T.6 N., R.5 E., M.D.M.  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Mackay & Somps**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020  
SHEET 1 OF 4 27113.02B

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/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.

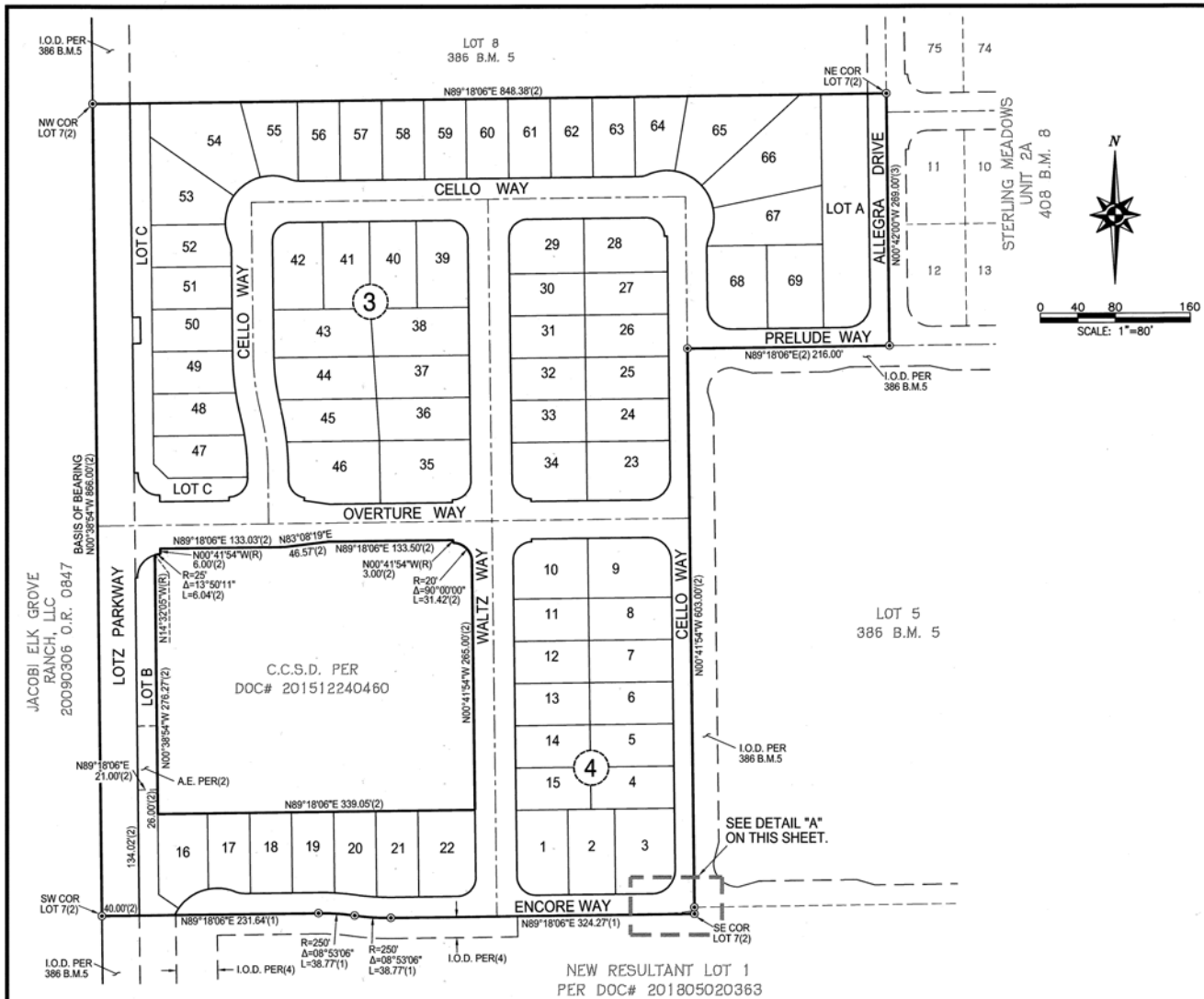
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

*Monique Reynolds* *Monique Reynolds*  
SIGNATURE PRINTED NAME

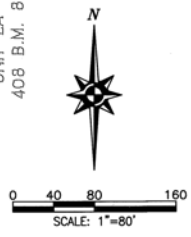
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Nov. 24, 2020 MY COMMISSION NUMBER: 2191051



**NOTES**

- 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.
- 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 ON A 1.00 FOOT PROJECTION OF THE PROPERTY LINE, WHERE SIDEWALK IS DETACHED FRONT CORNERS WILL BE SET ON A 6.00 FOOT OFFSET ON TO THE SIDEWALK FROM PROPERTY LINE WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265".
- 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.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- 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.
- PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENT LISTED BELOW:
  - THE IRREVOCABLE OFFER OF DEDICATION WITHIN LOT 7 PER DOC# 201905080907.



**LEGEND**

- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS7944(1)(2)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5760" TO BE SET PER(3)
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- A.E. ACCESS EASEMENT
- B.M. BOOK OF MAPS
- C.C.S.D. COSUMNES COMMUNITY SERVICES DISTRICT
- 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

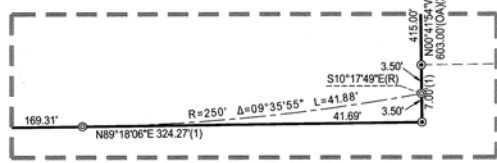
**BASIS OF BEARING**

THE BEARING NORTH 00°38'54" WEST ON THE WEST LINE OF WEST BOUNDARY LINE OF LOT 7 AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON SEPTEMBER 30, 2015 IN BOOK 386 OF MAPS, AT PAGE 5 SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS FINAL MAP AND WAS DETERMINED FROM THE MONUMENTS SHOWN AS FOLLOWS:

**REFERENCES**

- 381 B.M. 3
- 386 B.M. 5
- 408 B.M. 8
- DOC# 201905080907

NEW RESULTANT LOT 1  
PER DOC# 201805020363



DETAIL "A"  
N.T.S.

**SUBDIVISION NO. 01-130-02B  
STERLING MEADOWS  
UNIT 2B**

BEING ALL OF LOT 7 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP SUBDIVISION NO. 01-130-02 FILED FOR RECORD IN BOOK 386 OF MAPS AT PAGE 5, S.C.R. LOCATED WITHIN THE NORTHEAST ONE-QUARTER SECTION 13 T.6 N., R.5 E., M.D.M. CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

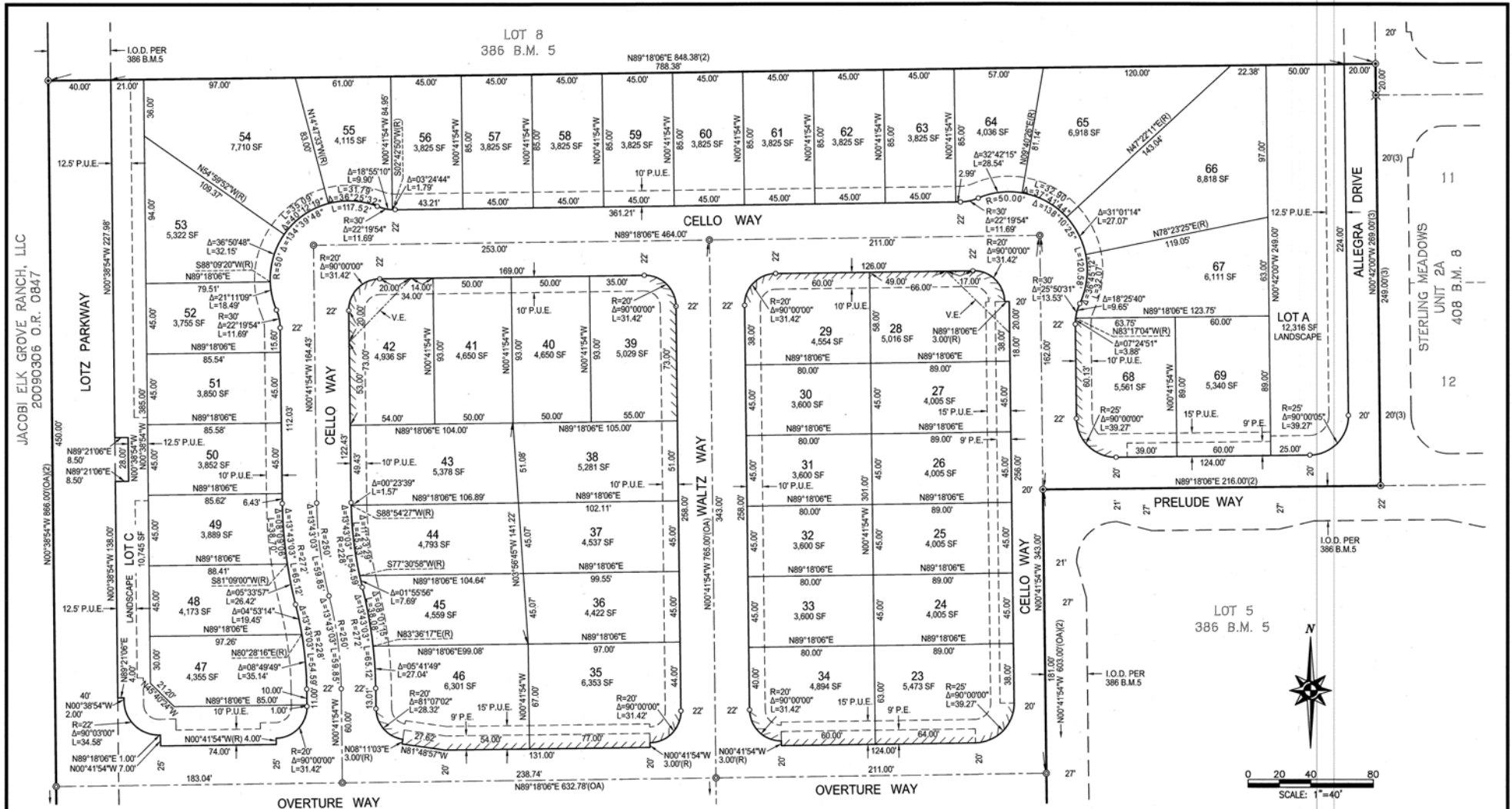
**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
1325 Colusa Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020

SHEET 2 OF 4 27113.02B

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

LOT 8  
386 B.M. 5



SEE SHEET 4

SUBDIVISION NO. 01-130-02B  
STERLING MEADOWS  
UNIT 2B

BEING ALL OF LOT 7 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP  
SUBDIVISION NO. 01-130-02 FILED FOR RECORD IN BOOK 386 OF MAPS AT PAGE 5, S.C.R.  
LOCATED WITHIN THE NORTHEAST ONE-QUARTER SECTION 13 T.6 N., R.5 E., M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

AUGUST 2020

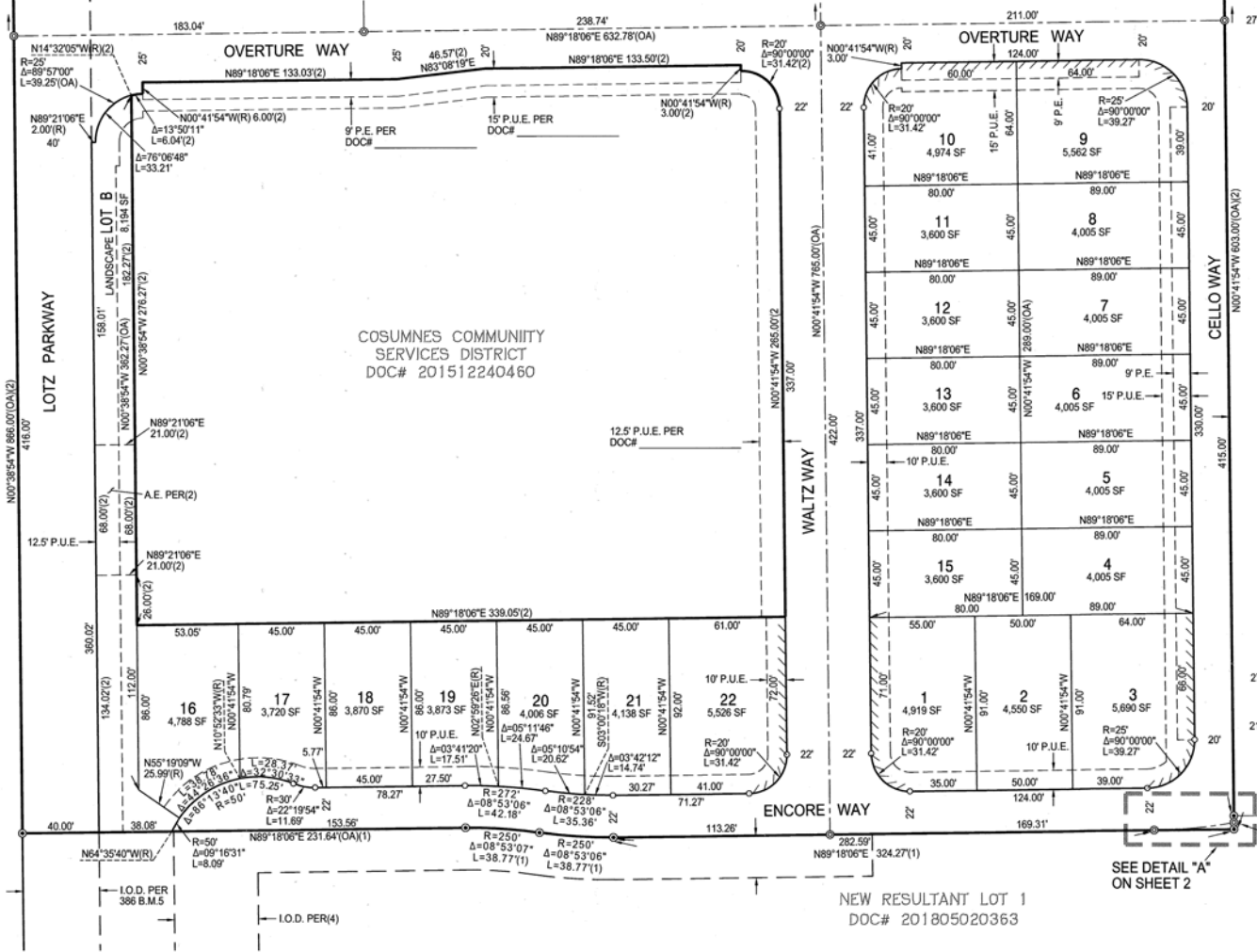
SEE SHEET 2 FOR NOTES, LEGEND,  
REFERENCES & BASIS OF BEARINGS

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 102, Roseville, CA 95678 (916) 773-1189

SHEET 3 OF 4 27113.02B

SEE SHEET 3

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



SUBDIVISION NO. 01-130-02B  
**STERLING MEADOWS**  
 UNIT 2B

BEING ALL OF LOT 7 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP  
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**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1022 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1199

AUGUST 2020

SHEET 4 OF 4 27113.02B

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

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-194**

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**