RESOLUTION NO. 2009-035

Adopted by the Sacramento City Council

January 13, 2009

RESOLUTION TO APPROVE THE DELTA SHORES PUD PROJECT ENTITLEMENTS (P06-197)

BACKGROUND

A. On December 8, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council the Delta Shores PUD Project with no recommendation; and

B. On January 13, 2009 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 16.24.0907, and 17.200.010(C), and received and considered evidence concerning the Delta Shores PUD 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 Delta Shores 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. The **Tentative Master Subdivision Map** to subdivide forty-three (43) parcels totaling 782± acres into sixty-four (64) master parcels **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 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 Master 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).

B. The **Delta Shores East Tentative Subdivision Map** subdivide 98.70± acres into 423 lots **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 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 Master 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).

C. The **Delta Shores West Tentative Subdivision Map** to subdivide 87.44± acres into 348 lots **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 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 Master 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).

A. The **Tentative Master Subdivision Map** to subdivide forty-three (43) parcels totaling 782± acres into sixty-four (64) master parcels **is approved** subject to the following Conditions of Approval:

NOTE: **These conditions shall supersede any contradictory information shown on the Tentative Master Subdivision Map or any contradictory provisions in the PUD guidelines approved for this project (P06-197). The design of any improvement not covered by these conditions or the PUD Guidelines 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 at the discretion of the Department of Transportation.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

A1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement;

A2. The applicant shall participate in the Delta Shores Financing Plan, and shall execute any and all agreements which may be required in order to implement this condition as determined by the City of Sacramento, and pay all necessary fees;

A3. If the applicant executes a Development Agreement with the City of Sacramento, then the applicant shall comply with and meet all the requirements of that Agreement;

A4. Comply with the Delta Shores Development Guidelines and the PUD guidelines approved for this project (P06-197) to the satisfaction of the Planning Director and the Department of Transportation;

A5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-197);

A6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

A7. 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.

A8. Place the following note prominently on the Master Subdivision Map:

"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED. IMPROVEMENTS SHALL BE REQUIRED FOR ALL FINISHED LOTS THAT REQUIRE NO ADDITIONAL SUBDIVISIONS IN EACH PHASE OF THE MASTER SUBDIVISION MAP TO THE SATSIFACTION OF THE DEPARTMENT OF TRANSPORTATION"

A9. Show all existing and proposed/required easements on the Final Map;

A10. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Department of Utilities, Development Services Department, and the Department of Transportation;

A11. Obtain and comply with abandonment clearance letters for the abandonment's on the Final Map. Letters shall be provided to the Department of Transportation;

DEVELOPMENT ENGINEERING: Streets

A12. 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;

A13. Provide Irrevocable Offer of Dedication (I.O.D.) for Public Roads per this table. Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street Name	Boundary From	Boundary To	No. of Lanes	R/W Width (Feet)
Cosumnes River Boulevard	Freeport Boulevard	INTERSTATE 5 South Bound Ramps	4-lane	99'
Cosumnes River Blvd.	INTERSTATE 5 North Bound Ramps	24th Street	6-lane	121'
Cosumnes River Blvd.	24th Street	Franklin Boulevard	4-lane	99'
Delta Shores Circle (South)	Cosumnes River Blvd.	Street D (South)	4-Lane	103' Includes 10' widened sidewalk on one side
Delta Shores Circle (South)	Street D (South)	Street E	4-Lane + Parking on one side	110' Includes 10' widened sidewalk on one side
Delta Shores Circle (South)	Street E	Cosumnes River Blvd.	4-Lane	110' 99'+ (7' Parking one side)+ 10' widened sidewalk on one side
Delta Shores Circle (North)	Cosumnes River Blvd.	Street C	4-Lane	99' (No parking)

Delta Shores Circle (North)	**Street C**	**Street A**	**2-Lane Major collector with parking**	**83'**
Delta Shores Circle (North)	**Street A**	**24th Street**	**2-Lane Major collector**	**115' 83'+32' (widened median for Towers)**
Street D (North&South)	**Delta Shores Circle (South)**	**Delta Shores Circle (south)**	**2-Lane Minor Collector With parking**	**71'**
Street E	**Street D**	**Delta Shores Circle (South)**	**2-Lane Major Collector with parking**	**83'**
Street C	**Delta Shores Circle (North)**	**West Boundary**	**Major Collector, parking one side only**	**76'**
Street C	**Delta Shores Circle (North)**	**24th Street**	**Minor Collector W/Parking**	**71'**
Street A	**Cosumnes River Blvd.**	**Delta Shores Circle (North)**	**Minor Collector W/Parking**	**71'**
Street F	**Cosumnes River Blvd.**	**Delta Shores Circle (south)**	**Minor Collector W/Parking**	**71'**
Street G	**Cosumnes River Blvd.**	**Street E**	**Major Collector, parking one side only**	**76'**
Street B	**Cosumnes River Blvd.**	**Street C**	**Minor Collector W/Parking**	**71'**
24th Street	**Cosumnes River Blvd.**	**Delta Shores Circle (North)**	**4-Lane No Parking**	**99'**

NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. The minimum right-of-way for any street not mentioned above shall be 40'. All roadways may require additional dedication at intersections for turn lanes.

A14. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Department of Transportation. Dead end streets must be less

than 500' in length and must include a turn-around approved by the Department of Transportation and Fire Department. Certain exceptions may be considered by Department of Transportation and the Fire Department on a case-by-case basis;

A15. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Transportation. Expanded intersections and the number of turn lanes shall be consistent with the traffic analysis conducted for this project and to the satisfaction of the Department of transportation;

A16. Dedicate and construct the full section of Delta Shores Circle South and all proposed signals fronting the Regional Commercial parcels and construct a minimum of two lanes fronting the remainder parcels to Cosumnes River Boulevard with the first phase of the Map east of INTERSTATE 5. The applicant shall construct the complete section of Delta Shores Circle (4-lanes) with any subsequent phase of the Tentative Master Subdivision Map East of INTERSTATE 5 (excluding the first phase of Commercial parcels) as shown on the Tentative Map and listed in the conditions of approval to the satisfaction of the Department of Transportation. Delta Shores Circle South shall be constructed for the entire length from Cosumnes River Boulevard to 24th Street. This shall include all the signals along that stretch of roadway;

A17. Dedicate and construct 24th Street connecting with the existing stretch of 24th Street with the phase of the Master Subdivision Map that includes the east side subdivision to the satisfaction of the Department of Transportation;

A18. Dedicate and construct D Street (North and South) with the first phase of the Tentative Master Subdivision Map as shown on the Tentative Map to the satisfaction of the Department of Transportation;

A19. The applicant shall provide an additional 4-foot sidewalk widening for a total of 10-feet sidewalk along the west side of Delta Shores Circle North from C Street to Lot P-6 (Park site) to the satisfaction of the Department of Transportation;

A20. The applicant shall provide an additional 4-foot sidewalk widening for a total of 10-feet sidewalk along the east side of Delta Shores Circle North from Cosumnes River Boulevard to Street C and continue along street C (On the south side of Street C) to Street H to the satisfaction of the Department of Transportation;

A21. The applicant shall provide an additional 4-foot sidewalk widening for a total of 10-feet sidewalk along the north side of Street E (North) from Street L to Delta Shores Circle South to the satisfaction of the Department of Transportation;

A22. The applicant shall provide either a 16-foot Bike Trail Easement or in case of a public street a 10-foot wide sidewalk (on one side) between Lot MDR-2 and HDR-1 on the west side of INTERSTATE 5 to the satisfaction of the Department of Transportation;

A23. Provided the right of way is available at the time of construction, the applicant shall provide an additional 3-foot sidewalk widening for a total of 8-feet sidewalk along the west side of Street C from the Open Space Lot (OS-2) to Richfield way/ Cavalier Drive

to the satisfaction of the Department of Transportation;

A24. The applicant shall provide an additional 3-foot sidewalk widening for a total of 8-feet sidewalk along the south side of Street E from Street D To Street L to the satisfaction of the Department of Transportation;

A25. Subject to the provisions of the Finance Plan and Development Agreement, Dedicate sufficient right of way to accommodate the planned Cosumnes River Boulevard extension and planned interchange project to the satisfaction of the Department of Transportation;

A26. The applicant shall pay a sum not to exceed $20,000 to pay for future traffic calming measures along the existing stretch of 24th Street to the satisfaction of the Department of Transportation;

A27. The applicant shall design and construct a vehicular barrier within the proposed median along the stretch of Delta Shores Circle North where the existing PG&E towers will be located. The type of barrier shall be determined at plan check after coordinating with PG&E, the Development Services Department and the Department of Transportation and could include either typical railings, large boulders or any other acceptable devices to the Department of Transportation;

A28. The applicant shall provide and dedicate appropriate access easements from the public right-of-way to the existing SRCSD gate in exchange for the city's quit claim of Beach Lake Road to the satisfaction of the Department of Transportation;

A29. Street shall be dedicated upon filing the first phase of the Master Parcel Map. Provide an Irrevocable Offer of Dedication(I.O.D.) for all streets covered by the Tentative Master Subdivision Map within that phase to the satisfaction of the Department of Transportation;

A30. 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 Department of Transportation. The center lines of such streets shall be aligned;

A31. 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 Department of Transportation;

A32. Developer is required to install permanent street signs to the satisfaction of the Department of Transportation for each phase of the Tentative Master Subdivision Map;

A33. Provide slope easements and additional right-of-way, if necessary, for any canal crossings to the satisfaction of the Departments of Transportation and Utilities;

A34. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps (unless a Development Agreement is vested);

A35. Streets adjacent to schools and parks shall have a minimum 53-foot right-of-way, and vertical curb as determined by the Department of Transportation;

A36. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of RT and the Department of Transportation;

A37. Construct traffic signals at the following intersections when warranted, or when required by the Department of Transportation (if not already in place):

a. Delta Shores Circle South and Street D (North);
b. Delta Shores Circle South and Street D (South);
c. Delta Shores Circle North and Street C;
d. Delta Shores Circle North and Street A;
e. Delta Shores Circle North and 24th Street;
f. Street C and 24th Street
g. Cosumnes River Boulevard and Street A
h. Cosumnes River Boulevard and Street B
i. Cosumnes River Boulevard and E Drive (Check Traffic Study)
j. Cosumnes River Boulevard and Driveway to Commercial parcels (north)

NOTE: The Department of Transportation shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Transportation and may be subject to reimbursement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Traffic Engineering Services;

A38. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Department of Transportation for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process;

A39. The applicant shall provide for a reservation in the name of the Sacramento City Unified School District on lots ES-1 and Lot ES-2 for future development of an elementary school. The applicant shall be responsible for providing full frontage improvements along the school sites (in the case those sites are accepted by the school district) with the recordation of the map phase that includes those sites.. Full frontage improvements can be secured and bonded for to allow for the recordation of that map phase;

A40. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

PRIVATE/PUBLIC UTILITIES:

A41. Dedicate a 12.5-foot public utility easement (PUE) for underground facilities and above ground appurtenances adjacent to all public street rights of ways; PUE shall be "back of walk" location condition for all public street rights of way where separated sidewalks occur.

A42. Dedicate any private drive, ingress and egress easement or Irrevocable Offer of Dedication and 12.5-feet adjacent thereto as a public utility easement for underground facilities and above ground appurtenances;

A43. Dedicate standard 12.5 feet at back of 30-foot landscape corridors on the south side of Cosumnes River Boulevard adjacent to Lot P-10 as a public utility easement (PUE) for overhead and underground facilities and appurtenances;

A44. Designate a parcel of land for an electric substation to be acquired by the Sacramento Municipal Utility District having an approximate size of 150-feet by 162.5 feet of net usable area;

A45. The developer/owner shall grade the SMUD site to the final grade of the adjacent properties. Slopes across the site shall be in the range of 1% to 4%. Grading shall be performed in such a manner that it will not drain across property lines and drain out to the street and not to cause the accumulation of standing water upon said site;

A46. Dedicate a 25-foot wide ingress/egress easement for a commercial driveway access to the SMUD substation site for SMUD to use across the landscape corridor. Location to be to the satisfaction of the developer/owner and SMUD.

A47. Pursuant to the City of Sacramento street improvement plans required for said parcel/subdivision map, the developer shall provide a 25-foot wide commercial driveway with apron, gutter and curb for access to the proposed substation site. SMUD shall reimburse the developer for cost to construct the commercial driveway along with the standard street improvements;

A48. Dedicate a 25-foot wide exclusive easement to SMUD for overhead facilities and appurtenances for the proposed 69KV, the tentative location is as follows:

Beginning at the northeast corner of Lot P-1, thence South paralleling the East line of said Lot P-1, thence continuing South to a point within Lot OS-1; thence Northeasterly

to a point on the west line of the proposed 12.5-foot public utility easement (PUE) adjacent to "C" Street; this location shall be to the mutual agreement and satisfaction of the owner/developers and SMUD prior to the Final Map recordation;

A49. Dedicate a 15-foot easement exclusive to SMUD for overhead and underground facilities and Appurtenances adjacent to the back of the 12.5 foot PUE for the proposed 69KV route along the following streets:

a. The south side of Street "C" from the intersection of the Open Space Lot to the west side of "Delta Shores Circle North".

b. The west side of "Delta Shores Circle North" to the intersection of "Cosumnes River Boulevard".

c. The north side of "Cosumnes River Blvd" to the intersection of Street "B".

d. The west side of Street "B" to a point across from Lot SS-2, to a point mutually determined by the developer/property owners and SMUD.

e. From the northwest corner intersection of "Cosumnes River Boulevard" and Street "B" crossing "Cosumnes River Boulevard" to the south side to thence adjacent to said side of the street to the most easterly line of said Master Parcel Map.

A50. Label PG&E transmission line easement as a "Restricted Building and Use Area"; (SMUD)

A51. The owner/developer must disclose to future/potential owners the proposed 69KV electrical facilities and Electrical Substation sites. "**For more information regarding the 69KV lines and the Substations contact Ms. Erline Appelgate at (916) 732-5908"**; (SMUD)

A52. Dedicate or grant a 40-foot easement exclusive to SMUD for the proposed gas line facilities and appurtenances prior to the recordation of the final map.

A53. The owner/developer must disclose to future/potential owners the existing or proposed SMUD gas line facilities. "**For more information regarding the proposed gas line contact Ms. Katherine Knourek at (916) 732-6499";** (SMUD)

A54. Abandonment of the existing SRCSD easements/access road easements shall not be permitted unless express written permission is obtained from SRCSD;

A55. Pursuant to SRCSD's easement rights for the LNWI Sacramento Force Main (SFM):

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, trees with mature growth more than five feet, Oak trees, and other environmentally protected species shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole or other SRCSD structures.

A56. Pursuant to SRCSD's easement rights for the City Interceptor:

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability to access or properly maintain its existing facilities, shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole structures.

A57. Pursuant to SRCSD's easement rights for the LNWI deep tunnel easement:

a. Buildings, structures, and other improvements that extend more than six (6) feet below the existing ground surface, or exceed two stories in height, or change the existing surface elevation by more than three (3) shall not be permitted unless approved in writing by SRCSD.

b. Pursuant to SRCSD's easement rights, SRCSD retains the right to remove any improvement or structure that has previously been approved by SRCSD to allow SRCSD to make full use of its easement.

A58. An approved Access Request will be required to access or construct upon SRCSD property. A note to this effect will be placed on any plans issued for construction activities;

A59. An approved Access Request will be required to access any SRCSD facility. A note to this effect will be placed on any plans issued for construction activities;

A60. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes;

A61. The applicant shall provide SRCSD with continuous, unimpeded access to its facilities at all times;

A62. Any existing SRCSD access roads or turnarounds that are damaged by the applicant during construction shall be replaced in kind;

A63. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor;

A64. Any proposed utility crossing of the SRCSD interceptor shall have a minimum vertical clearance of five (5) feet, with the exception of the proposed drainage pipeline, as shown in the attached figures. The applicant's engineer shall maximize the clearance between the existing SRCSD interceptor and the proposed drainage pipeline, which may require that the applicant's engineer utilize a dual pipe system, in lieu of the single 54" pipe, for the crossing as approved by SRCSD. Special construction methods may also be required to the satisfaction of SRCSD;

A65. Parallel utilities (water, drain, electrical, etc.) shall only be permitted within the existing SRCSD easement if express written permission is first obtained from SRCSD prior to construction or placement of such utility by the applicant;

A66. Private sewer service laterals shall not be permitted to connect directly to the SRCSD interceptor system;

A67. The applicant shall install appropriate improvements (i.e. fencing) adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property, to prevent trespass and dumping of trash onto the Bufferlands property. The improvements shall be submitted to SRCSD for review and approval;

A68. The applicant shall install signs adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property. These signs shall be placed at 300 foot intervals and at all points of entry, and the signs shall state the following:

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICTNO TRESPASSING VIOLATORS SUBJECT TO SECTION 555 CALIFORNIA PENAL CODE

Signage shall be submitted to SRCSD for review and approval;

A69. The public access barrier that is proposed to be installed on Beach Lake Road shall install a pedestrian gate that gives SRCSD the ability to allow or restrict public access onto SRCSD property;

A70. The applicant shall submit for SRCSD review and approval all landscaping, utility, and improvement plans that directly or indirectly affect SRCSD facilities, or the operation of SRCSD facilities, prior to approval of the Final Map;

A71. The applicant shall analyze biological, aesthetic, odor, noise, and any other negative impacts associated with the construction, maintenance, and operation of improvements through the SRCSD Bufferlands property. These permanent and temporary impacts shall be mitigated to the satisfaction of SRCSD;

A72. A maximum peak wet weather flow (pwwf) of 1.283 million gallons per day (mgd) shall be conveyed to the SRCSD City Interceptor on an interim basis only. The interim service area associated with this flow shall be compromised of Phases 1 and 2 (as described in the Draft Sewer Master Plan for Delta Shores project dated for August 28, 2008) of the Delta Shores project, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single dwelling (ESD) units and areas, as outlined in the County of Sacramento Improvement Standards. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows:

Interim Service Area Sub-Shed	ESD's	Area (acres)	PWWF (mgd)
Phases 1 and 2 for Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House[1]	12	2	0.010
Total[2]	1783	261.51	1.283

Footnotes
1. ESD's and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.
2. The total PWWF is less than the sum of the calculated PWWF from each sub shed because the peaking factor decreases with increasing flow.

A73. The applicant shall provide SRCSD with the necessary provisions (i.e. electrical and communications link conduits) required to install a flow meter into the lateral manhole that connects to the SRCSD City Interceptor. Improvement plans shall be submitted to SRCSD for review and approval to ensure that the required provisions meet the needs of SRCSD.

A74. The applicant shall construct a permanent collection system that will re-direct all interim flow to an alternative SRCSD connection Point prior to any one of the following events:

a. The calculated PWWF exceeding the allocated 1.28mgd limit

b. The development of any area outside of the interim service area (Phases 1 and 2 of the Delta Shores Project as Described in the Aug 28, 2008 Delta Shores Draft Sewer Master Plan, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House).

c. Development Activity Within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.

A75. The applicant shall submit a sewer study for SRCSD review and approval. This study shall identify interim and ultimate sewer service alternatives for the Delta Shores project;

A76. Parcel 119-0190-030 is currently within the SASD service area boundary. If the developer de-annexes this parcel from the SASD service area and annexes into the City Service Area, the following SASD conditions (74-79) would not apply, otherwise, these conditions must be satisfied before the recordation of the final map

A77. Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction;

A78. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line;

A79. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with District Design Standards;

A80. In order to obtain sewer service, construction of District sewer infrastructure will be required;

A81. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The sewer line shall be located in a dedicated sewer easement or in the public right-of-way;

A82. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities

(electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis;

CITY UTILITIES:

A83. Dedicate in fee title or IOD fee title, at no cost to the City, Lots DET-1, DET-2, DET-3, DET-4, DET-5, DET-6 and Lot OS-8 for flood control and/or water quality detention basins. The location and size of these lots shall be to the satisfaction of the Department of Utilities (DOU). The DOU shall determine if the land is to be dedicated in fee title or IOD fee title. Any dedications in excess of and beyond the dedications required for development of the project area shall be eligible for reimbursement to the extent provided for in the Finance Plan;

A84. The applicant is responsible for ensuring maintenance in perpetuity of the wetland preserve areas noted as W-1 and W-2 on the Large Lot Tentative Subdivision Map by a conservancy entity with a permanent endowment fund sufficient for this purpose. The City shall have no responsibility or liability for the operation, function or maintenance of the wetland preserve areas. Applicant shall assure compliance with this condition by executing and recording a permanent maintenance agreement, conservation easement and/or other document(s) sufficient to ensure that the wetland preserve areas are maintained in perpetuity by a conservancy entity with a permanent endowment fund sufficient for this purpose that complies with all applicable regulatory requirements and is to the satisfaction of the DOU;

A85. Dedicate in fee title or IOD fee title, at no cost to the City, Lot S-1 for the sanitary sewer lift station. The location and size of this lot shall be to the satisfaction of the DOU. The DOU shall determine if the land is to be dedicated in fee title or IOD fee title. Any dedication in excess of and beyond the dedication required for development of the project area shall be eligible for reimbursement to the extent provided for in the Finance Plan;

A86. Dedicate in fee title or IOD fee title, at no cost to the City, Lot WF-1 for water tank and booster pump station. The location and size of this lot shall be to the satisfaction of the DOU. The DOU shall determine if the land is to be dedicated in fee title or IOD fee title. Any dedication in excess of and beyond the dedication required for development of the project area shall be eligible for reimbursement to the extent provided for in the Finance Plan;

A87. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of funding and constructing all common drainage and common sanitary sewer facilities within the project area and any additional drainage and sewer capacity or facilities required to accommodate development of the subject area in accordance with the approved drainage and sewer master plans for the project. For this purpose "other financing mechanism" includes but is not limited to a fully executed agreement satisfactory to the DOU and approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the

City of unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney;

A88. The applicant and/or any successor shall fully participate in any assessment districts, community facilities districts or other financing mechanism formed for the purpose of funding and constructing the facilities specified in the preceding condition. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule, or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto. As used in this condition 6, the term "other financing mechanism" does not include an agreement for funding and constructing the facilities specified in the preceding condition, so that the provisions of this condition requiring applicant and/or any successor to "fully participate" do not apply to the extent the facilities are funded and constructed pursuant to such an agreement;

A89. Execute an agreement with the City for the construction of common drainage and common sanitary sewer facilities serving Delta Shores per the approved drainage and sewer master plans. The agreement shall be to the satisfaction of the Department of Utilities (DOU) and the City Attorney. Common drainage facilities shall include, but are not limited to, storm drain pipes serving all master parcels, pump station(s) and discharge pipes (if required), detention and water quality basins, outfall structures, weir structures, and associated appurtenances. Common sanitary sewer facilities shall include, but are not limited to, sewer pipes serving all master parcels, lift station(s), trunk lines, discharge pipes (if required), and associated appurtenances;

A90. The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies for the construction of the project improvements;

A91. Execute an agreement that provides for access points at regular intervals along the south boundary of the overlapping levee maintenance and access easement;

A92. The applicant shall provide a 35-foot wide overlapping easement for levee maintenance and access over the existing 35-foot SMUD easement on Lots RC-40, RC-41, RC-42 and RC-43. No permanent structure (including without limitation buildings and similar structures) shall be constructed within the overlapping easements;

A93. All existing easements and all existing right-of-ways shall be shown on the Final Map;

A94. On the final map, dedicate or provide IOD for, as determined by DOU, all easements, rights-of-way, and fee title property, required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water, sewer and storm drain main extensions as necessary. Street right-of-way shall be dedicated for common drainage and sanitary sewer pipes

and appurtenances identified in the master drainage and sewer plans. All dedications shall be at no cost to the City, subject to any applicable provisions of the finance plan. Dedications shall be to the satisfaction of the DOU, and shall be free and clear of all encumbrances and liens, provided that applicant shall not be required to remove encumbrances of record that will not interfere with the use or uses for which the easement, right-of-way or fee title property is being dedicated and that are approved as title exceptions by the City, which approval shall not be unreasonably withheld;

A95. The applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, private easements for water, drainage and sewer at no cost at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page___."

A96. All public storm drain, water and sanitary sewer mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU;

A97. All onsite drainage, water and sewer systems shall be private systems maintained by the property owner;

A98. There are existing sanitary sewer mains, sewer pump stations, drainage mains and a drainage sump station located within the subdivision boundary. If required by the DOU, the applicant shall abandon, remove or relocate these existing facilities to the satisfaction of the DOU;

A99. The applicant shall design the Delta Shores water facilities to serve the future Stone Boswell Development, the Town of Freeport, and the Bartley Cavanaugh Golf Course. The design shall not include the irrigation for the Bartley Cavanaugh Golf Course. The design shall be to the satisfaction of the DOU;

A100. A water master plan for this entire area must be completed by the applicant and approved by the DOU. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project;

A101. Construct a 24-inch water transmission main in Consumnes River Boulevard from Freeport Boulevard to Franklin Boulevard. Construct a 24-inch transmission main in Freeport Boulevard from Consumes River Boulevard to the existing Freeport Water Reservoir. Construct a 24-inch transmission main in 24th Street from Meadowview Road to Consumnes River Boulevard. Subject to approval by the DOU, the construction of these T-mains can be constructed in phases. The location, design and construction of the transmission mains shall be to the satisfaction of the DOU. Easements shall be acquired and dedicated to the DOU if the water transmission mains are not within the City's right-of-way;

A102. A sewer master plan for this entire area must be completed by the applicant and

approved by the DOU and the Sacramento Regional County Sanitation District (SRCSD). The sanitary sewer system shall connect to the SRCSD Central Interceptor pipeline or to another point of connection approved by SRCSD. SRCSD has approved an interim connection to the 96-inch City Interceptor with a peak flow of 1.283 MGD. The applicant shall design the Delta Shores sewer facilities, including but not limited to sewer pump stations, force mains and trunk lines required to serve the future Stone Boswell Development, the Bartley Cavanaugh Golf Course, the Job Corps Site, the Town of Freeport and the existing offsite sewer flows per the current land use. The design shall be to the satisfaction of the DOU;

A103. The applicant shall construct access roads and/or driveways for all sewer and storm drainage pump stations and provide associated easement to the satisfaction of the Department of Utilities;

A104. The applicant shall construct sewer pump stations, discharge pipes, and other appurtenances. The design and construction shall be to the satisfaction of the DOU. A separate set of improvement plans shall be prepared for the sewer pump station and submitted to the DOU Sewer Group for review. Prior to design of the pump station, the applicants' engineer shall schedule a meeting with the DOU Sewer Group to discuss design standards and requirements;

A105. The applicant is responsible for acquiring or, if directed by City, funding the City's acquisition of, an easement for the proposed off-site 18-inch sewer force main located outside of the City's right-of-way. The easement width shall be to the satisfaction of the DOU. If required by DOU, applicant shall execute an agreement with the City assuring payment for acquisition of the easement and/or construction of the off-site main when the easement is acquired, as provided under Sacramento City Code chapter 16.48 and Government Code section 66462.5, which agreement shall be to the satisfaction of the DOU and the City Attorney;

A106. The applicant/developer shall abandon any existing ditches to the satisfaction of the DOU and applicable approving agency(s);

A107. The applicant shall design the drainage facilities to serve Delta Shores and all existing offsite flows that naturally drain across this property. The design shall be to the satisfaction of the DOU;

A108. A drainage master plan for the project shall be completed by the applicant and approved by the DOU. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model or equivalent model approved by the DOU. The study shall include freeway drainage and all offsite drainage which drains through the site. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. The drainage master plan shall include basins that are designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year - 24 hour storm. Detention and water quality basins serving Delta Shores shall be sized for a pump station discharge of approximately 0.10 cfs/acre into Morrison Creek for a shed area of 1450± acres. Existing and proposed wetlands (required for mitigation) shall not be used to treat and/or convey storm drain runoff from the

proposed development unless approved by the governing federal, state and local agencies. The approved master drainage plan shall include a phasing plan for drainage infrastructure as appropriate. The site shall be mass graded to overland release to the detention/water quality basins;

A109. The proposed detention/water quality basins, and pump station (existing Sump 89) and trunk lines shall be sized to handle storm drain runoff from the Delta Shores Development and all existing offsite flows that naturally drain across this property. Pump 89 and the access road shall be improved per the DOU's Sump 89 Improvement memo dated August 8, 2008 and shall be to the satisfaction of the DOU;

A110. The applicant shall acquire a 30-foot access and drainage easement from Delta Shores Circle South to the drainage sump station 89. The applicant shall also acquire an easement around drainage sump station 89 for the operation and maintenance of sump station 89. The easements location and dimension shall be to the satisfaction of the DOU;

A111. The applicant shall provide landscaping and irrigation system for all detention basins and/or water quality basins. The construction and landscaping shall be to the satisfaction of the DOU;

A112. A separate set of improvement plans shall be prepared for each of the following: (1) Sump 89 and (2) detention and/or water quality basins;

A113. A separate set of improvement plans shall be prepared for all common drainage and sewer lines;

A114. The developer shall maintain the detention/water quality basins for a period of two (2) years or until acceptance by the City into the City of Sacramento Neighborhood Water Quality Maintenance District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the detention/water quality basin. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance. If required by the DOU, a maintenance agreement, Hold Harmless Agreement shall be executed;

A115. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development in the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Storm drain public notice message is required at all drain inlets. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls, runoff reduction controls and on-site treatment control measures selected for the site. Refer to the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions", dated May 2007 for appropriate source controls, runoff reduction controls and onsite treatment control measures;

A116. The City's current Municipal Stormwater NPDES Permit requires that low impact development (LID) and hydromodification strategies be included in new development projects. This project may be required to implement LID measures and address hydromodification in addition to the incorporation of source and treatment controls;

A117. Drain inlets shall be 6 inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor and finished garage elevations shall be a minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher;

FIRE

A118. All turning radii for fire access shall be designed as 35' inside and 55' outside;

A119. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more;

A120. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3;

A121. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

A122. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department;

PPDD: Parks

The following are conditions of approval of the proposed Tentative Master Subdivision Map, dated August 4, 2008. Unless otherwise expressly provided otherwise, each condition must be satisfied by the applicant prior to approval of the final subdivision or parcel map, or, in the case of phased final maps, prior to approval of the first final subdivision or parcel map. Any condition requiring an improvement that has been included in the improvement plans for the subdivision and the construction of which has been secured by a city standard form subdivision improvement agreement or other city approved agreement may be considered satisfied, unless otherwise stated

A123. **Park Dedication - IOD**: With each phase and pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the parks sites identified on the Tentative Master Subdivision Map as Lots P-1 and P-3 through P-11 (excluding P-2), comprising a minimum of 58.23+/- acres. At the time of delivery of the IOD, the applicant shall:

a. Provide to City a title report demonstrating that it holds full and clear title to

Lots P-1 and P-3 through P-11 (excluding P-2), including all interests necessary for maintenance and access.

b. Provide a Phase 1 environmental site assessment of Lots P-1 and P-3 through P-11 (excluding P-2).

c. If the environmental site assessment identifies any physical conditions or defects in Lots P-1 and P-3 through P-11 (excluding P-2) that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and.

d. Take all actions necessary to ensure that Lots P-1 and P-3 through P-11 (excluding P-2) are 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 Lots P-1 and P-3 through P-11 (excluding P-2).

A124. **Turn Key Park Development**: If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDS 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 PPDS. The park construction agreement shall address:

a. The preparation and approval of the park design and improvement plans.

b. 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.

c. Any credits to be awarded to the applicant against the City's Park Development 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.

d. 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.

A125. **Park Land Dedication Security**: The City acknowledges the Delta Shores PUD includes a Tentative Master Subdivision Map and subsequent tentative maps entitled Delta Shores East and the Delta Shores West Tentative Subdivision Maps and others. Each subsequent tentative map to the Tentative Master Subdivision Map may or may not be able to completely satisfy its Quimby land dedication requirements as a stand alone map, but the intent is to balance the land dedication overall. Should any map subsequent to the Tentative Master Subdivision Map contain less park land than is

required to meet its Quimby parkland dedication requirement, including the accumulated totals for both residential units and parkland for all preceding final maps, the applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. The dedication of excess park land does not obligate the City to reimburse the Applicant for the value of the land dedicated. Excess dedication is at the option of the Applicant;

A126. **Basis for Park Land Dedication**: Total park land dedication for the Delta Shores PUD is 58.23± acres based upon a maximum housing unit count of 5,222 units where 2,012 are single-family detached units and 3,210 are attached units. Parkland dedication is determined according to the formula D x F = A, where D = the number of dwelling units, F = a 'factor' that when multiplied by the number of units will produce five acres per thousand population (for single-family detached units the factor is 0.0149 and for attached and multi-family units the factor is 0.0088), and A = the buildable acres to be dedicated. Because parkland dedication requirements are based on unit type and count, the number of acres of parkland dedicated with the Tentative Master Subdivision Map establishes a limit on the number and type of units that may be approved without additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter 16.64 (See Advisory Note);

A127. **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 or met by the provision of approved private recreational facilities;

A128. **Open Space Lots**: The Applicant shall provide on City's form an irrevocable offer of dedication (IOD) for Open Space Lots OS-1 through OS-10, (excluding OS-8) and totalling 21.19 acres as shown on the Delta Shores Tentative Master Subdivision Map. At the time of delivery of the IOD, the applicant shall:

a. Provide to City a title report demonstrating that it holds full and clear title to Lots OS-1 through OS-10, (excluding OS-8), including all interests necessary for maintenance and access.

b. Provide a Phase 1 environmental site assessment of Lots OS-1 through OS-10 (excluding OS-8).

c. If the environmental site assessment identifies any physical conditions or defects in Lots OS-1 through OS-10 (excluding OS-8) that would interfere with its intended use as a trail corridor, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and,

d. Take all actions necessary to ensure that Lots OS-1 through OS-10 (excluding OS-8) are 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 Lots OS-1 through OS-10 (excluding OS-8).

A129. **Private Facilities Credits**: Pursuant to City Code Sections 16.64.100 through 120 (inclusive), the city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 16.64.100. Should the Applicant elect to request City consideration of private facilities credits the procedure outlined in Section 16.64.120 of City Code must be followed. Critical timing outlined in this Section includes:

a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of City Code.

b. Open space covenants for private park or recreational facilities shall be submitted to City Council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map.

c. If private facilities credits are granted by PPDS, then said private facilities shall be retained in perpetuity and shall not be changed to another use without the express written consent of the Sacramento City Council.

A130. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvement costs associated with the dedicated park sites and facilities (including bike/pedestrian bridges), trails, open space/parkway or other open space areas along with ongoing maintenance and operation costs for these facilities in perpetuity;

A131. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:

a. The community park site (Lot P-10) will include lighted sports fields; and

b. The location of all planned public multi-use trails, parks and open space; and

c. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At Level 3, core tasks are regularly

completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there are some seasonal issues; there is little or no flower planting; and, weeds may occur in shrub beds from time to time.

FINANCING PLAN and SPECIAL DISTRICTS:

A132. All financing related Special Districts contemplated by the Delta Shores Finance Plan shall be formed prior to recording the first Final Map to the satisfaction of the Public Improvement Financing Division of the Planning Department;

A133. With each phase of the Final Master Subdivision Map dedicate to the City those areas identified on that phase of the Tentative Master Subdivision Map as Landscape Corridors, Freeway Buffers, Interchange landscaping, and Open Space areas. Annex the project area 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 in dedicated easements or rights of way, to the satisfaction of the Department of Transportation, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping and irrigation for two 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 irrigation;

A134. 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 Planning Department, Public Improvements Financing Division, Special Districts Project Manager.);

A135. The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvement costs associated with the dedicated park sites and facilities (including bike/pedestrian bridges), trails, open space/parkway or other open space areas along with ongoing maintenance and operation costs for these facilities in perpetuity;

A136. All detention/water quality basins and water quality only basins shall be annexed into the City of Sacramento Neighborhood Water Quality Maintenance District or equivalent which provides for maintenance of the landscaping and irrigation within the basins;

MISCELLANEOUS:

A137. Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by

the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director;

A138. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements

ADVISORY NOTES:

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

A139. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

A140. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s);

A141. 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";

A142. 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;

A143. 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 project currently anticipates 5,222 residential units (2,012 low density and medium density detached units, and 3,210 multi-family, townhomes or medium density attached units). The Quimby land dedication requirement for the project based on this unit count is 58.23±acres. The map currently identifies 61.28± acres of parkland which fully satisfies the Quimby requirement for the project. However, any change in the residential unit count or type will change the amount of Quimby land dedication or in-lieu fee due and may require additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter 16.64;

b. Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $19,497,640. This is based on 2,012 single family residential units at $4,868 each, 3,210 multi-family residential units at $2,853

each, and 1,461,600 square feet of commercial space (regional and village center) at $0.34 per square foot. 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 or an alternative funding source as determined in the Panhandle PFFP.

A144. The Applicant shall be responsible for maintenance (weed abatement) of all Lots conveyed as an IOD until the time that the City records acceptance of the IOD;

A145. The Applicant shall consider 'eyes on the parks / open spaces' when planning subsequent subdivisions adjacent to parks, open space parkways or off-street trails by orienting building fronts onto these public spaces;

A146. If the Applicant opts to develop parks under a turn key agreement, the Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities;

A147. The Developer shall obtain a Permit to Enter from the PPDS prior to use of any park site as a construction staging area;

A148. The proposed project is located in the Flood zone designated as **Shaded X** zone and **A99** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone and A99 zone, there are no requirements to elevate or flood proof. However, although A99 zone has no requirements to elevate or flood proof, flood insurance is required by FEMA;

A149. The cost for the installations of water transmission mains will be reimbursed with the water fee credits;

A150. Location of the wet utilities in the street without center medians shall be as follows, drainage mains shall be placed in the centerline of the street, water mains shall be placed north and west of the centerline and the sewer main shall be placed south and east of the centerline. The location of wet utilities in streets with medians shall be approved by the DOU prior to design;

A151. The applicant shall Provide I.O.D.'s or easements for off-street bikeways/trails with each phase of the Final Map that covers a trail area consistent with the Delta Shores off- street Bikeway Plan and to the satisfaction of the Department of Transportation and Parks Department. The I.O.D.'s or easements shall be a minimum of 16 feet wide (12-foot bike lane plus 2-2-foot shoulders) and be located to the satisfaction of the Departments of Transportation and Parks Department;

A152. The map identifies several existing SRCSD easements and access roads that are "to be abandoned" – the abandonment of these existing SRCSD easements and access roads shall not be permitted at this time. SRCSD requires these access roads and

easements to access its pipeline and facilities for maintenance, operation, and emergency purposes;

A153. As noted in the conditions above, "Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability of access or properly maintain its existing facilities, shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD." The trees shown in the street cross sections (i.e. Cosumnes River Boulevard cross sections do not appear to meet this condition.

A154. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer Fee Quote Desk at 876-6100 for sewer impact fee information;

A155. SRCSD 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;

A156. When submitting improvement plans, the applicant shall provide SRCSD with a signature/approval block on the cover sheet;

A157. The applicant shall provide a temporary fire station prior to the issuance of the first Certificate of Occupancy in the regional commercial center. A permanent fire station shall be provided prior to the issuance of the first residential building permit with the exception of the residential units to the west of Interstate 5, and the single family residential lots to the north of Delta Shores Circle North between Master Parcel Map Park Lot P-6 and 24th Street. The installation of these stations shall be to the satisfaction of the Fire Department.

B. The **Delta Shores East Tentative Subdivision Map** subdivide 98.70± acres into 423 lots **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P06-197). The design of any improvement not covered by these conditions or the PUD Guidelines 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 at the discretion of the Department of Transportation.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning

Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service;

B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-197);

B4. Meet all conditions of the existing PUD (P06-197);

B5. If the applicant executes a Development Agreement with the City of Sacramento, then the applicant shall comply with and meet all the requirements of that Agreement;

B6. Show all continuing and proposed/required easements on the Final Map;

B7. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Transportation.

DEF: Streets

B8. 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;

B9. 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 Department of Transportation. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 Department of Transportation;

B10. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. In situations where separated sidewalks are located along the perimeter of parks or other common lots/parcels, irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks. Sleeves shall be placed at the time sidewalks are constructed;

B11. Applicant shall participate in the Delta Shores Finance Plan and pay all necessary fees and shall execute any and all agreements which may be required to implement this condition as determined by the City of Sacramento;

B12. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by and to the satisfaction of the Department of Transportation and the Parks Department;

B13. All proposed alleys shall be constructed to City standards in Concrete or asphalt concrete (AC) and adequate lights shall be provided. A Homeowners Association or a privately funded Maintenance District is required to maintain those alleys. The applicant should prepare a utility plan to ensure that the 5-foot PUE's are adequate to serve those alley product types and required lighting;

B14. The applicant shall dedicate all street right-of-ways consistent to City standards as shown on the Tentative Subdivision Map, titled "Delta Shores east" and dated July 3rd, 2008 to the satisfaction of the Department of Transportation;

B15. The applicant shall connect both ends of street 1 with Manorside Drive and Peakdale Way to the satisfaction of the Department of Transportation. 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 Department of Transportation. The center lines of such streets shall be aligned. In the case of connecting to Peakdale Way, the applicant shall remove/reconstruct the existing half cul-de-sac with the connection and provide the necessary improvements to the satisfaction of the Department of Transportation;

B16. The applicant shall provide an additional 3-foot widened sidewalk for a total of 8-foot sidewalk on the north side of Street 1 to the satisfaction of the Department of Transportation (Provided at the time of Permit submittal, the Department of Transportation obtains a 3-foot easement from the school to accommodate the additional sidewalk width);

B17. The applicants shall transition 24th Street from a 4-lane roadway to the existing 2-lanes roadway to the satisfaction of the Department of Transportation. The applicant shall provide for striping design and appropriate transitions including all markings and signage;

B18. The applicant shall provide for a 10-foot widened sidewalk along both sides of street 8 as shown on the Tentative Map to the satisfaction of the Department of Transportation;

B19. The Applicant shall provide a 10 foot widened sidewalk on the northwest side of Delta Shores Circle North to the satisfaction of the Department of Transportation;

B20. The Applicant shall provide a continuous 10 foot widened sidewalk on the east side of Lot A, around Court 1 and the west side of Street 4 (east side of Lot D);

B21. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Transportation and consistent with the traffic study conducted for this project to the satisfaction of the Department of Transportation;

B22. Developer is required to install permanent street signs to the satisfaction of the Department of Transportation;

B23. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Transportation. The applicants should expect traffic calming devices at the following locations:

a. A traffic circle at the intersection of street 10 and street 15;

b. A traffic circle at the intersection of street 10 and street A;

c. A traffic circle at the intersection of street 13 and street 18;

d. A traffic circle at the intersection of street 2 and street 5;

e. A traffic circle at the intersection of street 2 and street 7;

B24. 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 Department of Transportation;

B25. There shall be no direct vehicular access to lot 320 thru 326 from Delta Shores Circle North. Vehicular access to those lots shall be from the proposed alley way. An access restriction shall be recorded on the map to the satisfaction of the Department of Transportation;

B26. Construct traffic signals at the following intersections when warranted, or when required by the Department of Transportation (if not already in place):

a. Delta Shores Circle North and Street C

b. Delta Shores Circle North and Street A

c. Delta Shores Circle North and Laramore Way

NOTE: The Department of Transportation shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Transportation. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Department of Transportation.

B27. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Department of Transportation for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

B28. 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 Department of Transportation. The center lines of such streets shall be aligned.

B29. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit. 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 Department of Transportation;

B30. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Transportation, Engineering Services Division, Plan Check section to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

PUBLIC/PRIVATE UTILITIES

B31. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways; (SMUD)

B32. Dedicate a 5-foot public utility easement for underground facilities and appurtenances adjacent to all public alley right of ways;(SMUD)

B33. Label PG&E transmission line easement as a "Restricted Building and Use Area";

(SMUD)

B34. The owner/developer must disclose to future/potential owners the existing or proposed 69KV electrical facilities and Electrical Substation sites. "**For more information regarding the 69KV lines and the Substations contact Ms. Erline Appelgate at (916) 732-5908"**; (SMUD)

B35. The owner/developer must disclose to future/potential owners the existing or proposed SMUD gas line facilities. "**For more information regarding the proposed gas line contact Ms. Katherine Knourek at (916) 732-6499"; (SMUD)**

B36. Abandonment of the existing SRCSD easements/access road easements shall not be permitted unless express written permission is obtained from SRCSD;

B37. Pursuant to SRCSD's easement rights for the LNWI Sacramento Force Main (SFM):

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, trees with mature growth more than five feet, Oak trees, and other environmentally protected species shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole or other SRCSD structures.

B38. Pursuant to SRCSD's easement rights for the City Interceptor:

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability to access or properly maintain its existing facilities, shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole structures.

B39. Pursuant to SRCSD's easement rights for the LNWI deep tunnel easement:

a. Buildings, structures, and other improvements that extend more than six (6) feet below the existing ground surface, or exceed two stories in height, or change the existing surface elevation by more than three (3) shall not be permitted unless approved in writing by SRCSD.

b. Pursuant to SRCSD's easement rights, SRCSD retains the right to remove any improvement or structure that has previously been approved by SRCSD to allow SRCSD to make full use of its easement.

B40. An approved Access Request will be required to access or construct upon SRCSD property. A note to this effect will be placed on any plans issued for construction activities;

B41. An approved Access Request will be required to access any SRCSD facility. A note to this effect will be placed on any plans issued for construction activities;

B42. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes;

B43. The applicant shall provide SRCSD with continuous, unimpeded access to its facilities at all times;

B44. Any existing SRCSD access roads or turnarounds that are damaged by the applicant during construction shall be replaced in kind;

B45. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor;

B46. Any proposed utility crossing of the SRCSD interceptor shall have a minimum vertical clearance of five (5) feet, with the exception of the proposed drainage pipeline, as shown in the attached figures. The applicant's engineer shall maximize the clearance between the existing SRCSD interceptor and the proposed drainage pipeline, which may require that the applicant's engineer utilize a dual pipe system, in lieu of the single

54" pipe, for the crossing as approved by SRCSD. Special construction methods may also be required to the satisfaction of SRCSD;

B47. Parallel utilities (water, drain, electrical, etc.) shall only be permitted within the existing SRCSD easement if express written permission is first obtained from SRCSD prior to construction or placement of such utility by the applicant;

B48. Private sewer service laterals shall not be permitted to connect directly to the SRCSD interceptor system;

B49. The applicant shall install appropriate improvements (i.e. fencing) adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property, to prevent trespass and dumping of trash onto the Bufferlands property. The improvements shall be submitted to SRCSD for review and approval;

B50. The applicant shall install signs adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property. These signs shall be placed at 300 foot intervals and at all points of entry, and the signs shall state the following:

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICTNO TRESPASSING VIOLATORS SUBJECT TO SECTION 555 CALIFORNIA PENAL CODE

Signage shall be submitted to SRCSD for review and approval

B51. The public access barrier that is proposed to be installed on Beach Lake Road shall install a pedestrian gate that gives SRCSD the ability to allow or restrict public access onto SRCSD property.

B52. The applicant shall submit for SRCSD review and approval all landscaping, utility, and improvement plans that directly or indirectly affect SRCSD facilities, or the operation of SRCSD facilities, prior to approval of the Final Map;

B53. The applicant shall analyze biological, aesthetic, odor, noise, and any other negative impacts associated with the construction, maintenance, and operation of improvements through the SRCSD Bufferlands property. These permanent and temporary impacts shall be mitigated to the satisfaction of SRCSD;

B54. A maximum peak wet weather flow (pwwf) of 1.283 million gallons per day (mgd) shall be conveyed to the SRCSD City Interceptor on an interim basis only. The interim service area associated with this flow shall be compromised of Phases 1 and 2 (as described in the Draft Sewer Master Plan for Delta Shores project dated for August 28, 2008) of the Delta Shores project, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single dwelling (ESD) units and areas, as outlined in the County of Sacramento Improvement Standards. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows:

Interim Service Area Sub-Shed	ESD's	Area (acres)	PWWF (mgd)
Phases 1 and 2 for Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House[1]	12	2	0.010
Total[2]	1783	261.51	1.283

Footnotes
1. ESD's and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.
2. The total PWWF is less than the sum of the calculated PWWF from each sub shed because the peaking factor decreases with increasing flow.

B55. The applicant shall provide SRCSD with the necessary provisions (i.e. electrical and communications link conduits) required to install a flow meter into the lateral manhole that connects to the SRCSD City Interceptor. Improvement plans shall be submitted to SRCSD for review and approval to ensure that the required provisions meet the needs of SRCSD.

B56. The applicant shall construct a permanent collection system that will re-direct all interim flow to an alternative SRCSD connection Point prior to any one of the following events:

a. The calculated PWWF exceeding the allocated 1.28mgd limit

b. The development of any area outside of the interim service area (Phases 1 and 2 of the Delta Shores Project as Described in the Aug 28, 2008 Delta Shores Draft Sewer Master Plan, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House).

c. Development Activity Within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.

B57. The applicant shall submit a sewer study for SRCSD review and approval. This study shall identify interim and ultimate sewer service alternatives for the Delta Shores project;

CITY UTILITIES

B58. Prior to recording the Final Map, the drainage and sewer agreements and associated financial assurances shall be satisfied per the Master Tentative Subdivision Map;

B59. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Improvements shall be consistent with the approved Drainage, Water and Sewer Master Plans that will provide for the ultimate development of the Delta Shores. The construction shall be to the satisfaction of the Department of Utilities (DOU);

B60. All existing easements and all existing right-of-ways shall be shown on the Final Map;

B61. Dedicate all necessary easements, IOD easement, 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, per each approving agency requirements. Easements shall be dedicated for off-site water, sewer and storm drain main extensions as necessary;

B62. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___).";

B63. All public water, sanitary sewer and storm drain pipelines or systems shall be placed within the asphalt concrete (AC) section of public-right-of-ways or easements. Prior to acceptance of maintenance responsibilities, the public facilities shall be designed and constructed per City standards and procedures and approved by the DOU;

B64. All onsite drainage, water and sewer systems shall be private systems maintained by the property owner;

B65. Unless otherwise approved by the DOU, public streets, private streets and alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets;

B66. Unless otherwise approved by the DOU, private alleys and drive aisles with two public maintained utility systems, e.g., water and sanitary sewer systems or water and storm drain systems, shall have a minimum paved AC width of 22 feet from lip of pavement to lip of pavement and shall have drain inlets, curb and gutter constructed to City Standards or a concrete v-gutter drain located in the center of the pavement to provide surface drainage. Additional public or private maintained utility systems shall not be located in these private alleys and drive aisles;

B67. The full width of the private streets, alleys and drive aisles with public water, sanitary sewer and/or storm drain pipelines shall be dedicated as water, sanitary sewer and/or storm drain easements. An additional minimum 3 feet adjacent to all the streets shall also be dedicated as an easement for water and sewer distribution system appurtenances such as hydrants, water meters and sewer cleanouts. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any private streets, alleys and drive aisles and easements at all times;

B68. Construct storm drain and sanitary sewer mains and stubs and water mains and water service taps, for all public Park lots and open space lots. The construction shall be to the satisfaction of the DOU and Parks Department;

B69. Construct storm drain and sanitary sewer mains and stubs and water mains, water

service taps, meters and reduce pressure (RPs) for all privately maintain Park lots and privately maintain open space lots. The construction shall be to the satisfaction of the DOU and Parks Department;

B70. The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies for the construction of the project improvement;

B71. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;

B72. Any new domestic water services shall be metered. Only one water domestic water service is allowed per parcel;

B73. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service;

B74. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G;

B75. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.);

B76. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks;

B77. If required by the DOU, two separate water mains shall be placed on each side of the street where a landscape median is proposed at the centerline of the street;

B78. Prior to the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed 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 a 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. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study;

B79. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual unless otherwise approved by the DOU;

B80. Provide separate sanitary sewer services to each parcel or lot to the satisfaction of the DOU;

B81. Properly abandon under permit from the County Environmental Health Division, any well or septic system located on the property;

B82. All sanitary sewer mains shall be at least 8 inches is diameter;

B83. A separate set of improvement plans shall be prepared for all common drainage and sewer lines;

B84. If there are existing sanitary sewer mains, sewer pump stations, drainage mains and a drainage sump station located within the subdivision boundary or serving the proposed project, then the applicant shall abandon, remove or relocate these existing facilities to the satisfaction of the DOU;

B85. The applicant shall construct sewer pump stations, discharge pipes, and other appurtenances. The design and construction shall be to the satisfaction of the DOU. A separate set of improvement plans shall be prepared for the sewer pump station and submitted to the DOU Sewer Group for review. Prior to design of the pump station, the applicants' engineer shall schedule a meeting with the DOU Sewer Group to discuss design standards and requirements;

B86. Surface or subsurface drainage facilities located within private alleys or drive aisles not constructed to City standards with a width of less than 25 feet for three public utilities or 22 feet for two public utilities from lip of gutter to lip of gutter shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City attorney;

B87. A drainage master plan for the project shall be completed by the applicant and approved by the DOU. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model or equivalent model approved by the DOU. The study shall include freeway drainage and all offsite drainage which drains through the site. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. The drainage master plan shall include basins that are designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year - 24 hour storm. Detention and water quality basins serving Delta Shores shall be sized for a pump station discharge of approximately 0.1 cfs/acre into Morrison Creek for a shed area of 1450± acres. Existing and proposed wetlands (required for mitigation) shall not be used to treat and/or convey storm drain runoff from the proposed development unless approved by the governing federal, state and local agencies. The approved master drainage plan shall include a phasing plan for drainage infrastructure as appropriate. The site shall be mass graded to overland release to the detention/water quality basins;

B88. The proposed detention/water quality basins, and pump station (existing sump 89) and trunk lines shall be sized to handle storm drain runoff from the Delta Shores Development and all existing offsite flows that naturally drain across this property. Sump 89 and the access road shall be improved per the DOU's Sump 89 Improvement memo dated August 8, 2008 and shall be to the satisfaction of the DOU;

B89. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor and finished garage elevations shall be a minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher;

B90. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses 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;

B91. A grading plan showing existing and proposed elevations are required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU;

B92. This project is greater than 1 acre in size; 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative;

B93. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. 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;

B94. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development in the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Storm drain public notice message is required at all drain inlets. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls, runoff reduction controls and on-site treatment control measures selected for the site. Refer to the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions", dated May 2007 for appropriate source controls, runoff reduction controls and onsite treatment control measures;

B95. The City's current Municipal Stormwater NPDES Permit requires that low impact development (LID) and hydromodification strategies be included in new development projects. This project may be required to implement LID measures and address hydromodification in addition to the incorporation of source and treatment controls;

B96. The applicant shall provide for rough grading of public maintained parks. The rough grading shall be to the satisfaction of the DOU and Parks;

FIRE

B97. All turning radii for fire access shall be designed as 35' inside and 55' outside;

B98. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more;

B99. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3;

B100. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

B101. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department;

FINANCE PLAN and SPECIAL DISTRICTS:

B102. Dedicate to the City those areas identified on that phase of the Tentative Master Subdivision Map as Landscape Corridors, Freeway Buffers, Interchange landscaping, and Open Space areas. Annex the project area 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 in

dedicated easements or rights of way, to the satisfaction of the Department of Transportation, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping and irrigation for two 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 irrigation;

B103. 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 Planning Department, Public Improvements Financing Division, Special Districts Project Manager.);

B104. All detention/water quality basins and water quality only basins shall be annexed into the City of Sacramento Neighborhood Water Quality Maintenance District or equivalent which provides for maintenance of the landscaping and irrigation within the basins;

PPDD: Parks

The following are conditions of approval of the proposed Delta Shores East Tentative Subdivision Map, dated July 11, 2008. Unless otherwise expressly provided otherwise, each condition must be satisfied by the applicant prior to approval of the final subdivision or parcel map, or, in the case of phased final maps, prior to approval of the first final subdivision or parcel map. Any condition requiring an improvement that has been included in the improvement plans for the subdivision and the construction of which has been secured by a city standard form subdivision improvement agreement or other city approved agreement may be considered satisfied, unless otherwise stated

B105. **Park Dedication - IOD**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) for the park sites identified on the Delta Shores East Tentative Subdivision Map as Lots A and B, comprising a total of 5.30+/- (net) acres. At the time of delivery of the IOD, the applicant shall:

a. Provide to City a title report demonstrating that it holds full and clear title to Lots A and B, including all interests necessary for maintenance and access.

b. Provide a Phase 1 environmental site assessment of Lots A and B.

c. If the environmental site assessment identifies any physical conditions or defects in Lots A and B that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and.

d. Take all actions necessary to ensure that Lots A and B are 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 Lots A and B.

B106. **Park Land Dedication Security**: The Delta Shores PUD includes a Tentative Master Subdivision Map and subsequent tentative maps entitled Delta Shores East and Delta Shores West Tentative Subdivision Maps and others. Each tentative map subsequent to the Tentative Master Subdivision Map may or may not be able to completely satisfy its Quimby land dedication requirements as a stand alone map, but the intent is to balance the land dedication overall. Should any map subsequent to the Tentative Master Subdivision Map contain less park land than is required to meet its Quimby parkland dedication requirement, including the accumulated totals for both residential units and parkland for all preceding final maps, Applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. The dedication of excess park land does not obligate the City to reimburse the Applicant for the value of the land dedicated. Excess dedication is at the option of the Applicant;

B107. **Basis for Park Land Dedication**: Total park land dedication of 58.23± acres is based upon a maximum housing unit count of 5,222 units where 2,012 are single-family detached units and 3,210 are attached units. Parkland dedication is determined according to the formula D x F = A, where D = the number of dwelling units, F = a 'factor' that when multiplied by the number of units will produce five acres per thousand population (for single-family detached units the factor is 0.0149 and for attached and multi-family units the factor is 0.0088), and A = the buildable acres to be dedicated. Because parkland dedication requirements are based on unit type and count, the number of acres of parkland dedicated with the Tentative Master Subdivision Map establishes a limit on the number and type of units that may be approved without additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter 16.64;

B108. **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 or met by the provision of approved private recreational facilities;

B109. **Open Space Lot**: Open Space Lot C (1.20± acre) and as shown on the Delta Shores East Tentative Subdivision Map, may be maintained by the Department of Parks and Recreation upon recordation of the IOD and upon meeting the conditions outlined below. The City Department of Parks and Recreation accepts no maintenance responsibility for any other Open Space Lots identified on this tentative map. The following conditions shall apply to Open Space Lot C:

a. The Applicant shall establish a financing district or annex into an existing district to fund the maintenance of Lot C.

b. The Applicant shall provide a plan to show the extent of any designated wetlands acreage, any required setback or buffer areas or easements which would otherwise restrict development or improvement of the Open Space Lot C.

c. The Applicant shall, at their own expense, install an attached 5' minimum wide concrete sidewalk at the back-of-curb along the streets that front on all open space areas except as approved with subdivision modifications or as otherwise identified in conditions of approval for this project.

d. The Applicant shall, at their expense, install signage as approved by PPDS at all open space areas identifying the open space name or land use and outlining public use regulations (such as "no dumping" or "stay on posted trails").

B110. **Improvements**: The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park or open space sites:

a. Full street improvements for Lots A, B and C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. Concrete sidewalk and vertical curb along all street frontages that open onto Lots A, B and C. The sidewalk shall be contiguous to the curb (attached) unless otherwise approved by PPDS.

c. Post-and-cable fencing between Lot A and the John Still Ditch, adjoining the park lot to the north, as approved by PPDS. Refer to PPDS Post and Cable detail and specification;

d. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lots A, B and C at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lots A and B, quantity and location as approved by PPDS. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lots A, B and C at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

g. The Applicant shall rough grade Lots A, B and C as required by City Code to provide positive drainage as approved by PPDS.

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

B111. **Site Plan**: The Applicant shall submit a site plan and electronic file showing the location of all utilities on Lots A, B, C and D to the PPDS for review and approval;

B112. **Design Coordination for PUE's and Facilities**: If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous Lots A, B or C, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) or open space and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project;

B113. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS:

a. Location and width of trail: A 12-foot wide trail with two 2-foot shoulders located within Lot.

b. The applicant shall submit and obtain PPDS approval of the multi-use trail alignment and design prior to submitting improvement plans for the trail.

c. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

d. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs);

e. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.

f. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

g. Upon completion of all multi-use trail construction identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all trail improvements have been completed to the satisfaction of the LAS of the PPDS.

B114. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:

a. The location of all planned multi-use trails; and.

b. If private facilities credits are granted by PPDS for any private recreational facilities they shall be retained in perpetuity and shall not be changed to another use without the express written consent of the Sacramento City Council; and.

c. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At Level 3, core tasks are regularly completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there may be some seasonal issues; there is little or no flower planting; and weeds may occur in shrub beds from time to time.

MISCELLANEOUS

B115. Meet all conditions of the development agreement (If applicable);

B116. 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;

B117. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all alleys and all common areas. The Homeowner's Association shall maintain all private alleys, alley lights, common landscaping and all common areas;

B118. Remove all existing above ground structures on the site;

ADVISORY NOTES:

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

B119. 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";

B120. 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;

B121. 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 project currently identifies 423 residential units. The map currently identifies 5.30± acres of parkland; 6.30 (net) acres of parkland is required to fully satisfy the Quimby requirement for this project, leaving a gap of 1.0 acre. Any change in the residential unit count or type will change the amount of Quimby land dedication or in-lieu fee due and may require additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter 16.64.

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 $2,059,164. This is based on 423 SF units at $4,868 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 or an alternative funding source as determined in the Delta Shores Private Facilities Financing Plan.

B122. The Developer shall be responsible for maintenance (weed abatement) of all Lots conveyed as an IOD until the time that the City records acceptance of the IOD;

B123. The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD;

B124. IF the Applicant opts to develop parks under a turn key agreement, the Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities;

B125. The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area;

B126. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by department of Utilities and Department of Transportation;

B127. If lots are to be developed for condominiums, then the condominium lot, clubhouse and pool shall have a separate street tap for a metered domestic water service. Common area landscaping shall also have a separate street tap for a metered irrigation service. A Utility Service Agreement and the CC&Rs will be required for a condominium development;

B128. If the developer anticipates converting a condominium project within the development to townhouses or a similar type private residence development, the on-site water, storm drain and sanitary sewer systems within these projects will need to be reconstructed in order to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities prior to the design of the condominium project for additional information regarding City Code and standard requirements to convert the project to townhouses;

B129. Location of the wet utilities in the street without center medians shall be as follows, drainage mains shall be placed in the centerline of the street, water mains shall be placed north and west of the centerline and the sewer main shall be placed south and east of the centerline. The location of wet utilities in streets with medians shall be approved by the DOU prior to design;

B130. Sewer service taps and connections are not allowed off of a 15-foot or deeper (from top of pavement to sewer invert) sewer main. A shallower parallel sewer main is required;

B131. The proposed project is located in the Flood zone designated as **Shaded X** zone and **A99** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone and A99 zone, there are no requirements to elevate or flood proof. However, although A99 zone has no requirements to elevate or flood proof, flood insurance is required by FEMA;

B132. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

B133. As noted in the conditions above, "Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability of access or properly maintain its existing facilities, shall not be permitted within

SRCSD's existing easements unless express written permission is obtained from SRCSD." The trees shown in the street cross sections (i.e. Cosumnes River Boulevard cross sections do not appear to meet this condition.

B134. The map identifies several existing SRCSD easements and access roads that are "to be abandoned" – the abandonment of these existing SRCSD easements and access roads shall not be permitted at this time. SRCSD requires these access roads and easements to access its pipeline and facilities for maintenance, operation, and emergency purposes;

B135. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer Fee Quote Desk at 876-6100 for sewer impact fee information;

B136. SRCSD 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;

B137. When submitting improvement plans, the applicant shall provide SRCSD with a signature/approval block on the cover sheet.

C. The **Delta Shores West Tentative Subdivision Map** to subdivide 87.44± acres into 348 lots **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P06-197). The design of any improvement not covered by these conditions or the PUD Guidelines 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 at the discretion of the Department of Transportation.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

C2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service;

C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-197);

C4. Meet all conditions of the existing PUD (P06-197);

C5. If the applicant executes a Development Agreement with the City of Sacramento, then the applicant shall comply with and meet all the requirements of that Agreement;

C6. Show all continuing and proposed/required easements on the Final Map;

C7. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Transportation.

DEF: Streets

C8. 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;

C9. 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 Department of Transportation. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 Department of Transportation;

C10. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. In situations where separated sidewalks are located along the perimeter of parks or other common lots/parcels, irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks. Sleeves shall be

placed at the time sidewalks are constructed;

C11. From the bikeway trail plan submitted by the applicant, street 1 and street 10 shall have a class II bike lanes (5-feet on street striped). An additional 10-feet right of way would be required to comply with the bikeway plan;

C12. All freeway and State of California dedications shall be consistent with Caltrans letters and/or agreements between applicant, City of Sacramento and Caltrans. Access restrictions along freeway shall be recorded with the Final Map;

C13. Dedicate sufficient right of way to accommodate the planned Cosumnes River Boulevard extension and planned interchange project to the satisfaction of the Department of Transportation, subject to the provisions of the Delta Shores Finance Plan or any other applicable agreements;

C14. Dedicate and construct Cosumnes River Boulevard from Freeport Boulevard to the Interstate 5 Interchange with full frontage improvements per City standards and to the satisfaction of the Department of Transportation. Cosumnes River Boulevard shall be constructed as a 4-lane arterial with separated sidewalks and No parking;

C15. Access to the proposed subdivision from Cosumnes River Boulevard shall be restricted to **right-in/right-out and left in only.** The applicant shall design this access form Cosumnes River Boulevard per the interchange Design with a left turn pocket that is 250-feet long to the satisfaction of the Department of Transportation;

C16. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by and to the satisfaction of the Department of Transportation and the Parks Department;

C17. All proposed alleys shall be constructed to City standards in Concrete or asphalt Concrete (AC) and adequate lights shall be provided. A Homeowners Association or a privately funded Maintenance District is required to maintain those alleys. The applicant should prepare a utility plan to ensure that the 5-foot PUE's are adequate to serve those alley product types and required lighting;

C18. Applicant shall participate in the Delta Shores Finance Plan and pay all necessary fees and shall execute any and all agreements which may be required to implement this condition as determined by the City of Sacramento;

C19. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Transportation. The applicants should expect traffic calming devices at the following locations:

a. A traffic circle at the intersection of street 1 and street 4;

b. A traffic circle at the intersection of street 1 and street 8;

c. A traffic circle in the middle of the proposed parkway/couplet at the intersection of street 1 and street 10. the applicant shall provide all required signage and markings to accommodate the one way nature of the couplet to the satisfaction of the Department of Transportation;

d. Traffic calming is needed along the eastern-most (Street 4)and western-most (Street 3) streets in the form of chokers, and possible speed humps;

e. A raised crosswalk along the main roadway near Lot I (proposed park site). The proposed raised crosswalk shall be at a location near lots 129 thru 131(as shown on the Tentative Map) to the satisfaction of the Department of Transportation;

C20. 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 Department of Transportation;

C21. 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 Department of Transportation. The center lines of such streets shall be aligned;

C22. The proposed residential street (street 11) connecting to Freeport Boulevard shall have a larger street section to allow for a collector expanded intersection (exclusive right turn lane, a left turn lane and a receiving lane or, a landscaped median subject to Traffic Engineering approval) consistent with city standards. This section of roadway shall have **on-street parking restrictions** along **lots 1 thru 4** and Park side (Lot I) unless a larger street section is provided to accommodate parking;

C23. The applicant shall make provisions for bus stops and shelters to the satisfaction of Regional Transit;

PUBLIC/PRIVATE UTILITIES

C24. Dedicate a 12.5-foot public utility easement for underground facilities and above ground appurtenances adjacent to all public street rights of ways; (SMUD)

C25. Dedicate a 5-foot public utility easement for underground facilities and above ground appurtenances adjacent to all public alley right of ways;(SMUD)

C26. Label PG&E transmission line easement as a "Restricted Building and Use Area"; (SMUD)

C27. The owner/developer must disclose to future/potential owners the existing or proposed

69KV electrical facilities and Electrical Substation sites. "**For more information regarding the 69KV lines and the Substations contact Ms. Erline Appelgate at (916) 732-5908"**; (SMUD)

C28. Dedicate or grant a 40-foot easement exclusive to SMUD for the proposed gas line facilities and appurtenances prior to the recordation of the final map.

C29. The owner/developer must disclose to future/potential owners the existing or proposed SMUD gas line facilities. "**For more information regarding the proposed gas line contact Ms. Katherine Knourek at (916) 732-6499"; (SMUD)**

C30. Abandonment of the existing SRCSD easements/access road easements shall not be permitted unless express written permission is obtained from SRCSD; (SRCSD)

C31. Pursuant to SRCSD's easement rights for the LNWI Sacramento Force Main (SFM):

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, trees with mature growth more than five feet, Oak trees, and other environmentally protected species shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole or other SRCSD structures.

C32. Pursuant to SRCSD's easement rights for the City Interceptor:

a. Any improvement or proposed use, including landscaping, that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD.

b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD.

c. Construction staging and stockpiling within the existing SRCSD easement areas shall not be permitted unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.

d. Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability to access or properly maintain its existing facilities, shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD.

e. Tree plantings and landscaping shall be placed in a manner such that mature roots will not infiltrate manhole structures

C33. Pursuant to SRCSD's easement rights for the LNWI deep tunnel easement:

a. Buildings, structures, and other improvements that extend more than six (6) feet below the existing ground surface, or exceed two stories in height, or change the existing surface elevation by more than three (3) shall not be permitted unless approved in writing by SRCSD.

b. Pursuant to SRCSD's easement rights, SRCSD retains the right to remove any improvement or structure that has previously been approved by SRCSD to allow SRCSD to make full use of its easement.

C34. An approved Access Request will be required to access or construct upon SRCSD property. A note to this effect will be placed on any plans issued for construction activities;

C35. An approved Access Request will be required to access any SRCSD facility. A note to this effect will be placed on any plans issued for construction activities;

C36. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes;

C37. The applicant shall provide SRCSD with continuous, unimpeded access to its facilities at all times;

C38. Any existing SRCSD access roads or turnarounds that are damaged by the applicant during construction shall be replaced in kind;

C39. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor;

C40. Any proposed utility crossing of the SRCSD interceptor shall have a minimum vertical clearance of five (5) feet, with the exception of the proposed drainage pipeline, as shown in the attached figures. The applicant's engineer shall maximize the clearance between the existing SRCSD interceptor and the proposed drainage pipeline, which may require that the applicant's engineer utilize a dual pipe system, in lieu of the single

54" pipe, for the crossing as approved by SRCSD. Special construction methods may also be required to the satisfaction of SRCSD;

C41. Parallel utilities (water, drain, electrical, etc.) shall only be permitted within the existing SRCSD easement if express written permission is first obtained from SRCSD prior to construction or placement of such utility by the applicant;

C42. Private sewer service laterals shall not be permitted to connect directly to the SRCSD interceptor system;

C43. The applicant shall install appropriate improvements (i.e. fencing) adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property, to prevent trespass and dumping of trash onto the Bufferlands property. The improvements shall be submitted to SRCSD for review and approval;

C44. The applicant shall install signs adjacent to the southern boundary of Lot DET-2 (detention basin), and the residentially and commercially zoned parcels located adjacent to the SRCSD Bufferlands property. These signs shall be placed at 300 foot intervals and at all points of entry, and the signs shall state the following:

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICTNO TRESPASSING VIOLATORS SUBJECT TO SECTION 555 CALIFORNIA PENAL CODE

Signage shall be submitted to SRCSD for review and approval;

C45. The public access barrier that is proposed to be installed on Beach Lake Road shall install a pedestrian gate that gives SRCSD the ability to allow or restrict public access onto SRCSD property.

C46. The applicant shall submit for SRCSD review and approval all landscaping, utility, and improvement plans that directly or indirectly affect SRCSD facilities, or the operation of SRCSD facilities, prior to approval of the Final Map;

C47. The applicant shall analyze biological, aesthetic, odor, noise, and any other negative impacts associated with the construction, maintenance, and operation of improvements through the SRCSD Bufferlands property. These permanent and temporary impacts shall be mitigated to the satisfaction of SRCSD;

C48. A maximum peak wet weather flow (pwwf) of 1.283 million gallons per day (mgd) shall be conveyed to the SRCSD City Interceptor on an interim basis only. The interim service area associated with this flow shall be compromised of Phases 1 and 2 (as described in the Draft Sewer Master Plan for Delta Shores project dated for August 28, 2008) of the Delta Shores project, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single dwelling (ESD) units and areas, as outlined in the County of Sacramento Improvement Standards. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows:

Interim Service Area Sub-Shed	ESD's	Area (acres)	PWWF (mgd)
Phases 1 and 2 for Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House[1]	12	2	0.010
Total[2]	1783	261.51	1.283

Footnotes
1. ESD's and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.
2. The total PWWF is less than the sum of the calculated PWWF from each sub shed because the peaking factor decreases with increasing flow.

C49. The applicant shall provide SRCSD with the necessary provisions (i.e. electrical and communications link conduits) required to install a flow meter into the lateral manhole that connects to the SRCSD City Interceptor. Improvement plans shall be submitted to SRCSD for review and approval to ensure that the required provisions meet the needs of SRCSD.

C50. The applicant shall construct a permanent collection system that will re-direct all interim flow to an alternative SRCSD connection Point prior to any one of the following events:

a. The calculated PWWF exceeding the allocated 1.28mgd limit

b. The development of any area outside of the interim service area (Phases 1 and 2 of the Delta Shores Project as Described in the Aug 28, 2008 Delta Shores Draft Sewer Master Plan, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House).

c. Development Activity Within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.

C51. The applicant shall submit a sewer study for SRCSD review and approval. This study shall identify interim and ultimate sewer service alternatives for the Delta Shores project; (SRCSD)

CITY UTILITIES

C52. Prior to recording the Final Map, the drainage and sewer agreements and associated financial assurances shall be satisfied per the Master Tentative Subdivision Map;

C53. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Improvements shall be consistent with the approved Drainage, Water and Sewer Master Plans that will provide for the ultimate development of the Delta Shores. The construction shall be to the satisfaction of the Department of Utilities (DOU);

C54. All existing easements and all existing right-of-ways shall be shown on the Final Map;

C55. Dedicate all necessary easements, IOD easement, 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, per each approving agency requirements. Easements shall be dedicated for off-site water, sewer and storm drain main extensions as necessary;

C56. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

C57. All public water, sanitary sewer and storm drain pipelines or systems shall be placed within the asphalt concrete (AC) section of public-right-of-ways or easements. Prior to acceptance of maintenance responsibilities, the public facilities shall be designed and constructed per City standards and procedures and approved by the DOU;

C58. All onsite drainage, water and sewer systems shall be private systems maintained by the property owner;

C59. Unless otherwise approved by the DOU, public streets, private streets and alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets;

C60. Unless otherwise approved by the DOU, private alleys and drive aisles with two public maintained utility systems, e.g., water and sanitary sewer systems or water and storm drain systems, shall have a minimum paved AC width of 22 feet from lip of pavement to lip of pavement and shall have drain inlets, curb and gutter constructed to City Standards or a concrete v-gutter drain located in the center of the pavement to provide surface drainage. Additional public or private maintained utility systems shall not be located in these private alleys and drive aisles;

C61. The full width of the private streets, alleys and drive aisles with public water, sanitary sewer and/or storm drain pipelines shall be dedicated as water, sanitary sewer and/or storm drain easements. An additional minimum 3 feet adjacent to all the streets shall also be dedicated as an easement for water and sewer distribution system appurtenances such as hydrants, water meters and sewer cleanouts. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any private streets, alleys and drive aisles and easements at all times;

C62. Construct storm drain and sanitary sewer mains and stubs and water mains and water service taps, for all public Park lots and open space lots. The construction shall be to the satisfaction of the DOU and Parks Department;

C63. Construct storm drain and sanitary sewer mains and stubs and water mains, water service taps, meters and reduce pressure (RPs) for all privately maintained Park lots

and privately maintained open space lots. The construction shall be to the satisfaction of the DOU and Parks Department;

C64. The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies for the construction of the project improvement;

C65. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;

C66. Any new domestic water services shall be metered. Only one water domestic water service is allowed per parcel;

C67. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service;

C68. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G;

C69. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.);

C70. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks;

C71. If required by the DOU, two separate water mains shall be placed on each side of the street where a landscape median is proposed at the centerline of the street;

C72. Prior to the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed 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 a 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. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study;

C73. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual unless otherwise approved by the DOU;

C74. Provide separate sanitary sewer services to each parcel or lot to the satisfaction of the DOU;

C75. Properly abandon under permit from the County Environmental Health Division, any well or septic system located on the property;

C76. All sanitary sewer mains shall be at least 8 inches is diameter;

C77. A separate set of improvement plans shall be prepared for all common drainage and sewer lines;

C78. If there are existing sanitary sewer mains, sewer pump stations, drainage mains and a drainage sump station located within the subdivision boundary or serving the proposed project, then the applicant shall abandon, remove or relocate these existing facilities to the satisfaction of the DOU;

C79. Dedicate in fee title or IOD fee title, at no cost to the City, Lot L for the sanitary sewer lift station. The location and size of this lot shall be to the satisfaction of the DOU. The DOU shall determine if the land is to be dedicated in fee title or IOD fee title. Any dedication in excess of and beyond the dedication required for development of the project area shall be eligible for reimbursement to the extent provided for in the Finance Plan;

C80. The applicant shall construct access roads and/or driveways for the sewer station and provide associated easement to the satisfaction of the DOU;

C81. The applicant shall construct sewer pump stations, discharge pipes, and other appurtenances. The design and construction shall be to the satisfaction of the DOU. A separate set of improvement plans shall be prepared for the sewer pump station and submitted to the DOU Sewer Group for review. Prior to design of the pump station, the applicants' engineer shall schedule a meeting with the DOU Sewer Group to discuss design standards and requirements;

C82. Surface or subsurface drainage facilities located within private alleys or drive aisles not constructed to City standards with a width of less than 25 feet for three public utilities or 22 feet for two public utilities from lip of gutter to lip of gutter shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City attorney;

C83. A drainage master plan for the project shall be completed by the applicant and approved by the DOU. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model or equivalent model approved by the DOU. The study shall include freeway drainage and all offsite drainage which drains through the site. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. The drainage master plan shall include basins that are designed and constructed for flood control and water quality treatment. The flood

control volume shall be established using the 100 year – 10 day storm and the 100 year - 24 hour storm. Detention and water quality basins serving Delta Shores shall be sized for a pump station discharge of approximately 0.1 cfs/acre into Morrison Creek for a shed area of 1450± acres. Existing and proposed wetlands (required for mitigation) shall not be used to treat and/or convey storm drain runoff from the proposed development unless approved by the governing federal, state and local agencies. The approved master drainage plan shall include a phasing plan for drainage infrastructure as appropriate. The site shall be mass graded to overland release to the detention/water quality basins;

C84. The proposed detention/water quality basins shall be sized to handle storm drain runoff from the Delta Shores Development and all existing offsite flows that naturally drain across this property;

C85. The developer shall maintain the detention/water quality basins for a period of two (2) years or until acceptance by the City into the City of Sacramento Neighborhood Water Quality Maintenance District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the detention/water quality basin. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance. If required by the DOU, a maintenance agreement, Hold Harmless Agreement shall be executed;

C86. The applicant shall provide landscaping and irrigation system for all detention and/or water quality basins. The construction and landscaping shall be to the satisfaction of the DOU;

C87. A separate set of improvement plans shall be prepared for the detention/water quality basin;

C88. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor and finished garage elevations shall be a minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher;

C89. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses 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;

C90. A grading plan showing existing and proposed elevations are required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage

paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU;

C91. This project is greater than 1 acre in size; 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative;

C92. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. 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;

C93. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development in the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Storm drain public notice message is required at all drain inlets. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls, runoff reduction controls and on-site treatment control measures selected for the site. Refer to the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions", dated May 2007 for appropriate source controls, runoff reduction controls and onsite treatment control measures;

C94. The City's current Municipal Stormwater NPDES Permit requires that low impact development (LID) and hydromodification strategies be included in new development projects. This project may be required to implement LID measures and address hydromodification in addition to the incorporation of source and treatment controls;

C95. The applicant shall provide for rough grading of public maintained parks. The rough grading shall be to the satisfaction of the DOU and Parks;

FINANCING PLAN and SPECIAL DISTRICTS:

C96. Dedicate to the City those areas identified on that phase of the Tentative Master Subdivision Map as Landscape Corridors, Freeway Buffers, Interchange landscaping,

and Open Space areas. Annex the project area 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 in dedicated easements or rights of way, to the satisfaction of the Department of Transportation, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping and irrigation for two 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 irrigation;

C97. 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 Planning Department, Public Improvements Financing Division, Special Districts Project Manager.);

C98. All detention/water quality basins and water quality only basins shall be annexed into the City of Sacramento Neighborhood Water Quality Maintenance District or equivalent which provides for maintenance of the landscaping and irrigation within the basins;

PPDD: Parks

The following are conditions of approval of the proposed Delta Shores West Tentative Subdivision Map, dated July 11, 2008. Unless otherwise expressly provided otherwise, each condition must be satisfied by the applicant prior to approval of the final subdivision or parcel map, or, in the case of phased final maps, prior to approval of the first final subdivision or parcel map. Any condition requiring an improvement that has been included in the improvement plans for the subdivision and the construction of which has been secured by a city standard form subdivision improvement agreement or other city approved agreement may be considered satisfied, unless otherwise stated.

C99. **Park Dedication - IOD**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) for the park site identified on the Delta Shores West Tentative Subdivision Map as Lot I, comprising a 6.02± (net) acres. No parkland dedication credit shall be granted for Lots J, M or N. At the time of delivery of the IOD for Lot I, the applicant shall:

a. Provide to City a title report demonstrating that it holds full and clear title to Lot I, including all interests necessary for maintenance and access.

b. Provide a Phase 1 environmental site assessment of Lot I

c. If the environmental site assessment identifies any physical conditions or defects in Lot I that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a

supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and

d. Take all actions necessary to ensure that Lot I are 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 Lot I.

C100. **Park Land Dedication Security**: The City acknowledges the Delta Shores PUD includes a phasing plan for eventual build-out of the project. Each subsequent tentative map to the Tentative Master Subdivision Map may or may not be able to completely satisfy its Quimby land dedication requirements as a stand alone map, but the intent is to balance the land dedication overall. Should any map subsequent to the Tentative Master Subdivision Map contain less park land than is required to meet its Quimby parkland dedication requirement for the number of residential units that may be constructed on its lots upon adoption of the final map, a calculation shall be made to determine if the cumulative parkland acreage dedicated to date is sufficient for the total number of residential units that may be constructed on the tentative map and for all preceding final maps. If the parkland dedication is insufficient, the applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. The dedication of excess park land does not obligate the City to reimburse the Applicant for the value of the land dedicated. Excess dedication is at the option of the Applicant;

C101. **Basis for Park Land Dedication**: Total park land dedication of 58.23± acres is based upon a maximum housing unit count of 5,222 units where 2,012 are single-family detached units and 3,210 are attached units. Parkland dedication is determined according to the formula D x F = A, where D = the number of dwelling units, F = a 'factor' that when multiplied by the number of units will produce five acres per thousand population (for single-family detached units the factor is 0.0149 and for attached and multi-family units the factor is 0.0088), and A = the buildable acres to be dedicated. Because parkland dedication requirements are based on unit type and count, the number of acres of parkland dedicated with the Tentative Master Subdivision Map establishes a limit on the number and type of units that may be approved without additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter 16.64;

C102. **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 or met by the provision of approved private recreational facilities;

C103. **Open Space Lots**: The Applicant shall provide on City's form an irrevocable offer of dedication (IOD) for Open Space Lots C, E and H totalling 3.28 acres as shown on the

Delta Shores West Tentative Subdivision Map. At the time of delivery of the IOD, the applicant shall:

a. Provide to City a title report demonstrating that it holds full and clear title to Lots C, E and H, including all interests necessary for maintenance and access;

b. Provide a Phase 1 environmental site assessment of Lots C, E and H;

c. If the environmental site assessment identifies any physical conditions or defects in Lots C, E and H that would interfere with its intended use as a trail corridor, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and;

d. Take all actions necessary to ensure that Lots C, E and H are 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 Lots C, E and H;

C104. **Open Space Lot Maintenance**: The Developer shall be responsible for maintenance (weed abatement) of Lots C, E and H conveyed as an IOD until the time that the City records acceptance of the IOD. Upon acceptance of the IOD, the City Department of Parks and Recreation shall assume maintenance responsibility for Lots C, E and H. The City Department of Parks and Recreation accepts no maintenance responsibility for Open Space Lots A, B, D, F, G, M, or N identified on this tentative map;

C105. **Improvements**: The Applicant shall construct the following public improvements prior to City's acceptance of the Lot I park site. The following shall not apply to the Freeport Boulevard frontage, which shall be retained in its current rural state:

a. Full street improvements for Lot I including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site;

b. Concrete sidewalk and vertical curb along all street frontages that open onto Lot I. The sidewalk shall be contiguous to the curb (attached) unless otherwise approved by PPDS;

c. A six foot high masonry wall as approved by the City PPDS on the property lines separating Lot I 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 PPDS;

d. A six foot high open view fence as approved by the City PPDS on the southern property line of Lots 38 through 56, excluding Lot D;

e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lot I at a location approved by PPDS for future service.

Number of stubs and locations to be approved by PPDS. 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 Lot I, quantity and location as approved by PPDS. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location;

g. A ten-foot (10') wide driveway into Lot I at a location approved by PPDS. The driveway is to provide future maintenance access to the park;

h. The Applicant shall rough grade Lot I as required by City Code to provide positive drainage as approved by PPDS;

i. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS;

C106. **Site Plan**: The Applicant shall submit a site plan and electronic file showing the location of all utilities on Lot I to the PPDS for review and approval;

C107. **Design Coordination for PUE's and Facilities**: If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous Lot I, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) or open space and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project;

C108. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.

a. Location and width of trail: A 12-foot wide trail with two 2-foot shoulders shall be located along the eastern boundary of the project site adjacent to the boundary shared with Interstate 5 and extending from the southeastern corner of Street 14 northerly to the Street 1 intersection with Stonecrest Avenue. The trail alignment through Lots K and L shall be subject to the review and approval of the Department of Utilities (DOU);

b. The applicant shall submit and obtain PPDS approval of the multi-use trail alignment and design prior to submitting improvement plans for the trail;

c. The proposed multi-use trail shall comply with Class I bike trail standards,

including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification);

d. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs);

e. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads;

f. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail;

g. Upon completion of all multi-use trail construction identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS;

C109. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:

a. The location of all planned multi-use trails, including a planned trail along the southern border of the project; and

b. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At Level 3, core tasks are regularly completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there may be some seasonal issues; there is little or no flower planting; and weeds may occur in shrub beds from time to time;

FIRE

C110. All turning radii for fire access shall be designed as 35' inside and 55' outside;

C111. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more;

C112. Fire Apparatus access roads shall be designed and maintained to support the imposed

loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3;

C113. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

C114. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department;

MISCELLANEOUS

C115. Meet all conditions of the development agreement (If applicable);

C116. 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;

C117. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all alleys and all common areas. The Homeowner's Association shall maintain all private alleys, alley lights, common landscaping and all common areas;

C118. Remove all existing above ground structures on the site;

ADVISORY NOTES:

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

C119. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by the DOU and the Department of Transportation;

C120. If lots are to be developed for condominiums, then the condominium lot, clubhouse and pool shall have a separate street tap for a metered domestic water service. Common area landscaping shall also have a separate street tap for a metered irrigation service. A Utility Service Agreement and the CC&Rs will be required for a condominium development;

C121. If the developer anticipates converting a condominium project within the development to townhouses or a similar type private residence development, the on-site water, storm drain and sanitary sewer systems within these projects will need to be reconstructed in order to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities prior to the design of the condominium project for additional information regarding City Code and standard requirements to convert the project to townhouses;

C122. Location of the wet utilities in the street without center medians shall be as follows, drainage mains shall be placed in the centerline of the street, water mains shall be placed north and west of the centerline and the sewer main shall be placed south and east of the centerline. The location of wet utilities in streets with medians shall be approved by the DOU prior to design;

C123. Sewer service taps and connections are not allowed off of a 15-foot or deeper (from top of pavement to sewer invert) sewer main. A shallower parallel sewer main is required;

C124. The proposed project is located in the Flood zone designated as **Shaded X** zone and **A99** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone and A99 zone, there are no requirements to elevate or flood proof. However, although A99 zone has no requirements to elevate or flood proof, flood insurance is required by FEMA;

C125. 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; (Parks)

C126. 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; (Parks)

C127. 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. This project currently identifies 348 single family residential units. The Quimby land dedication requirement for the project based on this unit count is 5.185±acres. The map currently identifies 6.02± acres of parkland which fully satisfies the Quimby requirement for the project. However, any change in the residential unit count or type may change the amount of Quimby land dedication or in-lieu fee due and may require additional parkland dedication or in-lieu fee obligations under Sacramento City Code Chapter

16.64; (PARKS)

b. Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $1,694,064. This is based on 348 SF units at $4,868 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; (Parks)

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Delta Shores Public Facilities Financing Plan; (Parks)

C128. The Developer shall be responsible for maintenance (weed abatement) of all Lots conveyed as an IOD until the time that the City records acceptance of the IOD; (Parks)

C129. The Developer shall obtain a Permit to Enter from the PPDS prior to use of any park site as a construction staging area; (Parks)

C130. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

C131. As noted in the conditions above, "Deep rooted trees, or any other form of species that may adversely affect the operation of SRCSD's existing facilities, or SRCSD's ability of access or properly maintain its existing facilities, shall not be permitted within SRCSD's existing easements unless express written permission is obtained from SRCSD." The trees shown in the street cross sections (i.e. Cosumnes River Boulevard cross sections do not appear to meet this condition.

C132. The map identifies several existing SRCSD easements and access roads that are "to be abandoned" – the abandonment of these existing SRCSD easements and access roads shall not be permitted at this time. SRCSD requires these access roads and easements to access its pipeline and facilities for maintenance, operation, and emergency purposes;

C133. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer Fee Quote Desk at 876-6100 for sewer impact fee information;

C134. SRCSD 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;

C135. When submitting improvement plans, the applicant shall provide SRCSD with a signature/approval block on the cover sheet;

Table of Contents
Exhibit A: Delta Shores Tentative Master Subdivision Map
Exhibit B: Delta Shores East Tentative Map
Exhibit C: Delta Shores West Tentative Map

Adopted by the City of Sacramento City Council on January 13, 2009 by the following vote:

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

Noes: Councilmember McCarty.

Abstain: None.

Absent: None.

Mayor Kevin Johnson

Attest:

Shirley Concolino, City Clerk

Exhibit A: Delta Shores Tentative Master Subdivision Map

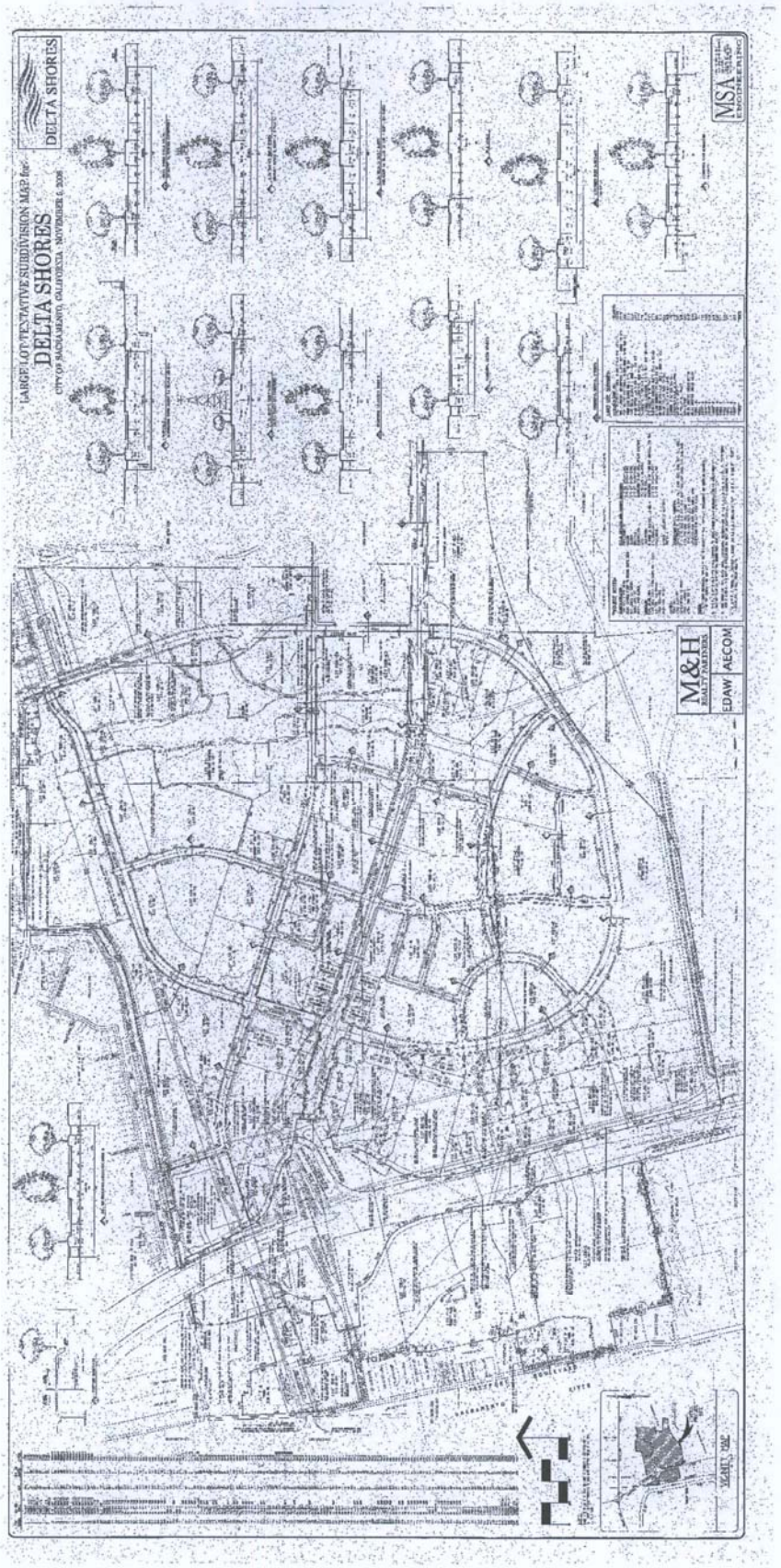


Exhibit B: Delta Shores East Tentative Map

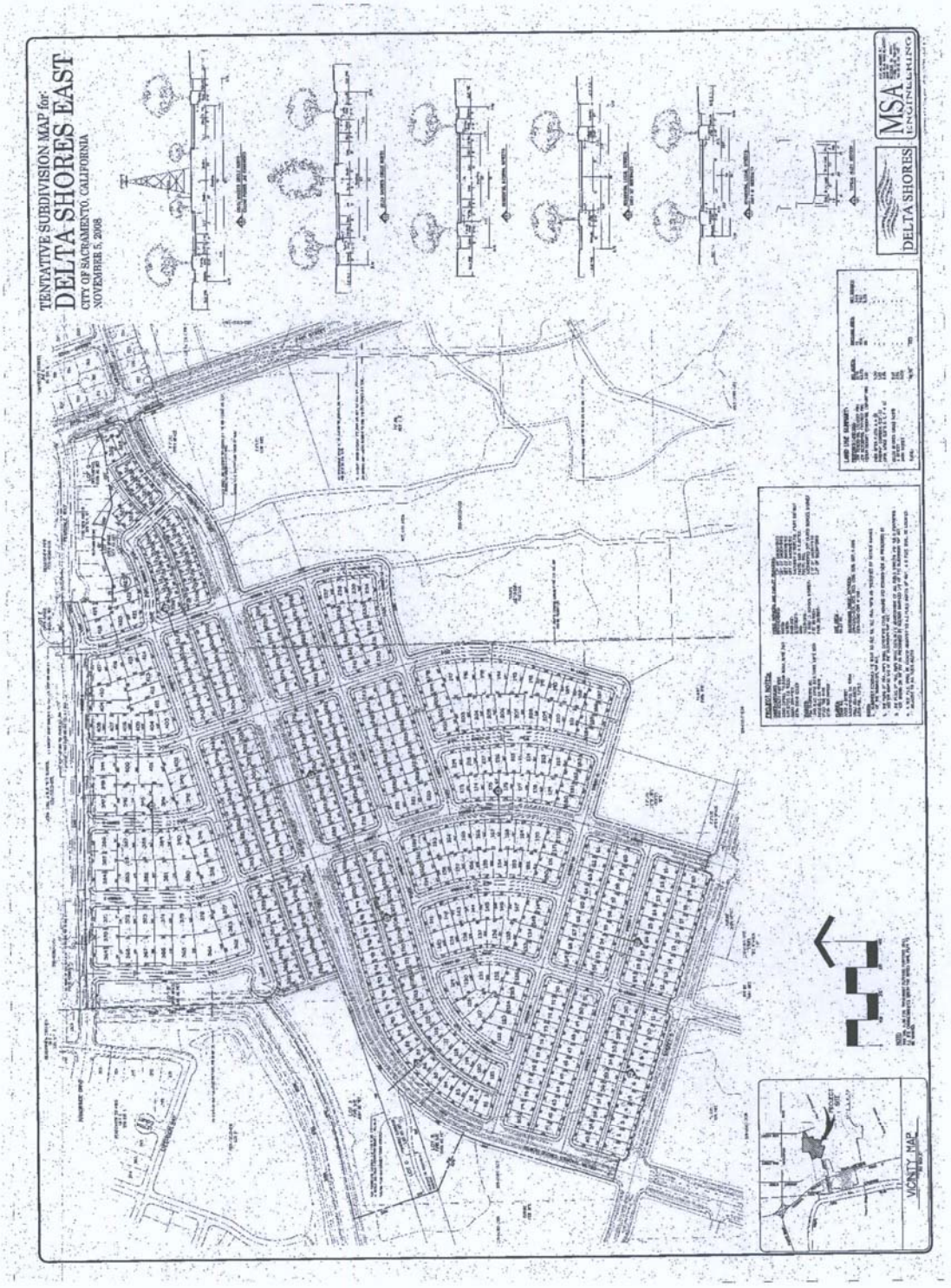
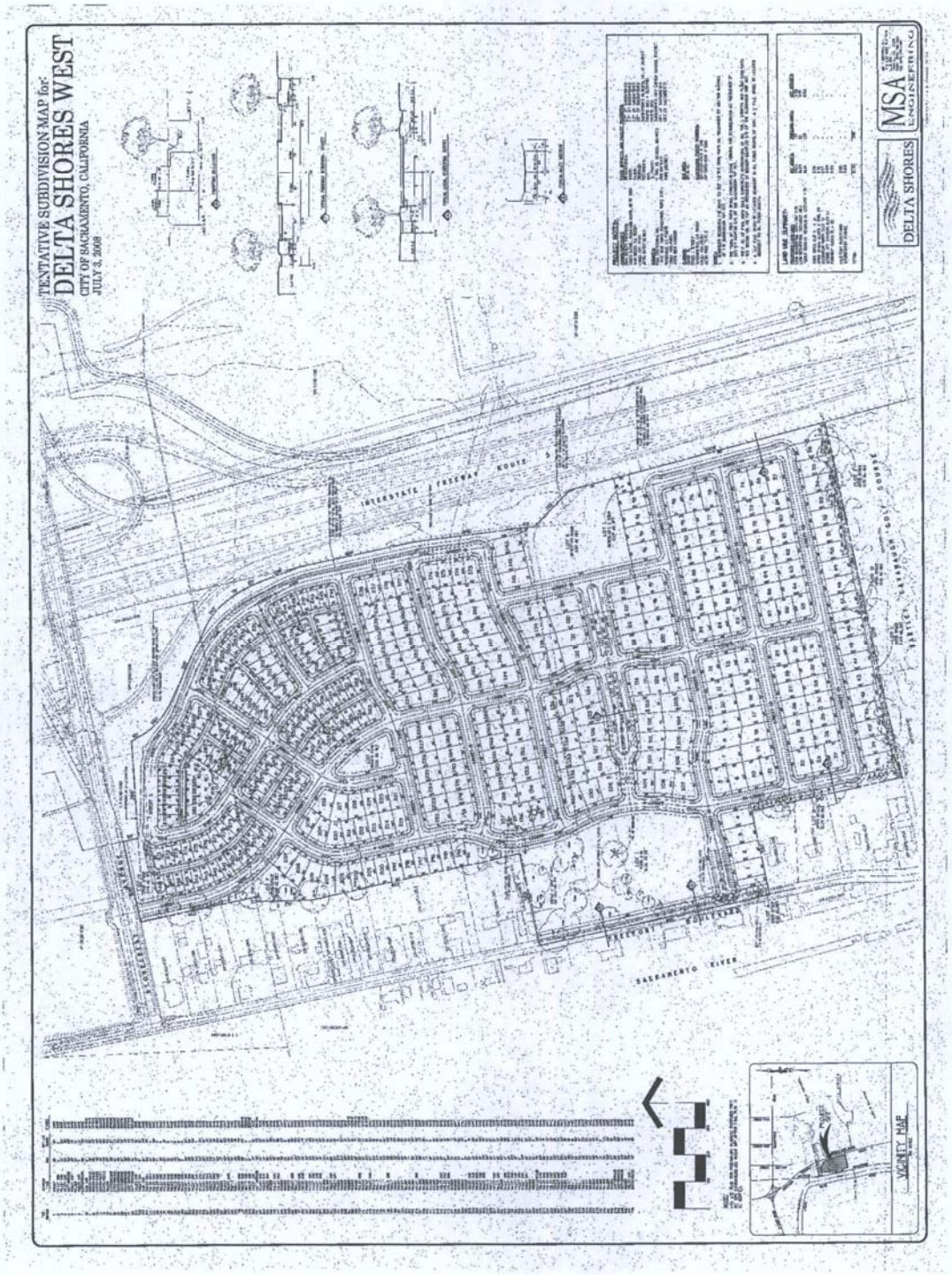


Exhibit C: Delta Shores West Tentative Map



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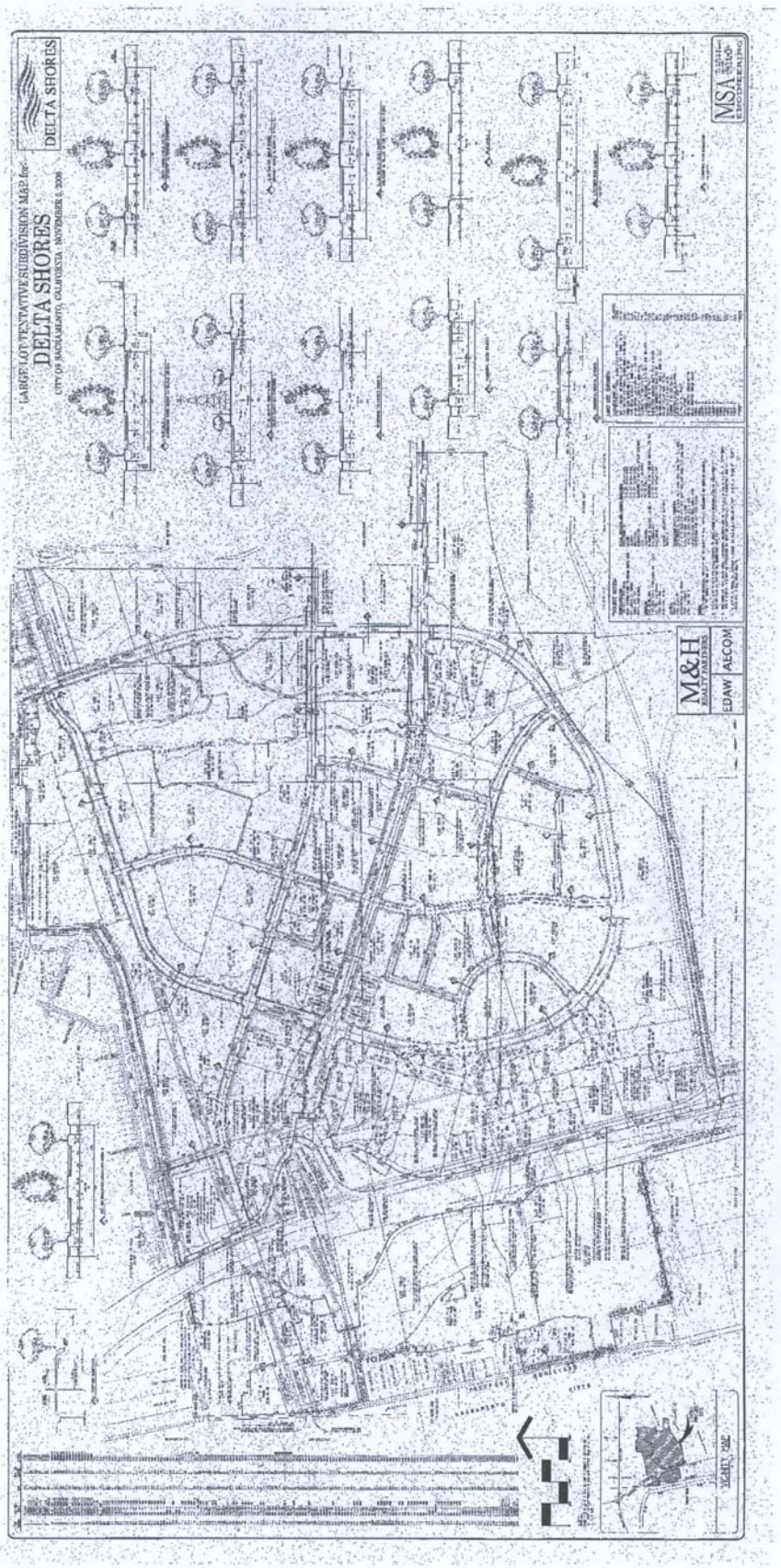

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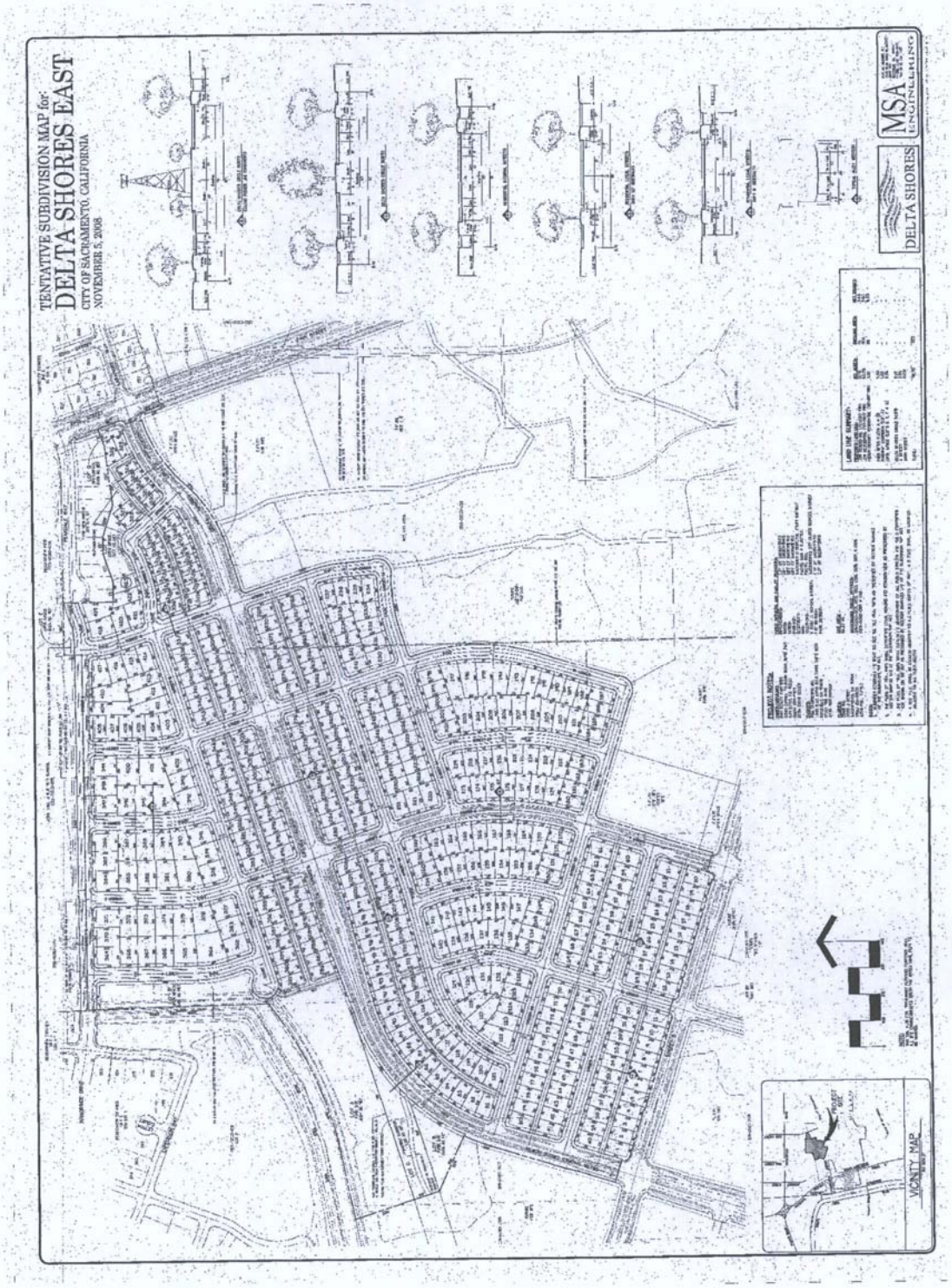
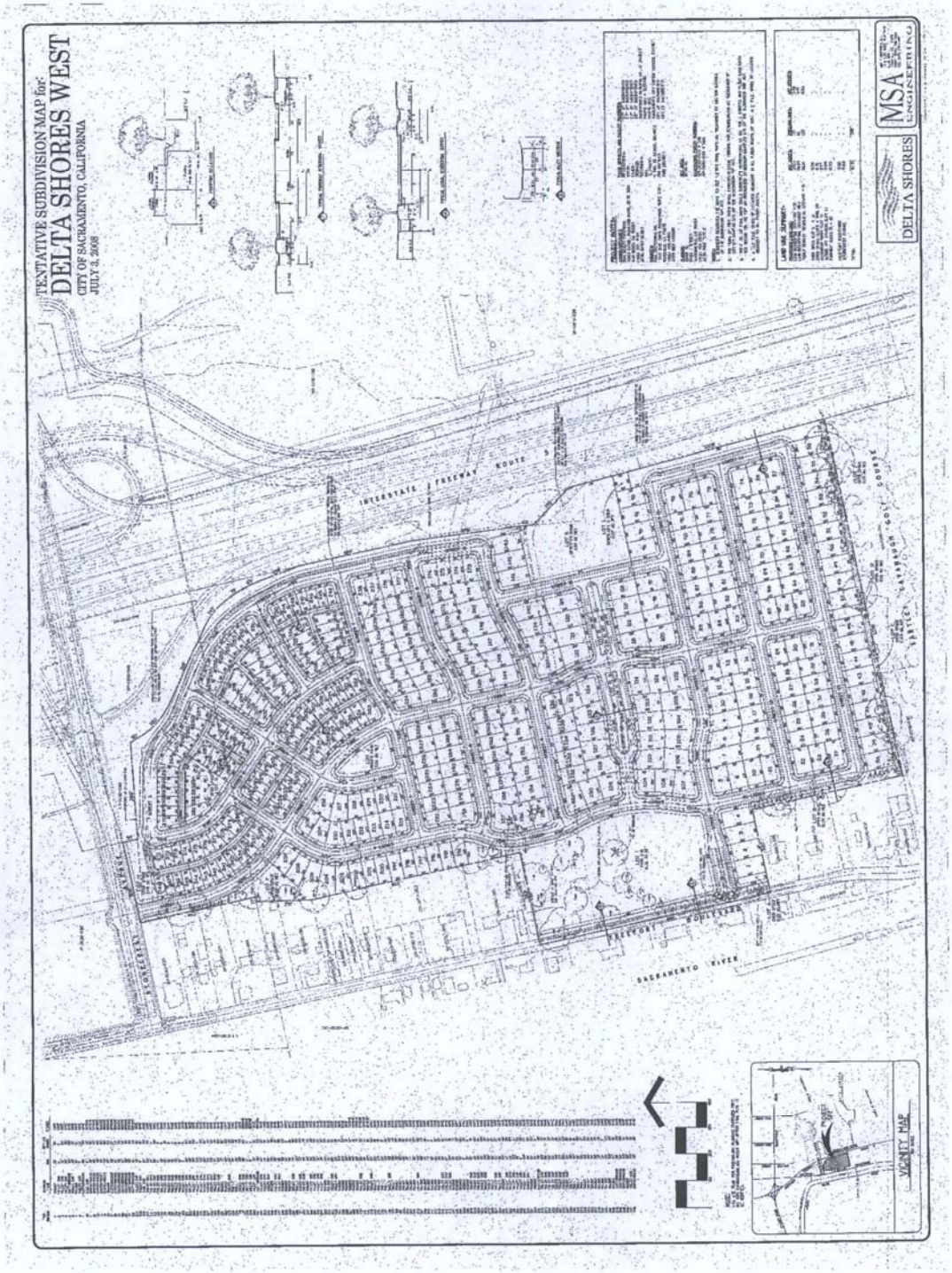
Exhibit C: Delta Shores West Tentative Map