

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE MCKINLEY VILLAGE PROJECT (P08-086)

BACKGROUND

- A. On March 27, 2014, after conducting a public hearing, the City Planning and Design Commission forwarded to the City Council a recommendation to approve the McKinley Village Project (P08-086) (the “**Project**”).
- B. On April 29, 2014, after giving notice as required by Sacramento City Code section 17.812.010 (2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

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 McKinley Village project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A&B. Environmental Determination: The Environmental Impact Report and Mitigation Monitoring Plan for the Project have been adopted by Resolution No. 2014-_____.

H. The Master Parcel Map to subdivide the 48.80± gross acres into 12 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 Planning & Design Commission has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

I. Tentative Map. The Tentative Map to subdivide 48.80± gross acres into 384 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 Planning & Design Commission has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

J. Subdivision Modifications. The Subdivision Modifications to allow nonstandard street sections are approved based on the following findings of fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city. In granting a modification, the planning and design commission or city council may impose such conditions as are necessary to protect the public health, safety or welfare, and assure compliance with the general plan, with all applicable specific plans, and with the intent and purposes of these regulations.

K. Site Plan Design Review. The Site Plan and Design Review for the construction of 312 single-unit dwellings, 24 multi-unit dwellings, and a recreation center are approved based on the following findings of fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and the McKinley Village Planned Unit Development; and
2. The design, layout, and physical characteristics of proposed development are consistent with the McKinley Village PUD; and
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with the McKinley Village PUD and development standards; and
4. The design, layout, and physical characteristics of the proposed residential subdivision and recreation center are visually and functionally compatible with the surrounding neighborhood; and
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

L. Driveway Variances. The Driveway Variances to reduce the width of the proposed driveways from 24 feet to 20 feet for all proposed courts are approved based on the following findings of fact:

1. The variance is justified by special conditions that prevent strict compliance with the requirements of this chapter in that the T Court design and footprints for the homes along the freeway and railroad

have been oriented to act as a buffer for the proposed dwellings which results in a compact layout.

2. Granting the variance does not constitute a special privilege extended to an individual in that: a) residential uses are allowed in the proposed Single Unit and Duplex Dwelling (R-1A PUD) zone with the approval of a Site Plan and Design Review; and b) other variances have been approved under similar circumstances.
3. Granting the variance will not create a potential hazard or threat to public health or safety in that the proposed garages have adequate room for maneuvering and the shared driveways will reduce the number of curb cuts on the public streets.

Conditions of Approval

H. The **Master Parcel Map** to subdivide the 48.80± gross acres into 12 parcels is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P08-086). 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 Public Works.

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

H1. 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;

- H2. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;
- H3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-086);
- H4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;
- H5. 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.
- H6. Place the following note prominently on the master parcel 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"
- H7. Show all existing and proposed/required easements on the Final Map;
- H8. Multiple Final Maps may be recorded.
- H9. Obtain and comply with abandonment clearance letters for the abandonment's on the Final Map. Letters shall be provided to the Department of Public Works;

DEPARTMENT OF PUBLIC WORKS: Streets

- H10. All streets shall be dedicated upon filing the first phase of the Master Parcel Map. Provide an Irrevocable Offer of Dedication (I.O.D.) for "A" Street, 40th Street, Street 1 through Street 10.

CITY UTILITIES (Robert Armijo, Dept. of Utilities, 808-1411)

- H11. Dedicate on the final map, or provide on City's form an Irrevocable Offer of Dedication

(IOD), as determined by DOU (Department of Utilities), for all easements, rights-of-way, and fee title property, required to implement the approved storm drain, sewer and water studies. Easements shall be dedicated for off-site storm drain, sewer and water main extensions as necessary. Street right-of-way shall be dedicated for common storm drain, sewer and water pipes and appurtenances identified in the water, drainage and sewer studies. All dedications shall be at no cost to the City unless otherwise approved by DOU in its sole discretion. 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.

- H12. Dedicate on western portion of Parcel 5 and other real estate (i.e. APN 001-0170-013-000, 003-0061-011-0000, 003-0061-0006-0000 or portions thereof that the applicant may have acquired) on the final map, or provide on City's form an IOD, as determined by DOU, a parcel or easement to allow for the construction of a City owned underground combined sewer detention facility for the overall benefit of the Combined Sewer System. The location and size of the parcel or easement shall be to the satisfaction of the DOU. If the City owned lots on the West side of the project are maintained as City property, the facility may be constructed within those lots.

PPDS: Parks (Mary de Beauvieres, Parks, 808-8722)

- H13. **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) of the parks sites identified on the tentative map as Parcel 6 (comprising 0.7± (n) acres), Parcel 7 (comprising 0.9± (n) acre) and Parcel 8 (comprising 0.6± (n) acre). Applicant shall also provide on City's form an irrevocable offer to dedicate an exclusive park easement for recreational purposes (Exclusive Recreational Easement) of the parks sites identified on the Tentative Subdivision Map as Parcel 9 (comprising 0.2± (n) acre) and Parcel 10 (comprising 0.1± (n) acre). Parcels 6, 7, 8, 9 and 10 shall be individually referred to as a "Park Parcel" and collectively referred to as the "Park Parcels." At the time of delivery of the IOD for each Park Parcel, the applicant shall: (1) provide to City a title report demonstrating that it holds full and clear title to each Park Parcel, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of each Park Parcel; (3) if the environmental site assessment identifies any physical conditions or defects in a Park Parcel, which 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 (4) take all actions necessary to ensure that the Park Parcels 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 the Park Parcels.

Finance Department: Special Districts (Mark Griffin, Finance, 808-8788)

H14. With each phase of the Final Master Parcel Map dedicate (as an I.O.D) to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, and Open Space areas. 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 PPDS.

ADVISORY NOTES:

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

ADV1. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

ADV2. 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, Planning Division, and the Department of Public Works.

ADV3. **Turnkey Park Development:** If the Applicant desires to construct Parcels 6, 7, 8, 9 and/or 10 as a turnkey park, the Applicant shall notify PPDS in writing and shall enter into a City standard Credit/Reimbursement Agreement to construct the park improvements to the satisfaction of the City's PPDS. The Agreement shall address: (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park, (3) 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, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements. The park development budget shall be based upon a percentage of the parkland being dedicated relative to the parkland dedication requirement for the entire project, subject to adjustment pursuant to the Development Agreement.

ADV4. **Private Facility Credits:** Sections 16.64.100, 110 and 120 of City Code

address the granting of private recreation facility credits. 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.

The Applicant has requested, and City has agreed, that the construction on Parcel 11 of a private recreation building and pool, and a community garden on a portion of Parcel 4 and 5 (as identified in the Development Agreement) to serve the subdivision shall be eligible for private facilities credit equivalent to 15% of the total project parkland dedication obligation (5% for the building, 5% for the pool and 5% for the garden area). The private facilities credit of the pool, recreation building and garden area is estimated to be 0.669 acres, currently valued at \$200,700. (Estimates of private facilities credits and values are based upon a dedication requirement of 5.0 acres / 1,000 residents which equates to a total parkland dedication obligation of 4.464 acres.) The credit shall be applied to the project upon approval and recordation of an Agreement to Construct and Maintain Private Recreational Facilities, pursuant to section 16.64.100 of City Code.

- ADV5. As per City Code, Quimby parkland credit can be granted only to "buildable acres," defined as a typical acre of the subdivision, with a slope less than ten (10) percent, and on which building is not excluded because of flooding, public rights-of-way, easements or other restrictions as defined in City Code Section 16.64.030.B.2. The Code section in effect at the time dedication is required shall govern.
- ADV6. The Developer shall be responsible for maintenance (weed abatement) of IOD Parcels 6, 7, 8, 9, and 10 until the time that the City records an Acceptance of the IOD.
- ADV7. A Structural analysis of the A Street Bridge shall be conducted by a licensed Structural Engineer and submitted to the Sacramento Fire Department which will demonstrate the bridge is designed to support the imposed loads of a fire apparatus (70,000 lbs). ***Applicant provided current Caltrans Bridge Inspection Report that shows bridge design per applicable loads.***(FIRE)
- ADV8. If the applicant intends to utilize the City parcels adjacent to the A Street overpass, then the applicant shall purchase the land from the City. Contact the Department of General Services, Real Estate Asset

Management; a point of contact is Bill Sinclair (916) 808-1905. (DOU)

- ADV9. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property. Except in the case of remediation monitoring wells and other remediation features including pumps, pipes, etc., which will be added or abandoned according to their respective remediation plans in fulfillment of their respective remediation plans.
- ADV10. The applicant shall be responsible for obtaining all necessary permits and approvals from federal, state, local or other approving agencies having jurisdiction over this project prior to the construction of the project improvements.
- ADV11. Location of the wet utilities in the street 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. Where drainage and sewer force mains are located the DOU will consider alternate placement.
- ADV12. Prior to issuance of any building permits within any phase, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning as determined by DOU unless otherwise approved by the Department of Utilities.
- ADV13. Prior to occupancy within any phase, 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 Development Services.
- ADV14. Two points of connection 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 or easements as per the City's Design and Procedures Manual or as approved by the DOU.
- ADV15. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provided for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.
- ADV16. Water services on the downstream side of the meter fall under the Building Divisions jurisdiction. The Building Division will require and review private water easements as needed.

- ADV17. Sewer services on the upstream side of the point of service cleanout/manhole fall under the Building Divisions jurisdiction. The Building Division will require and review private sewer easements as needed.
- ADV18. The proposed project is located in the Flood zone designated as X zone and Shaded X 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 X and Shaded X zone, there are no requirements to elevate or flood proof.
- ADV19. The applicant is encouraged to incorporate Low Impact Development (LID) strategies for the site design, such as interceptor trees and streets with planters to disconnect pavement. The applicant is encouraged to consider additional runoff reduction measures such as disconnecting roof drains, porous pavement, etc. (Guidance provided in Chapter 5 of the Stormwater Quality Design Manual). In addition, the applicant is encouraged to design the common landscape areas to provide stormwater detention to the maximum extent practicable. Contact the DOU Stormwater Program (808-1449) if you have any questions.
- ADV20. This subdivision is located within a Rescue Area. This project shall comply with the requirements for a Rescue Area set forth in City Code Section 15.104.070 and the Sacramento Comprehensive Flood Management Plan.

I. The Tentative Map. The Tentative Map to subdivide 48.80± gross acres into 384 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 (P08-086). 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 Public Works.

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

11. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
12. 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 Public Works after consultation with the U.S. Postal Service;
13. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map (specifically private T-courts and alleys). The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from all appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.;
14. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-086);
15. Meet all conditions of the existing PUD (P08-086) unless the condition is superseded by a Tentative Map condition;
16. Show all continuing and proposed/required easements on the Final Map;
17. 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 Public Works.
18. 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;

Department of Public Works: Streets (Anis Ghobril, Department of Public Works, 808-5367)

19. 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;

- I10. 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 Public Works. 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 Public Works;
- I11. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.
- I12. 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 and to the satisfaction of the Department of Public Works.
- I13. Construct "A" Street as a minor collector street section (Bike lanes, no parking) west of the A Street Bridge to 28th Street and as a residential street section east of the bridge into the project area. The construction of "A" Street shall be in accordance with the recommendations of the geotechnical report due to the proximity to the City's Landfill. Subject to consultations with Caltrans, "A" street shall transition on both approaches (east and west) to the A Street Bridge to meet AASHTO standards. The construction of A Street shall be per City standards and to the satisfaction of the Department of Public Works.
- I14. The applicant shall improve the A Street Bridge with new paving and striping, and either construct a new sidewalk on the north side of the bridge, or modify the existing bridge cross section if required by the City subject to consultations with Caltrans. The applicant shall coordinate with Caltrans, and obtain an encroachment permit to upgrade the bridge railings or any other improvements to the bridge per Caltrans standards and to the satisfaction of the Department of Public Works.
- I15. The applicant shall dedicate and construct the proposed extension of 40th Street as a minor collector street section (bike lanes, no parking) from "C" Street to the 40th Street underpass per City standards and to the satisfaction of the Department of Public Works.
- I16. The applicant shall dedicate and construct all pedestrian and bike trails as shown

on the tentative map dated March 19, 2014 and to the satisfaction of the Department of Public Works. **Exception**; the proposed Pedestrian/bike trail on Lot N shall require an I.O.D only. The applicant shall disclose to future property owners that a future project to construct a pedestrian and bike bridge will utilize portions of lot N. The construction and dedication of all trails, including the proposed bike and pedestrian tunnel at Alhambra Boulevard, shall adhere to the terms listed in the development agreement approved for this project.

- I17. The applicant shall stripe the curb "No Parking" or place no parking signs on both sides of the proposed local residential street (street section B) as shown on the Tentative Map dated March 19, 2014 to the satisfaction of the Department of Public Works and Fire.
- I18. The applicant shall coordinate with UPRR to obtain permission to construct the proposed 40th Street underpass. The applicant shall also coordinate with the City of Sacramento regarding the design of the 40th Street underpass and the required third party structural design review. The 40th Street underpass shall be constructed as a 56-foot right of way section as shown on the Tentative Map dated March 19, 2014.
- I19. The applicant shall coordinate with UPRR to seek permission to construct the proposed Alhambra Boulevard pedestrian and bike tunnel. The applicant shall also coordinate with the City of Sacramento regarding the design of such tunnel and the required third party structural design review. The construction of the tunnel shall be to the satisfaction of the Department of Public Works. The funding and construction of the proposed Alhambra Boulevard tunnel shall be governed by the terms listed in the development agreement approved for this project.
- I20. The applicant shall coordinate with the City of Sacramento and obtain an encroachment permit to construct landscaping on Alhambra Boulevard at the entrance to the proposed pedestrian and bike tunnel, when and if such tunnel is constructed pursuant to the terms of the Development Agreement. The design of the landscaping and paving shall be to the satisfaction of the Department of Public Works. Any proposed landscaping on Alhambra Boulevard shall be maintained by the HOA and or another financing mechanism acceptable to the City.
- I21. The applicant shall construct a new 5-foot sidewalk along the west side of the existing 28th Street from the proposed "A" street to "B" Street. This shall include the construction of additional paving, curb and gutter along 28th Street to accommodate the new sidewalk. If there is existing sufficient space, the applicant shall stripe in (one or two, depending on available space) bike lanes along 28th street to the satisfaction of the Department of Public Works. The applicant shall also construct a crosswalk at the north side of intersection of 28th and A Street (north and east leg of intersection). The construction of the new sidewalk and crosswalks shall be per City standards and to the satisfaction of the Department of Public Works.

- I22. The applicant shall apply new paving along the existing 28th Street from C Street to the proposed "A" street per City standards and to the satisfaction of the Department of Public Works.
- I23. The applicant shall restripe the existing "C" Street from Tivoli to the proposed 40th Street extension to accommodate bike lanes on both sides of "C" Street per the traffic analysis recommendations and to the satisfaction of the Department of Public Works.
- I24. The applicant shall provide stop control measures along with a signage and markings package for the intersection of Street "8" and Street "10" to the satisfaction of the Department of Public Works.
- I25. The applicant shall construct all proposed private alleys (in asphalt) and shall meet the city's required structural section to the satisfaction of the Department of Public Works. All alleys shall be maintained by the HOA and/or another funding mechanism acceptable to the City.
- I26. All of the proposed private courts shall be maintained by the HOA and/or another funding mechanism acceptable to the City.
- I27. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, undulations, bulb-outs, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works;
- I28. The applicant shall install new stop signs per City standards and to the satisfaction of the Department of Public Works at the following locations (if not done by others):
 - a. The intersection of 36th Street and San Antonio Way (north and south bound approaches).
 - b. The intersection of 36th and 40th Street (east and west bound approaches).
- I29. 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 Public Works;
- I30. 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 Public Works. The center lines of such streets

shall be aligned.

- I31. The applicant shall provide way finding to the nearest bus stops from the project area at both entrances to the project (40th Street, A Street and street 1) and shall make provisions for any planned bus stops, shelters, etc. to the satisfaction of Regional Transit;
- I32. The applicant shall coordinate with both the PUC and the Department of Public Works regarding any improvements to the existing 28th Street at-grade crossing. The applicant shall improve/modify the existing warning devices to insure all traffic lanes are controlled by the crossing arms, construct median separation and pedestrian specific warning devices (extend crossing arms to proposed sidewalks) to the satisfaction of the Department of Public Works.

Department of Public Works: Private Streets

- I33. Design private drives/ courts to meet the City standards regarding structural section. Private drives/courts shall be inspected to the satisfaction of the Department of Public Works;
- I34. Provide a standard driveway at the entrance to all the private drives/courts.

PUBLIC/PRIVATE UTILITIES (Gary Shimizu, SMUD, 732-6749)

- I35. Dedicate a 12.5-foot Public Utility Easement for underground facilities and all appurtenances adjacent to all proposed public street rights of ways with the following exceptions:
 - a. Dedicate a 5-foot Public Utility Easement for underground facilities and all appurtenances along the northern property boundaries of Lots 25, 48, 49, and 58, within Village 1.
 - b. Dedicate a 5-foot Public Utility Easement for underground facilities and all appurtenances on Lots 12, 13, 63, and 64 adjacent to street 4, and on Lots 36, 37, 53, and 54 adjacent to street 5, within Village 1
- I36. Dedicate private alleys and a 5-foot adjacent as a public utility easement for underground facilities and appurtenances, within village 2A.
- I37. Dedicate private alleys and a 5-foot adjacent as a public utility easement for underground facilities and appurtenances, within village 2B.
- I38. Dedicate a 5-foot Public Utility Easement for underground facilities and all appurtenances along the eastern property boundaries of Lots 22, 26, 30 and along the western property boundaries of Lots 23, 27 and 31, within Village 4.

- I39. Dedicate private lots and/or driveways 3A to 3T and 3-foot adjacent to as a Public Utility Easement within Village 3.
- I40. Dedicate private lots and/or driveways 4A to 4U and 3-foot adjacent to as a Public Utility Easement within Village 4.
- I41. Dedicate private Lots K, M, N, O and P as a Public Utility Easement for overhead and underground facilities. We will also require that Lots D, E and G be dedicated as a public utility easement for underground facilities.
- I42. Dedicate an ingress/egress easement for maintenance purposes over Lot L.
- I43. Maintain and/or replace existing 21kV overhead main line along SPRR (south boundary of McKinley Village).
- I44. Maintain and/or replace existing 21kV overhead line routes. Maintain existing service on the parcel boundaries.
- I45. Required for service: minimum of 2-10'x10' spaces for switchgear.

CITY UTILITIES

- I46. Dedicate on the final map, or provide on City's form an Irrevocable Offer of Dedication (IOD), as determined by DOU (Department of Utilities), for all easements, rights-of-way, and fee title property, required to implement the approved storm drain, sewer and water studies. Easements shall be dedicated for off-site storm drain, sewer and water main extensions as necessary. Street right-of-way shall be dedicated for common storm drain, sewer and water pipes and appurtenances identified in the water, drainage and sewer studies. All dedications shall be at no cost to the City unless otherwise approved by DOU in its sole discretion. 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. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. The project shall be graded to overland release to the detention basin.
- I47. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer, facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost at or before the time of sale or conveyance of any parcel shown in this map."

- I48. All existing easements and all existing right-of-ways shall be shown on the Final Map.
- I49. If required by the DOU, the applicant shall dedicate an IOD in fee for Lot L and other real estate (i.e. APN 001-0170-013-0000, 003-0061-011-0000, and 003-0061-006-0000 or portions thereof that the applicant may have acquired) that are required for the storm water Detention Basin and storm water quality features, to the satisfaction of the City Attorney and the DOU pursuant to City Standards. The dedication shall be at no cost to the City, 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 is being dedicated and that are approved as title exceptions by the City, which approval shall not be unreasonably withheld. Lots L and other lands (used for storm water detention and quality) shall be sized to accommodate the detention volume per the approved drainage study, as well as required service roads, ramps, drainage structures and all appurtenances. The City will grant to the HOA an easement for landscape maintenance purposes.
- I50. If required by DOU, dedicate in fee title at no cost to the City a parcel for a sanitary sewer lift station and/or sewer detention facility. The location and size of the parcel shall be to the satisfaction of the DOU.
- I51. If required by DOU, dedicate in fee title at no cost to the City a parcel for a drainage lift station and/or drainage detention facility. The location and size of the parcel shall be to the satisfaction of the DOU.
- I52. If required, dedicate on Lot L and other real estate (i.e. APN 001-0170-013-0000, 003-0061-011-0000, and 003-0061-006-0000 or portions thereof that the applicant may have acquired) on the final map, or provide on City's form an IOD, as determined by DOU, a parcel or easement to allow for the construction of a City owned underground combined sewer detention facility for the overall benefit of the Combined Sewer System. The location and size of the parcel or easement shall be to the satisfaction of the DOU. If the City owned lots on the West side of the project are maintained as City property, the facility may be constructed within those lots.
- I53. If the applicant intends to utilize the City real estate adjacent to the A Street overpass, then the applicant shall purchase the land from the City. Contact the Department of General Services, Real Estate Asset Management for further information and requirements; a point of contact is Bill Sinclair (916) 808-1905. Certain other real estate may be owned by the State of California or UPRR --- (e.g. Caltrans, 003-0061-005-0000 and UPRR, 003-0061-003-0000). Contact Caltrans or UPRR for further information and requirements.
- I54. Prior to submittal of improvement plans a water study for this project must be completed by the applicant and shall be approved by the DOU. 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 at least 30 pounds per square inch, (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 DOU for the pressure boundary conditions to be used in the water study.

- I55. Prior to submittal of improvement plans a sewer study for this project must be completed by the applicant and shall be approved by the DOU. Sewer flows from the project shall discharge to the CSS. The design and construction of the sewer system shall be to the satisfaction of the DOU pursuant to City Standards.
- I56. Prior to submittal of improvement plans a drainage study for the project shall be completed by the applicant and shall be 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 pursuant to City Standards. The drainage study shall include an overland flow release map for the entire project. This study shall also account for, detain, and flow through any off-site drainage flows particularly those flows that may drain Business 80 highway and those flows from the property on the north and west sides of Business 80 highway. The storm drainage pipes shall ultimately connect to the City's drainage system which flows to Sump 99.
- I57. The City of Sacramento is protected from flooding by a system of levees and residents may be at risk from a catastrophic levee failure, therefore the applicant shall perform the following:
 - a. Prepare an evacuation route plan that establishes an exit route from the project site to a designated elevation via a continuous paved surface and provide the evacuation route plan to the residents at the time of purchase.
 - b. Require the HOA to review the evacuation route plan at least every 3 years and include any updates or changes to residents with distribution of the annual budget.
 - c. Apprise the original purchaser of a home that this area currently lies within FEMA Zone X, which is protected from the 100-year flood by a levee. As such, flood insurance is not mandatory. However, the applicant will provide notice to the first residential purchasers of the availability of flood insurance.
- I58. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Improvements shall be consistent with the approved water, drainage and sewer studies that will provide for the development of the McKinley Village.

159. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances per approved studies. The construction shall be to the satisfaction of the DOU pursuant to City Standards.
160. All public water, sanitary sewer and storm drain pipelines shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements per the City's Design and Procedures Manual, unless otherwise approved by the DOU. City standards require a minimum street width of 25 feet for three public utilities (water, drainage & sewer), 23 feet for two public utilities or 20 feet for one public utility from lip of gutter to lip of gutter. Utilities in streets and alleys that do not meet these street width requirements or are not located within a public right-of-way or public easement shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated as needed for construction, maintenance and repair of these private facilities. If required by the DOU, the responsible maintenance entity shall enter into and record an agreement with the City regarding the maintenance of these private facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
161. Any proposed improvements, other than basic landscaping (no trees) and asphalt, within utility easements for all public water, sanitary sewer or storm drain pipelines require approval from the DOU and per City Code 13.04.230 require the execution of a hold harmless agreement approved by the City Attorney.
162. Sewer and drainage mains shall be separate systems.
163. Dry utilities may be placed within the private drives subject to the approval of DOU.
164. Construct storm drain and sanitary sewer stubs and water taps, meters and reduced pressure backflow devices, for all public Park and open space lots. The construction shall be to the satisfaction of the DOU and Parks Department in accordance with City Standards.
165. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property. Except in the case of remediation monitoring wells and other remediation features including pumps, pipes, etc., which will be added or abandoned according to their respective remediation plans in fulfillment of their respective remediation plans.
166. Flood gates or other structures acceptable to the Public Works Department (PW) and the DOU are required on any roadway, bikeway or pedestrian penetrations through the secondary flood control facility (railroad berm). Construct secondary flood control facility flood gates and appurtenances or other structures to the satisfaction of the PW and DOU.
167. The applicant shall be responsible for obtaining all necessary permits and

approvals from federal, state, local or other approving agencies having jurisdiction over this project prior to the construction of the project improvements.

168. This project is served by the Combined Sewer System (CSS). Without mitigation the project will have an impact on the CSS. Therefore, impacts from the project to the CSS must be mitigated. Pursuant to Sacramento City Code section 13.08.490, applicant is required to mitigate these impacts by paying the City's combined sewer development fee as a condition of receiving sewer service; provided that in lieu of paying all or a portion of the fee, the DOU may authorize applicant to mitigate these impacts either by designing and constructing, or contributing the applicant's fair share toward the design and construction of, a project or projects that mitigate the impact on the CSS of sewer and storm water flows from the project.
169. As required by the DOU and per the approved sewer study, excess sewer flow shall be stored in a detention facility at the sewer pump station serving this development. The sewer detention shall be designed to hold sewer flow from the project such that during the 10 year 6 hour storm event there is no impact to the combined sewer system. The required storage volume must be 3 feet below the lowest sewer manhole rim in the McKinley Village sewer system and the street sewer infrastructure cannot be used as part of the required storage volume.
170. A separate set of improvement plans shall be prepared for any publicly owned sewer detention basin and/or sewer pumping station and submitted to the DOU Sewer Group for review. Prior to design the applicants' engineer shall schedule a meeting with the DOU Sewer Group to discuss design standards and requirements.
171. If a publicly owned and maintained sewer pump station is required for this development, the developer(s)/owner(s) may be required to form a regional maintenance district to cover the additional cost of any "extraordinary maintenance procedures". This maintenance district shall be formed to the satisfaction of the DOU. The extraordinary maintenance procedures shall be described in a sewer agreement with the City, to the satisfaction of the DOU and the City Attorney. The developer shall maintain the sewer pump station for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the sewer pump station. At the time of acceptance by the City, the developer shall demonstrate that the pump station is in proper working order.
172. As required by the DOU and per the approved drainage study, excess storm drainage flow shall be stored onsite in the proposed detention basin and/or in oversized pipes. The detention basin shall be designed to hold the larger of a 100 year 24 hour storm or a 100 year 10 day storm drainage volume until the hydraulic capacity at Sump 99 becomes available. This detention facility shall also be able to accommodate any existing off-site flows onto this project site.

173. The project site shall be mass graded to overland release to the projects detention basin. Sufficient off-site and on-site spot elevations shall be provided in the drainage study and improvements plans to determine the direction of storm drain runoff. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
174. The 10-year and 100-year HGL's shall be shown on the improvement plans. Drain inlets shall be 6 inches above the 10-year HGL. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL or as approved by the DOU.
175. Design and construct the detention basin and pump station in Lot L to the satisfaction of the DOU pursuant to City Standards and per approved drainage study.
176. The applicant shall design and construct the public roads with a driveway providing access to the Lot L detention basin to the satisfaction of the DOU pursuant to City Standards.
177. Standard detention landscaping includes hydroseeding the sides of the basin with no irrigation. If the landscaping for Lot L (and others lands associated with the detention basin) is requested to be above and beyond the standard, irrigation of the sides and bottom of the basin shall be allowed provided that a separate irrigation service for the basin is taken and the HOA or other legal entity acceptable to the DOU is responsible for the payment of the basin water bills and responsible for the maintenance of the basin landscaping. The design and construction of the landscaping for the basin in Lot L shall be to the satisfaction of DOU. The subdivision shall be included in the Landscape Maintenance District which provides for maintenance of the landscaping and irrigation within Lot L (and others lands associated with the detention basin) including the water quality and flood control basin.
178. A separate set of improvement plans shall be prepared for any publicly owned drainage detention basin and/or drainage pumping station and submitted to the DOU Drainage Group for review. Prior to design the applicants' engineer shall schedule a meeting with the DOU Drainage Group to discuss design standards and requirements.
179. An as-built survey of the drainage basin is required prior to issuance of a notice of completion for the subdivision.
180. If a publicly owned and maintained drainage pump station is required for this development, the developer(s)/owner(s) may be required to form a regional maintenance district to cover the additional cost of any "extraordinary maintenance procedures". This maintenance district shall be formed to the satisfaction of the DOU. The extraordinary maintenance procedures shall be

described in a drainage agreement with the City, to the satisfaction of the DOU and the City Attorney. The developer shall maintain the drainage pump station for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the drainage pump station. At the time of acceptance by the City, the developer shall demonstrate that the pump station is in proper working order.

181. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
182. No City water mains shall be installed in the alleys or private drives on this project. For lots that do not front a public main, meters shall be installed at the point of service with private water services running in the alleys or private drives or as approved by the DOU.
183. Along all streets with separated curb and sidewalk, place minimum 2-inch diameter sleeves under the sidewalk 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-foot intervals under the sidewalks.
184. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
185. Multiple fire services are allowed for commercial lots and may be required.
186. If required by DOU, the applicant shall provide separate metered irrigation systems for all park lots, open space lots and common area landscaping to the satisfaction of DOU. An HOA or other legal entity acceptable to the DOU shall be responsible for the payment of the water bills for these lots. If required by DOU, one or more standard Utility Service Agreements shall be executed. DOU may consider water services that serve multiple HOA maintained lots.
187. 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.

188. 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.).
189. 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 unless otherwise approved by the DOU.
190. Two points of connection 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 or easements as per the City's Design and Procedures Manual or as approved by the DOU.
191. This project is greater than 1 acre, 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 Department of Utilities 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.
192. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
193. Post construction, storm-water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, both source control and on-site treatment control measures (e.g. storm-water planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), vegetated filter strips and/or swales, and pre-approved proprietary devices) are required.
194. If a regional water quality facility such as a detention basin or any publicly maintained feature is selected for this development, the developer(s)/owner(s) will be required to form a regional maintenance district and/or participate in the existing regional maintenance district, which is created to incorporate storm-water quality measures through "extraordinary maintenance procedures". This maintenance district shall be formed to the satisfaction of the DOU. The

extraordinary maintenance procedures are implemented to meet post construction, storm-water quality control measures to minimize the increase of urban runoff caused by development of the area. Acceptance of the required landscaping, irrigation, drainage structures, and other features (Detention/Water Quality Facility) by the City into the proposed financing mechanism shall be coordinated with the Development Services Department (Special Districts); Parks Planning, Design, & Development Department; and the DOU. The developer shall maintain the Detention/Water Quality Facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

195. If required by the DOU, the owner(s) shall enter into and record a maintenance agreement, for all storm water quality treatment measures, with the city in a form acceptable to the City attorney.

FINANCE DEPARTMENT: Assessment Districts (Mark Griffin, Department of Finance, 808-8788)

196. Dedicate in the form of an Irrevocable Offer of Dedication (IOD) to the City those areas identified on the Tentative Subdivision Map as Open Space Lots K and L and any lands acquired adjacent to the A street bridge, and dedicate maintenance easements to the City over those areas identified on the Tentative Subdivision Map as Open Space Lots J, M, N, O and P to provide the City the ability to maintain such areas in the event that the HOA should ever fail to do so. Create, or 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 for the purpose of landscape maintenance of all dedicated lots. (See Advisory Note 8) Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Department of Public Works, Parks Planning, Design and Services (PPDS). Acceptance of any required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Finance (PublicImprovementFinancing) and PPDS. The Developer (or Project HOA) shall maintain the landscaping, irrigation and walls 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, irrigation and walls or fences.
197. The Applicant shall fully fund maintenance of the parks to be developed on Lots A, B, C, F and I by initiating and completing the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annexing to an existing park maintenance district, forming and funding an endowment, or other funding mechanism that is reviewed and approved by the City's PPDS, Finance Department and the City Attorney. The Applicant shall pay all city fees for

formation of or annexation to a parks maintenance district. (Contact Diane Morrison, Special Districts Project Manager at 808-7535.) (See Advisory Note 119)

FIRE: (King Tunson, Fire Department, 808-1358)

- I98. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4 *This shall apply to all traffic calming devices.*
- I99. 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. CFC 503.2.1.
- I100. 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.
- I101. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between every other (approx. 250 feet spacing) T court, on one side of the street, and to the satisfaction of the Fire Department. **Final fire hydrant spacing will be determined during the Fire Department review of the project Improvement Plans, to the satisfaction of the Fire Department.**

PPDS: Parks (Mary de Beauvieres, Parks, 808-8722)

- I102. **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) of the parks sites identified on the tentative map as Lot A (comprising 0.7± acres), Lot B (comprising 0.9± acre) and Lot C (comprising 0.6± acre). Applicant shall also provide on City's form an irrevocable offer to dedicate an exclusive park easement for recreational purposes (Exclusive Recreational Easement) of the parks sites identified on the Tentative Subdivision Map as Lot F (comprising 0.2± acres) and Lot I (comprising 0.1± acres). Lots A, B, C, F & I shall be individually referred to as a "Park Lot" and collectively referred to as the "Park Lots." At the time of delivery of the IOD for each Park Lot, the applicant shall: (1) provide to City a title report demonstrating that it holds full and clear title to each Park Lot, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of each Park Lot; (3) if the environmental site assessment identifies any physical conditions or defects in a Park Lot, which 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 (4) take all actions necessary to ensure that the Park Lots 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 the Park Lots.

- I103. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
- I104. **Improvements:** The Applicant shall construct the following public improvements prior to and as a condition of City's acceptance of each park site:
- a. Full street improvements for Lots A, B, C, F and I including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through each site.
 - b. A six foot high masonry wall as approved by the City PPDS on property lines separating the public parks on Lots A, C and I from adjacent private residential uses, where such uses "side-on" or "back-on" to the public park site. Any 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. For Lot B, adjacent to the proposed HOA owned recreation center, a minimum six foot high barrier as measured from the finished grade of the public park site, which may be a combination of masonry or brick wall, and/or other durable barrier, shall be constructed to separate the HOA owned community pool from the public park, or as otherwise approved by PPDS.
 - c. A twelve inch (12") storm drain stub and four inch (4") sanitary sewer stub to the back of the sidewalk at Lots A, B, C, F and I at a location and/or as otherwise approved by PPDS for future service. One storm drain stub and one sanitary sewer stub shall suffice for each park; at locations, or as otherwise 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.
 - d. One water tap for irrigation and one water tap for domestic water to Lots A, B, C, F and I; in a location to be approved by PPDS. Electrical service (needed to operate the irrigation system for all Park Lots) shall be provided to Lot B. The irrigation water tap shall be 1.5 inches for Lots A, C, F and I and 2 inches for Lot B; and the domestic water tap shall be 1 inch for each Park Lot, or as otherwise approved by PPDS. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - e. A ten-foot (10') wide driveway into Lots A, B, C, F and I at a location approved by and as required by PPDS. The driveway is to provide future maintenance access to the park.
 - f. The Applicant shall rough grade Lots A, B, C, F and I as required by City Code to provide positive drainage as approved by PPDS.

- g. Lots A, B, C, F and I shall not contain 'LID' features for the purpose of collecting stormwater without the approval of PPDS.
- I105. **Site Plan**: The Applicant shall submit a site plan and electronic file showing the location of all utilities on each of the parks on Lots A, B, C, F and I to the PPDS for review and approval.
- I106. **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 to Lots A, B, C, F or 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 parks and to best accommodate future park improvements. The Applicant shall facilitate a meeting with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.
- I107. **Turnkey Park Development**: If the Applicant desires to construct Lots A, B, C, F and/or I as a turnkey park, the Applicant shall notify PPDS in writing and shall enter into a City standard Credit/Reimbursement Agreement to construct the park improvements to the satisfaction of the City's PPDS. The Agreement shall address: (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park, (3) 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, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements. The park development budget shall be based upon a percentage of the parkland being dedicated relative to the parkland dedication requirement for the entire project, subject to adjustment pursuant to the Development Agreement.
- I108. **Private Facility Credits**: Sections 16.64.100, 110 and 120 of City Code address the granting of private recreation facility credits. 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.

The Applicant has requested, and City has agreed, that the construction on Lot Q

of a private recreation building and pool, and a community garden on a portion of Lot N (as identified in the Development Agreement) to serve the subdivision shall be eligible for private facilities credit equivalent to 15% of the total project parkland dedication obligation (5% for the building, 5% for the pool and 5% for the garden area). The private facilities credit of the pool, recreation building and garden area is estimated to be 0.669 acres, currently valued at \$200,700. (Estimates of private facilities credits and values are based upon a dedication requirement of 5.0 acres / 1,000 residents.) The credit shall be applied to the project upon approval and recordation of an Agreement to Construct and Maintain Private Recreational Facilities, pursuant to section 16.64.100 of City Code.

MISCELLANEOUS

- I109. Meet all conditions of the development agreement;
- I110. 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;
- I111. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance by the HOA of all private courts, private alleys, common landscaping and common areas.

ADVISORY NOTES:

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

- ADV1. As per City Code, Quimby parkland credit can be granted only to "buildable acres," defined as a typical acre of the subdivision, with a slope less than ten (10) percent, and on which building is not excluded because of flooding, public rights-of-way, easements or other restrictions as defined in City Code Section 16.64.030.B.2. The Code Section in effect at the time dedication is required shall govern.(PARKS)
- ADV2. 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 recordation of the final map. The Quimby fee due for this project is estimated at \$455,400. This is based on 336 residential units (312 single family and 24 multi-family) and an average land value of \$250,000 per acre for the East Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements, less 2.50 acres in land dedication for Lots A, B, C, F and I and less private facilities credit equivalent to 0.669 acres, valued at \$200,700. Estimates of Quimby fees due and private recreation facilities credits are based on a parkland service level goal of 5 acres per 1,000 residents. Any change in these factors, as well as any additional private recreation facilities credit described in the project's Development Agreement, will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,804,872. This is based on 312 single family residential units at \$5,534 each and 24 multi-family residential units at \$3,261 each. The Park Development Impact Fee for the recreation center is not included in this estimate, but will be determined by the square footage of the building at a rate of \$0.39 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 other park maintenance district option as outlined in the Conditions of Approval, above.
- ADV3. The Developer shall be responsible for maintenance (weed abatement) of IOD Lots A, B, C, F and I until the time that the City records an Acceptance of the IOD.(PARKS)
- ADV4. The following Open Space Lots are not eligible for Quimby credit as parkland: Lot D (0.1± acres), Lot E (0.1± acre), Lot G (0.3± acre), Lot H (0.1± acre), Lot J (0.05± acre), Lot K (0.1± acre), Lot L (0.7± acre), Lot M (1.0± acre), Lot O (0.3± acre), and Lot P (0.4± acre). Lot N may be eligible for partial Quimby credit as outlined in the project's Development Agreement.
- ADV5. Prior to recording a Final Map, the Applicant shall meet the parkland dedication requirement (Quimby) that is in effect at the time the Map is recorded. (Parks)
- ADV6. Developing this property will require payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of building permits.

Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

- ADV7. A Structural analysis of the A Street Bridge shall be conducted by a licensed Structural Engineer and submitted to the Sacramento Fire Department which will demonstrate the bridge is designed to support the imposed loads of a fire apparatus (70,000 lbs). ***Applicant provided current Caltrans Bridge Inspection Report that shows bridge design per applicable loads.***
- ADV8. It is contemplated that the Applicant and/or the Project's HOA may seek to enter into a Public Improvement Maintenance and Reimbursement Agreement with the City, whereby the Applicant and/or the Project's HOA would administer the maintenance of the public parks and other public open space areas and/or facilities. If the Applicant and/or the Project's HOA were to enter into such an agreement with the City, the Applicant and/or the Project's HOA would have the option to elect to either fund these costs and seek reimbursement from the Maintenance District, or fund these costs and not seek reimbursements. If the Applicant and/or the Project's HOA were to elect to fund these costs and not seek reimbursement, the Maintenance District would only be permitted to levy special taxes or assessments to collect funds for those costs not ultimately funded by the Applicant or the Project's HOA.) (Finance Department)
- ADV9. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the applicant's engineers in the design of the on-site domestic, irrigation and fire suppression systems.
- ADV10. Location of the wet utilities in the street 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. Where drainage and sewer force mains are located the DOU will consider alternate placement.
- ADV11. Prior to issuance of any building permits within any phase, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning as determined by DOU unless otherwise approved by the Department of Utilities.
- ADV12. Prior to occupancy within any phase, 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 Development Services.

- ADV13. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provided for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.
- ADV14. Water services on the downstream side of the meter fall under the Building Divisions jurisdiction. The Building Division will require and review private water easements as needed.
- ADV15. Sewer services on the upstream side of the point of service cleanout/manhole fall under the Building Divisions jurisdiction. The Building Division will require and review private sewer easements as needed.
- ADV16. The proposed project is located in the Flood zone designated as X zone and Shaded X 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 X and Shaded X zone, there are no requirements to elevate or flood proof.
- ADV17. The applicant is encouraged to incorporate Low Impact Development (LID) strategies for the site design, such as interceptor trees and streets with planters to disconnect pavement. The applicant is encouraged to consider additional runoff reduction measures such as disconnecting roof drains, porous pavement, etc. (Guidance provided in Chapter 5 of the Stormwater Quality Design Manual). In addition, the applicant is encouraged to design the common landscape areas to provide stormwater detention to the maximum extent practicable. Contact the DOU Stormwater Program (808-1449) if you have any questions.
- ADV18. This subdivision is located within a Rescue Area. This project shall comply with the requirements for a Rescue Area set forth in City Code Section 15.104.070 and the Sacramento Comprehensive Flood Management Plan.

K. Site Plan Design Review. The Site Plan and Design Review for the construction of 312 single-unit dwellings, 24 multi-unit dwellings, and a recreation center are approved subject to the following conditions of approval:

Planning

- K1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

- K2. The final orientation and design of the homes on Lots 1-3 in Village 3 shall be reviewed and approved by Planning and Design Review staff prior to building permit. The review shall ensure the homes adjacent to the open space and tunnel access provide adequate surveillance by orienting entries and/or active uses to face this area.
- K3. All garages shall be a minimum of 20 feet in depth as measured from the interior of the structure. All alley-loaded garages shall maintain a minimum of 24 feet of backup for maneuvering as shown on the attached plans.
- K4. For Village 1 dwellings that have front loaded garages (noted as “Recessed Garage and Garage Back Homes” in the McKinley Village PUD), all driveways shall not exceed more than 40% paving in the front setback areas. An additional 10% paving may be allowed for separated walkways to front entries.
- K5. As shown on the attached plans, each unit in the Courtyards (abutting the railroad) and the Commons (abutting the freeway) shall have a pedestrian door in the garage to enter the rear area for convenient access and maintenance.
- K6. Any changes or modifications to the plans shall require additional review and approval of Planning and Design Review staff.
- K7. A signed copy of the Affidavit of Zoning Code Development Standards shall be included in any building permit submittal associated with the project.

Environmental

- K8. The project applicant shall install MERV 13 or equivalent filters on all residences within the project.
- K9. The applicant shall provide way finding to the nearest bus stops from the project’s western entrance near A Street and Street 1, as well as from its eastern entrance near A Street and 40th Street, and shall make provisions for any planned bus stops, shelters, etc. to the satisfaction of Regional Transit.
- K10. Consistent with the PUD Guidelines, fine needle conifer trees shall be planted in the landscape buffer area adjacent to the freeway.
- K11. The developer shall prepare an evacuation route plan that establishes an exit route from the project site to a designated elevation via a continuous paved surface and provide the evacuation route plan to the residents at the time of purchase. The HOA shall review the evacuation route plan at least every 3 years and include any updates or changes to residents with distribution of the annual budget.

Design Review

SiteDesign-General

- K12. The auto access and site layouts shall be as indicated in the attached exhibits.
- K13. The buildings shall be sited as indicated in the report and exhibits.
- K14. The applicant shall provide landscaping and irrigation as shown on the approved plans. Automatic irrigation shall be provided for all plantings and landscaping.
- K15. The fencing for the dwellings shall be located as shown on the plans.
- K16. The Courtyards and Commons vehicular entry paving treatments shall be colored, scored concrete or pavers. The final selection and design shall be subject to design review staff approval.
- K17. The private drives and paseos shall have a minimum site lighting of 0.25 foot candles. Appropriate lighting should light up wall surfaces or landscape areas. Any pole lights installed shall have a maximum height of 14 feet.
- K18. All the homes shall have a minimum of one exterior light fixture on both the front and rear elevation. The exterior lighting style and design shall be compatible and consistent with the building design. The applicant shall submit all site light fixture cut sheets and locations for review and approval prior to submitting for building permits.
- K19. All site furniture, gazebos, elevated board walks, and similar improvements for the open space areas shall be reviewed and approved by design review staff prior to purchase or installation.
- K20. All neighborhood identification signage shall require review and approval by design review staff prior to fabrication or installation.

LandscapingforProjectSite

- K21. The developer shall provide front yard landscaping and irrigation for the single family lots and the Parkside Flats.

BuildingDesign-General

- K22. All the architectural styles and color variations as outlined in the McKinley Village PUD Guidelines and material and color boards shall be appropriately distributed throughout the residential development to create varied and dynamic streetscapes.

- K23. The elevations shall have a consistency of detail and quality as indicated on the plans.
- K24. Final heights and massing shall be as indicated on the attached exhibits.
- K25. The design of the homes shall be as indicated on the final plans and color/materials boards.
- K26. Front doors with a raised panel design shall be provided on all the proposed dwelling units, with the exception of the units which propose decorative front doors with glazing.
- K27. Decorative garage doors with a raised panel design shall be provided for all dwelling units.
- K28. Air conditioning and mechanical equipment shall be located in the attic or ground mounted and appropriately screened to not be visible from any street view.
- K29. All roofing shall be dimensional composition shingle or concrete tile as indicated on the materials board and appropriately applied based on the architectural style of the home.
- K30. All fiber cement siding shall have a smooth finish. A variety of lap widths and profiles shall be provided in the subdivision and as deemed appropriate for the architectural style. All stucco shall have a smooth finish.
- K31. All trim shall be applied based on the approved home design which includes precast, wood, and fiber cement. No trim shall be rough sawn or have a faux wood grain pattern. The developer shall refrain from the use of foam trim where possible, and any use of foam trim shall be subject to approval by Design Review staff.
- K32. Cut sheets for all windows shall be reviewed and approved by Design Review staff. Clear glazing shall be used on all windows.
- K33. All final details affecting the exterior building design that are not determined at the time of the Planning and Design Commission final review shall be reviewed and approved by Design Review staff prior to building permit submittal.
- K34. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans shall be subject to additional review and approval. Minor changes may be reviewed by design review staff. The level of review for major changes is subject to the determination of the director as stated in Sacramento City Code section 17.808.170.

BuildingDesign–ParksideFlats

- K35. The Parkside Flats shall be finished with a combination of brick elements and stucco as shown on the attached plans. Any changes shall require additional review and approval from Design Review staff.
- K36. The fenestration pattern shall be constructed as shown on the attached plans. Any changes shall require additional review and approval from Design Review staff.
- K37. The front doors shall have full glazing as shown on the attached plans and the glass panel shall have clear glazing.
- K38. The private balconies, private yard areas, and porches shall be constructed as shown on the attached plans.
- K39. The metal or wood awnings, canopies, and balcony treatments shall be applied to the building as shown on the attached plans.
- K40. Any future roof decks incorporated into the project shall be reviewed and approved by Planning/Design Review staff prior to building permit submittal.

BuildingDesign–ParkHomes

- K41. The Park Homes shall include an appropriate mix of Plan 1 (French Country, Craftsman, and Colonial), Plan 2 and Plan 2X (Spanish, European Cottage, and Colonial), Plan 3 and Plan 3X with Casita option (Monterey, Italian, and English Revival), and Plan 4 (Urban Farmhouse, European Cottage, and California Cottage).
- K42. The French Country plan shall include stucco exteriors with upper gable niche details, bay windows with metal roof accents. The homes shall also have arched front doors and windows with grids and trim as shown on the attached plans.
- K43. The Craftsman plan shall include a low pitched gable roof, second story dormer, upper gable treatments with corbels and shingle siding detail, brick entry columns, and windows with grids in the upper portion and with trim and sill as shown on the attached plans.
- K44. The Colonial plan shall include a mixture of stucco and horizontal siding. The units shall also have classically-spired entry columns as shown on the attached plans. The windows shall have grids. Plan 1 shall also have brick/stone accents on the exterior and second story dormers as shown on the attached plans. Plan 2 and Plan 2X shall also have decorative shutters as shown on the attached plans.

- K45. The Spanish plan shall include a stucco exterior, wrought iron balcony and front door detail, S-tile roofing, arched window forms, and windows with grids and trim and sill as shown on the attached plans.
- K46. The European Cottage plan shall include stucco exterior with brick/stone accents, an arched entry element and arched front door, windows with grids and trim and sill as shown on the attached plans. Plan 2 and Plan 2X shall also include cat slide roof forms, wrought iron balconies, and horizontal siding and trim in the upper gables. Plan 4 shall also include the rounded projecting roof element, decorative shutters, and wrought iron grillage on front door and garage.
- K47. The Monterey plan shall include a mixture of stucco, board and batten accents, and brick/stone accents as shown on the attached plans. The windows shall have grids with trim/sill and decorative shutters as shown on the attached plans. The units shall have second floor balconies and wrought iron railing as shown on the attached plans.
- K48. The Italian plan shall include stucco exterior, S-tile roof, wrought iron accents, and arched forms at entry as shown on the attached plans. A set of ganged arched windows shall be provided on the second floor and all windows shall have grids with trim and sill as shown on the attached plans.
- K49. The English Revival plan shall include a mixture of stucco, precast elements, and brick accents as shown on the attached plans. The homes shall have steep gable roof forms, upper gable decorative trim, and windows with grids with trim and sills. A projecting bay window with metal roof elements shall be provided as shown on the attached plans.
- K50. The Urban Farmhouse plan shall include a smooth stucco exterior with board and batten accents, metal roof elements over the front porch, second floor bay window, and windows with grids, trim, and sill as shown on the attached plans. The unit shall have vents located in the upper gables as shown on the attached plans.
- K51. The California Cottage plan shall include a mixture of stucco and horizontal siding with brick/stone accents as shown on the attached plans. The units shall have wood railing and posts. The windows shall have grids, trim and sill, and shutters as shown on the attached plans.

BuildingDesign–Courtyards

- K52. As shown on the attached plans, the units on the front and rear of each court shall have the same architectural style. Staff recommends that each unit have a different color scheme.
- K53. The Courtyards development shall include an appropriate mix of Plan 1 (Urban Farmhouse, European Cottage, Craftsman), Plan 2 (Italian, Monterey, English

Revival), Plan 3 (Urban Farmhouse, European Cottage, Craftsman), Plan 4 (Italian, Monterey, English Revival), and Plan 5 (Mid Century Modern, Craftsman, English Revival).

- K54. The Urban Farmhouse plan shall include a smooth stucco exterior with board and batten accents, metal roof elements over the porch, and windows with grids, trim, and sill as shown on the attached plans. The unit facing the street shall also have decorative shutters as shown on the attached plans.
- K55. The European Cottage plan shall include arched entry element, steep roof pitches, gable end siding details, windows with grids, trim, and heavy sill as shown on the attached plans. The unit facing the street shall also have decorative shutters as shown on the attached plans.
- K56. The Craftsman plan shall include a low pitched gable roof, upper gable treatments with corbels and horizontal siding detail, flared entry columns, and windows with grids in the upper portion and with trim and sill as shown on the attached plans.
- K57. The Italian plan shall include ornamental column details, S-tile roof, wrought iron accents, and arched forms at entry and windows as shown on the attached plans. The unit facing the street shall also have a second floor balcony as shown on the attached plans.
- K58. The Monterey plan shall include a mixture of stucco, board and batten accents, and brick/stone accents as shown on the attached plans. The windows shall have grids with trim/sill stone accents as shown on the attached plans. Both the front and rear units shall have second floor balconies as shown on the attached plans.
- K59. The English Revival plan shall include a mixture of stucco, precast elements, and brick accents as shown on the attached plans. The homes shall have steep gable roof forms, upper gable decorative trim, exposed rafter tails, and windows with grids with trim and sills. The unit facing the street shall also have projecting bay windows with metal roof elements. In Plan 5, the unit facing the street shall also have an arched front door and two leaded glass windows as shown on the attached plans.
- K60. The Mid Century Modern plan shall include a mixture of stucco, horizontal siding, and brick/stone accents as shown on the attached plans. The windows shall be single/double hung or casement and with no grids as shown on the attached plans. Each home shall have a horizontal awning with a "V" braced post and low sloped roof forms. The unit facing the street shall also have a horizontal canopy treatment over the ground floor windows as shown on the attached plans.

BuildingDesign-Commons

- K61. As shown on the attached plans, the units on the front and rear of each court shall have the same architectural style. Staff recommends that each unit have a different color scheme.
- K62. The Commons development shall include an appropriate mix of Plan 1 (Urban Farmhouse, Craftsman, and English Revival), Plan 2 (California Cottage, Colonial, and French Country), Plan 3 (Urban Farmhouse, Craftsman, and English Revival), Plan 4 (California Cottage, Colonial, and French Country), and Plan 5 (French Country, Craftsman, and English Revival).
- K63. The Urban Farmhouse plan shall include a smooth stucco exterior with board and batten accents, metal roof elements (over the porch on the front unit and over the second floor windows on the rear unit), and windows with grids, trim, and sill as shown on the attached plans. The unit facing the street shall also have exposed rafter tails and upper gable trim as shown on the attached plans.
- K64. The Craftsman plan shall include a mixture of smooth stucco exterior with shingle or horizontal lap siding on the upper levels, brick/stone porch columns, a low pitched gable roof, upper gable treatments with corbels and decorative trim, and windows with grids in the upper portion and with trim and sill as shown on the attached plans.
- K65. The English Revival plan shall include a mixture of stucco and brick accents as shown on the attached plans. The homes shall have steep gable roof forms and windows with grids and trim and sills. Plans 1 and 3 shall also have projecting bay windows as shown on the attached plans. Plans 3 and 5 shall have exposed rafter tails as shown on the attached plans. Plan 3 shall include two arched openings with precast elements and a pair of leaded glass windows on the second level. In Plan 5, the unit facing the street shall also have an arched window with brick accent trim, leaded glass window on the second floor, and decorative shutters and porch railing with diamond cutout design as shown on the attached plans.
- K66. The California Cottage plan shall include a mixture of stucco and horizontal siding as shown on the attached plans. The units shall have wood railing and posts. The windows shall have grids. The unit facing the street shall also have a bay window as shown on the attached plans.
- K67. The Colonial plan shall include a mixture of stucco, horizontal siding, and brick/stone accents as shown on the attached plans. The units shall also have classically-spired entry columns and decorative shutters as shown on the attached plans.
- K68. The French Country plan shall include stucco exteriors with upper gable niche details, bay windows, decorative shutters, and metal roof accents, where noted on

the plans. Plan 4 shall also have a cat slide roof form and arched front door. Plan 5 shall also have brick/stone accent at the base as shown on the attached plans.

BuildingDesign–CottageGreens

- K69. The Cottage Greens development shall include an appropriate mix of Plan 1 (Modern Prairie, European Cottage, and California Cottage), Plan 2 (Urban Farmhouse, English Revival, and Craftsman), and Plan 3 (Italian, Colonial, and French Country).
- K70. The Modern Prairie plan shall include stucco and horizontal lap siding with limestone accents on the front and streetside facing exteriors as shown on the attached plans. The units shall have a horizontal canopy over the front entry. The windows shall have no grids as shown on the attached plans.
- K71. The European Cottage plan shall include a cat slide roof, bay window, decorative shutters, windows with grids and trim, wrought iron sill treatment, and upper gable niche details as shown on the attached plans.
- K72. The California Cottage plan shall include a mixture of stucco and horizontal siding as shown on the attached plans. The units shall have wood railing and posts. The units shall have a bay window and the windows shall have grids as shown on the attached plans.
- K73. The Urban Farmhouse plan shall include a mixture of smooth stucco exterior with board and batten and stone/brick accents, metal roof elements, dormers, and windows with grids, trim, and sill as shown on the attached plans. The unit shall also have exposed rafter tails and upper gable treatments as shown on the attached plans.
- K74. The English Revival plan shall include shall include a mixture of stucco and brick accents as shown on the attached plans. The homes shall have steep gable roof forms and windows with grids and trim and sills. The units shall include an arched opening with precast elements and arched front door. The upper gables shall have the triple vent pipe detail as shown on the attached plans.
- K75. The Craftsman plan shall include a mixture of smooth stucco exterior with vertical grooved siding on the upper gables, brick/stone porch columns, a low pitched gable roof with corbels, and windows with grids in the upper portion and with trim and sill as shown on the attached plans.
- K76. The Italian plan shall include a precast entry arch and trim elements, S-tile roof, wrought iron balcony, and arched forms at entry and windows as shown on the attached plans. The windows shall have grids and trim as shown on the attached plans.

- K77. The Colonial plan shall include a mixture of stucco, horizontal siding, and brick/stone accents as shown on the attached plans. The units shall also have classically-spined entry columns and decorative shutters as shown on the attached plans. The windows shall have grids.
- K78. The French Country plan shall include stucco exteriors with upper gable niche details, decorative shutters, and wrought iron balcony detail. The units shall have an arched front door.

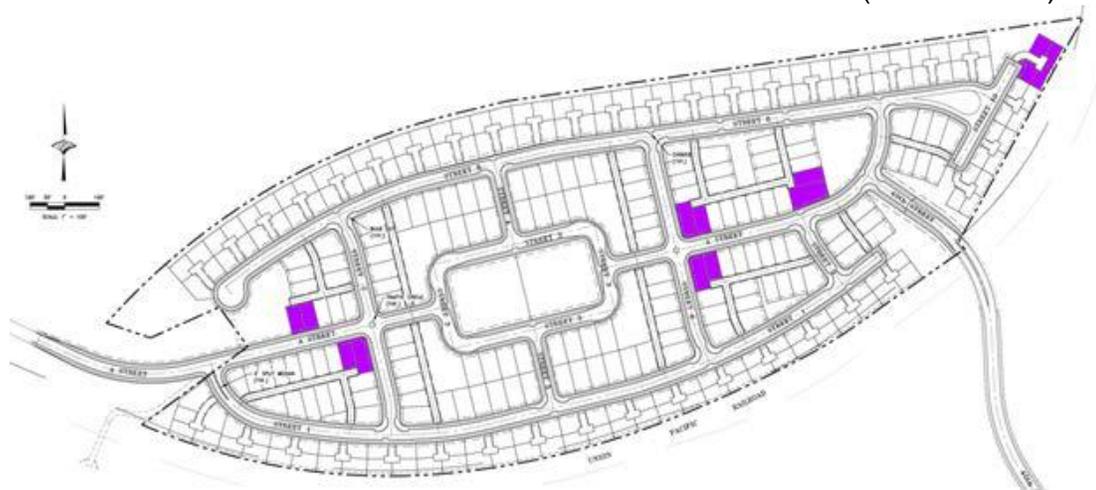
BuildingDesign–RecreationCenter

- K79. The buildings shall be sited as indicated on the attached exhibits.
- K80. The buildings shall have entries as indicated on the exhibits.
- K81. The roof forms and final heights and massing of the buildings shall be constructed as shown on the attached exhibits.
- K82. The exterior of the building shall be brick with soldier coursing and color variations as indicated on the plans.
- K83. The trellis, or an alternative treatment as approved by design review staff, shall be constructed along the south elevation of the recreation center as shown on the attached plans.
- K84. The building shall have fenestration and dormers as shown on the plans.
- K85. Mechanical equipment and trash areas shall be appropriately screened from street views with landscaping and fencing or within an enclosed building. Any roof mounted equipment shall be screened from all street views, with a screen that integrates into the building architecture.
- K86. The applicant shall obtain a sign permit before the fabrication or installation of any signage at the site. No cabinet signs shall be allowed.
- K87. A final exterior lighting plan and cut sheets shall be submitted to Design Review staff for review and approval prior to building permit submittal. The lighting for the recreation center shall be directed and focused downward to minimize any glare on the adjacent, future residential dwellings.
- K88. All final details affecting the exterior building design of the recreation center not determined at the time of the Planning and Design Commission final review shall be reviewed and approved by Design Review staff prior to building permit submittal.

Solid Waste

Can Placement

- K89. Properties must accommodate cans that are roughly the dimensions outlined in the “Truck, Bin, and Can Dimensions” section below.
- K90. Per Sacramento City Code Chapter 13.10.100 C., “Except when containers are placed for collection service... containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier approved by the solid waste manager, which substantially screens the view of the containers from the street or public right-of-way.” It appears on the submitted site plan there is sufficient space for container (can) storage at each home for this requirement.
- K91. There will be signage to show residents where to place their cans on collection days. Solid waste collection vehicles will only collect in the public right-of-way or private alleys. In the case of the homes where the garage door faces a “T” driveway, the cans shall be placed at the curb on the street.
- K92. Homes at the end of an alleyway or street will place their cans for collection along the property kitty-corner to their garages. This will allow the truck to pick up the cans without backing, and not crowd one property’s garage with multiple cans. There are six such dead-ends (these are marked in purple on the included map):
- Northwest of the intersection of A Street and Street 2
 - Southwest of the intersection of A Street and Street 2
 - Northeast of the intersection of A Street and Street 6
 - Southeast of the intersection of A Street and Street 6 (two are here)



- K93. The six condos in each parcel around the recreation center, in the center of the project, will also place their cans along the alleyway that the garages face.
- K94. The six homes at the north end of Street 10 will be required to place their cans across the street, on the stretch of curb bordering the green open space there.

This is to minimize can crowding and truck backing. Lots 79-82 (Village 3) will place their garbage adjacent to lots 84 (Village 4) near open space lot N on Street 10.

K95. Due to so many cans being placed along the streets and alleyways, McKinley Village will have service days that are determined by the side of the street, similar to how waste is collected in nearby downtown and midtown Sacramento. This requires restricted parking on service days, 6:00 am – 2:00 pm, wherever cans are designated to be placed.

Yard Waste Service

K96. The HOA will maintain front lawns and street trees for all properties, open green space and recreation center, and will haul the green waste to a facility that will divert the material from landfill.

K97. “T” homes will likely be exempt from yard waste service, due to having less than 5% of the parcel being landscaping. This will be finalized when service begins at each address.

K98. No homes will be allowed to place yard waste in the street. This means the City will not offer yard waste service by the Claw in McKinley Village.

K99. All homes will be allowed to use the bulky item program that is offered twice a year.

Other Items

K100. There will be no overhanging wires, balconies or other obstructions in the alleyways that may interfere with collection.

K101. The recreation center is the only possible commercial property within the project, and will be collected by a franchised hauler.

K102. The project will be built in phases. When necessary, a temporary turn-around will be installed at the end of streets not yet completed due to the next phase not being built yet.

Truck, Bin, and Can Dimensions

Bin Sizes				
	Height	Depth	Width	Holds Approx.
1 yd.	4'	2'9"	6'10"	350 lbs.
2 yd.	4'5"	4'	6'10"	400 lbs.
3 yd.	5'1"	3'7"	6'10"	450 lbs.
4 yd.	5'9"	4'8"	6'10"	500 lbs.
5 yd.	5'3"	5'9"	6'10"	600 lbs.
6 yd.	6'	5'10"	6'10"	700 lbs.
20 yd.	45"	22'8"	8'	
30 yd.	65"	22'8"	8'	
40 yd.	84"	22'8"	8'	

Can Sizes			
	Height	Depth	Width
32 gal.	3'3"	2'	1'7"
64 gal.	3'4"	2'6"	2'4"
96 gal.	3'11"	2'11"	2'5"

Truck Dimensions					
	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	16 ft.	32 ft.	9 ft.	62 ft.	20 ft.
Rear Loader	16 ft.	36 ft.	9 ft.	47 ft.	16 ft.
Front Loader	20 ft.	36 ft.	9 ft.	49 ft.	20 ft.

L. Driveway Variances. The Driveway Variances to reduce the width of the proposed driveways from 24 feet to 20 feet for all proposed courts are approved subject to the following conditions of approval:

- L1. All driveways for the Commons and the Courtyards shall be a minimum of 20 feet wide.