

RESOLUTION NO. 2008-051

Adopted by the Sacramento City Council

January 29, 2008

ADOPTING FINDINGS OF FACT AND APPROVING THE LEISURE VISTAS TENTATIVE MAP LOCATED AT 5423 RIO LINDA BOULEVARD, SACRAMENTO, CALIFORNIA. (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

- A. On September 27, 2007 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Leisure Vistas Tentative Map.
- B. On December 11, 2007 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097 and 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Leisure Vistas Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Leisure Vistas project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A/B. Environmental Determination: Mitigated Negative Declaration and Mitigation Monitoring Program adopted by Resolution No. 2008-047.

B. Tentative Map: The Tentative Map to subdivide 35.47± acres into a 22.57± acre parcel for residential development, a 2.79± acre parcel for commercial development, and a 5.09± acre parcel for a public park is approved based on the following findings of fact:

- 1. None of the conditions described in Government Code Section 66474,

subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

- a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
- b. The site is physically suitable for the type of development proposed and suited for the proposed density;
- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
- d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
- e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the North Sacramento Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Section 3. The City Council approves the Project entitlements subject to the

following conditions of approval:

B. Tentative Map: The Tentative Map to subdivide 35.47+ acres into a 22.57+ acre parcel for residential development, a 2.79+ acre parcel for commercial development, and a 5.09+ acre parcel for a public park is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P99-094). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved improvement agreement may be considered satisfied:

GENERAL: All Projects

1. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions
2. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
3. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. The primary focus will be along Claire Avenue and Leisure Vistas Drive adjacent to the park site. All traffic calming devices shall be reviewed and approved by the Department of Transportation and Development Engineering Division.

4. Construct Claire Avenue as follows: 60' of right-of-way currently exists for Claire Avenue and Claire will be constructed as a City Standard 59' (half street only) right-of-way adjacent to this site the extra .5 feet shall be added to the planter strip. The map shows a curve in the Claire Avenue right-of-way as it approaches Sully Street which will not be allowed unless a compelling reason for the deviation is provided.

Note: Half-Street means full frontage improvements adjacent to the site to the centerline of the right-of-way and one travel lane(12') south of the centerline with appropriate shoulder and drainage.

5. Dedicate and construct Leisure Vistas Drive as follows:
 - a. Starting from Rio Linda Boulevard and running for the distance of Parcel 1 construct as a City Standard 69' right-of-way. Full improvement is required.
 - b. From the far side of Parcel 1 transition to a City Standard 57' right-of-way all the way to Parcel 3. Full improvement is required.
 - c. From Parcel 3 to Claire Avenue transition to a City Standard 71' right-of-way. Full improvement is required.
6. Dedicate and construct Rio Linda Boulevard to a City Standard 99' right-of-way (Half Street Only)

Note: Half-Street means full frontage improvements adjacent to the site to the centerline of the right-of-way plus a landscaped center median, one travel lane and appropriate shoulder and drainage east of the centerline.

7. The intersection of Sully Street and Claire Avenue shall be constructed as a T intersection with both Sully and Claire being stop controlled to the satisfaction of Development Engineering Division.
8. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

9. Pay a fair share for the future construction of a traffic signal at the intersection of Rio Linda Boulevard/Leisure Vistas Drive. Fair share amount will be equal to 50% of the estimated cost of the signal.
10. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
11. Provide additional right-of-way for expanded intersection at intersection to of Rio Linda Boulevard/Leisure Vistas Drive.
12. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-094).
13. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.
14. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

SRCS

15. Annex to Sacramento SRCS that portion of the site not within SRCS'S Boundaries.

SMUD

16. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all street right of ways.
17. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has existing 69kV facilities on the east side of Rio Linda Boulevard.

SAFCA

18. Project improvements shall not encroach into SAFCA property.

19. Street improvements at the corner of Sully Street and Claire Avenue shall accommodate the existing ramp to the Robla Creek south levee.
20. Any fencing proposed by the applicant along the levee must be approved by SAFCA, the American River Flood Control District (ARFCD) and the State Reclamation Board.
21. The design of the storm drainage improvements shall consider the site's residual flood plain in development of its grading and drainage plan.
22. A drainage plan shall be developed that conveys and discharges drainage waters from the project property and neighboring properties within the local watershed.
23. The existing gravity culvert through the levee north of proposed Parcel 3 shall be removed. All drainage that is currently conveyed through this culvert shall be incorporated into the site's drainage improvements.
24. Any drainage improvements which discharge over the Robla Creek south levee shall be approved by SAFCA, ARFCD and the Reclamation Board.
25. The applicant shall obtain SAFCA, ARFCD and Reclamation Board permits for any work involving modifications to the levees, work within the levee right of way or levee improvements.
26. The existing Claire Avenue levee shall not be removed until the applicant has constructed drainage and pumping facilities to serve the development and the contributing watershed.
27. Prior to removal of the Claire Avenue levee, the applicant shall obtain the Reclamation Board's and ARFCD's relinquishment of Sacramento and San Joaquin Drainage District (SSJDD) easement rights that may no longer be needed once the projects drainage improvements are constructed.
28. The existing water well near the southwest corner of proposed Parcel 1 shall be abandoned to Sacramento County Health Department and SAFCA standards prior to recording the final map. All electrical service equipment to the well shall also be removed.
29. The final map shall include a levee protective zone, comprised of the greater of:
 - a. A strip of land fifty feet from the landside toe of levee; or

- b. A strip of land determined by adding one foot to the top of levee, projecting a 4H: 1V slope from the landside top of levee hinge point and adding a twenty foot wide maintenance area.

No improvements, including streets, underground or overhead utilities, curbs, gutters, street lighting or landscaping shall be constructed within this zone. A restrictive easement shall be shown over this levee protective zone. Note that the proposed street, curb and gutter for the portion of Leisure Vistas Drive within the levee protective zone is, however, acceptable as shown

30. Grading, drainage and utility plans for improvements within 300 feet of the levee shall be approved by SAFCA and ARFCD.
31. Street grades adjacent to the levee shall not be reduced below existing grades.
32. During construction, street sub-grades shall not be left below existing grades between November 1 and April 15.
33. Earth fills placed within the levee protective zone shall be constructed to meet Reclamation Board and SAFCA standards

CITY UTILITIES

34. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions: 1) At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, and 2) At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. Prior to the submittal of improvement plans, the applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities (DOU) prior to improvement plan submittal.
35. Construct water pipes and appurtenances, Two points of connection for the water distribution system are required. Note: A 12" water main is

located in Rio Linda Boulevard, to approximately 100 feet north of Claire Avenue and an 8" water main is located in Claire Avenue between Sully Street and Rio Linda Boulevard. New water mains in Leisure Vistas Drive and Rio Linda Boulevard and multiple new fire hydrants will be required to the satisfaction of the DOU. Water mains placed in new streets shall be located 7 feet north and west of street centerline, unless a median island is present. Streets with median islands require a dual water main be constructed.

36. Place a 2-inch (minimum) sleeve(s) under the sidewalks on all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until on-site construction.
37. Prior to submittal of improvement plans, a sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual shall be reviewed and approved by the DOU. Note: A 6 inch sewer main is located in Rio Linda Boulevard to 100 feet north of Claire Avenue which may need to be replaced. An 8 inch sewer main is located in Claire Avenue. Each of these mains connects to the regional Interceptor east of Rio Linda Boulevard, through a 10 inch main.
38. Construct sanitary sewer pipes and appurtenances in Claire Avenue, Rio Linda Boulevard, and Leisure Vistas Drive. All new sewer mains shall be 8 inch, minimum diameter. Sewer mains placed in the new street shall be located 7 feet south and east of the street centerline unless a median island is present. The construction shall be to the satisfaction of the DOU.
39. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The applicant shall develop a SSWMM model for the drainage study that includes the entire drainage shed, and shall identify the location of a required pump station and detention basin(s) required for flood control and/or water quality. A new drainage system will be required. It is anticipated that the pump station will be located adjacent to the new SAFCA levees. The preferred point of discharge is located east of Rio Linda Boulevard immediately south of the SAFCA levee. An alternative point of discharge is located within Parcel 1. Parcel 3 will be permitted to discharge to sump 140 drainage shed or to the new pump station. Adequate storage will be required consistent with the drainage study. The design and construction shall be to the satisfaction of DOU. Sufficient off-

site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be a minimum of 1.5 feet above the controlling overland release elevation and shall be approved by the DOU. The drainage study shall include an overland flow release map for the proposed project.

40. Dedicate in fee title, at no cost to the City, Lot A, for a regional drainage pump station. The Tentative Map shall reflect the location and alternate location of said dedication.
41. Dedicate in fee title, at no cost to the City, Lot B, etc. for a flood control and/or storm water quality detention basin. The Tentative Map shall reflect the location and alternate location of said dedications.
42. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.
43. Annex Lot B to the appropriate Landscape Maintenance District or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation to the satisfaction of the Planning Department- Public Improvement Finance Division, Development Services Department- Development Engineering, Parks Planning and DOU. The developer shall maintain the landscaping and flood control and/or storm water quality detention basin for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping and flood control and/or storm water quality detention basin. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.
44. An as-built survey of the drainage basin is required prior to issuance of a

notice of completion for the subdivision.

45. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, as approved by the DOU.
46. Construct storm drain pipes and appurtenances in Claire Avenue, Rio Linda Boulevard, and in Leisure Vistas Drive consistent with City Standards, to the satisfaction of the DOU. Drainage pipes shall be placed along street centerline in new streets unless a median island is present.
47. Construct a storm drain pump station and flood control and/or water quality basin consistent with the Drainage Masterplan. The construction shall be to the satisfaction of the DOU.
48. The applicant is responsible for obtaining all necessary Federal, State and local permits (e.g. Corps of Engineers, Fish and Game, USFWS, SAFCA, American River Flood Control District, Reclamation Board, etc.).
49. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
50. The proposed project is located in two flood zones. Within the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998 there are no requirements to elevate or flood proof. However, the portion of the site within the flood zone designated as an AE zone on the FEMA FIRMS shall be removed from this flood designation prior to recordation of a final map. The applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR). The LOMR must be obtained from FEMA prior to recordation of the final map.
51. The applicant shall set up and / or participate in a regional reimbursement program. The program is set up to reimburse others that have previously constructed off-site and/or oversized drainage mains, stormwater

detention/ water quality basins and pump stations, considered to be of a regional benefit. In this case, the developer shall pay their fair share of the previously required and constructed improvements in a manner acceptable to the City. The program shall also provide for reimbursement by others for construction by the applicant of on-site or off-site and/or oversized drainage mains, stormwater detention/ water quality basins and pump stations considered to be of a regional benefit to others. All facilities and financial amounts to be considered for fair share reimbursement shall be approved by the City prior to issuance of a Notice of Completion (NOC) of the public improvements.

52. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
53. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
54. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Both source controls and on-site treatment control measures are required for both the on-site projects and streets. Treatment control measures (e.g. water quality basins, interceptor devices, or bio filters) may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.
55. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are

included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative

FIRE:

56. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

SPECIAL DISTRICTS: Assessment Districts

57. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

PPDD: Parks

58. **Park Dedication**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall dedicate to the City in fee title the park site(s) identified on the tentative map as Parcel 3, comprising 5.11+ (net) acres. At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Parcel 3, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Parcel 3; (4) if the environmental site assessment identifies any physical conditions or defects in Parcel 3 that would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (5) take all actions necessary to ensure that Parcel 3 is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Parcel 3.
59. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
60. **Maintenance District**: The applicant shall initiate and complete the

formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

61. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site(s):
- a. Full street improvements for Parcel 3 including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. A concrete sidewalk and vertical curb along all street frontages that open onto Parcel 3. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
 - c. A six foot high masonry wall as approved by the City PPDD on property lines separating Public Park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.
 - d. Post-and-cable fencing between Parcel 3 and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.
 - e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Parcel 3 at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Parcel 3, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for

construction as outlined in the approved engineer's estimate.

65. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDD in writing no later than approval of the final subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

66. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
67. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final

Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

68. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
69. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
70. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$326,340. This is based on 875 multi-family residential units and an average land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 5.11 (net) acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,316,125. This is based on 875 multi-family residential units at \$2,647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

Table of contents:

Exhibit A – Tentative Map

Exhibit B – Drainage Option (off-site detention)

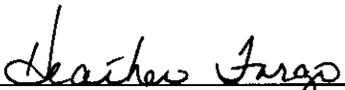
Adopted by the City of Sacramento City Council on January 29, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

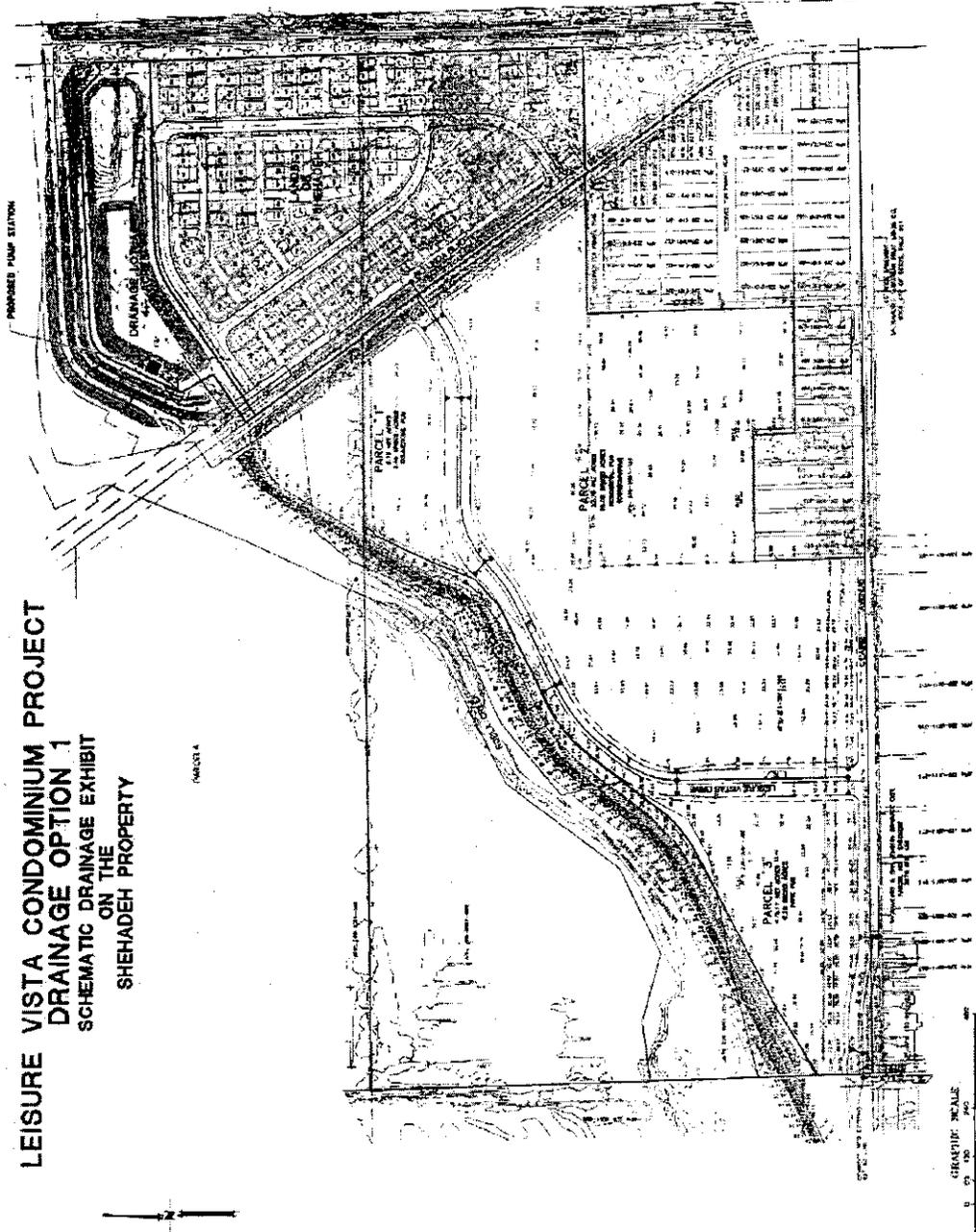
Attest:



Shirley Concolino, City Clerk

Exhibit B – Drainage Option

LEISURE VISTA CONDOMINIUM PROJECT
 DRAINAGE OPTION 1
 SCHEMATIC DRAINAGE EXHIBIT
 ON THE
 SHEHADEH PROPERTY



NOTES

1. THE INFORMATION OF THIS DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE DESIGNER HAS ASSUMED THAT THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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CLAYBAR ENGINEERING, INC.
 200377
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