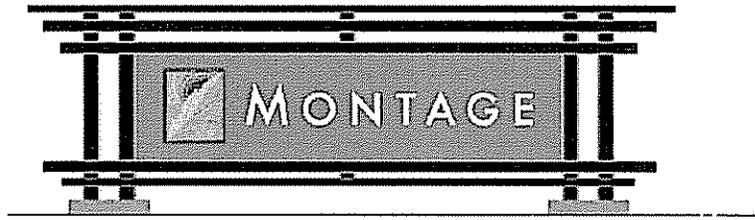
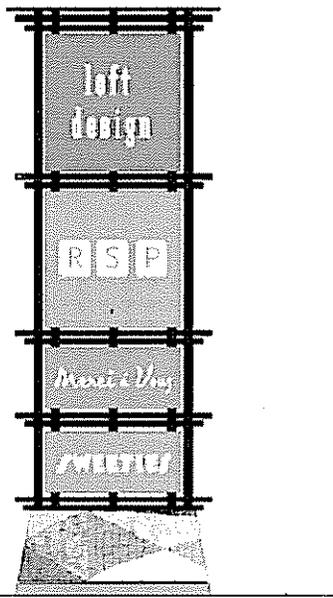




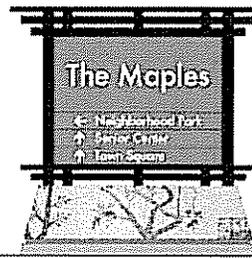
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Entry Sign



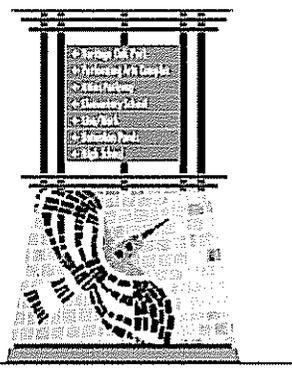
Retail Center Pylon



Neighborhood Sign



Project Sign



Directional Sign



1/10 Mile  
Marker

Figure 42. Sign Family.

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**Entry Monuments**

Entry monuments will be located at two intersections: Del Paso Road at National Drive and Elkhorn Boulevard at National Drive. Entry monument frames shall be no longer than 25 feet in length and no higher than 8 feet. The signage face itself shall not exceed 16 feet in length and 3 feet in height. Entry monuments may be double-faced and/or located on two sides of the above intersections.

**Neighborhood Signs**

Neighborhoods may or may not be identified with signage. If neighborhoods are identified by signage, these signs shall be located at prominent places along National Drive, generally at streets leading to the parks. Each neighborhood is allowed up to two signs along National Drive although a single sign is preferred.

**Directional Signs**

Directional signs are permitted wherever the need for directions is critical. Whenever possible, these signs should be located in the median of National Drive. Directional signs shall not exceed 12 feet in height and seven feet in length.

**Mile-Markers**

Mile-markers are intended to provide markers that help identify the project and provide way-finding information. These markers are optional and at the discretion of the developer.

**7.2. Project Signage**

Ground-mounted project monuments announce the name of a park, a prominent commercial site, the senior complex or a medium or high density residential project. Ground-mounted is permitted. One sign per intersection per project is permitted. If a project is bounded by three streets then two signs are permitted. It is at the discretion of the project as to where these signs are located.

Project signage shall reflect the architectural character of the project. Project signage shall not exceed six feet in height and six feet in length. Project signage may be lighted.

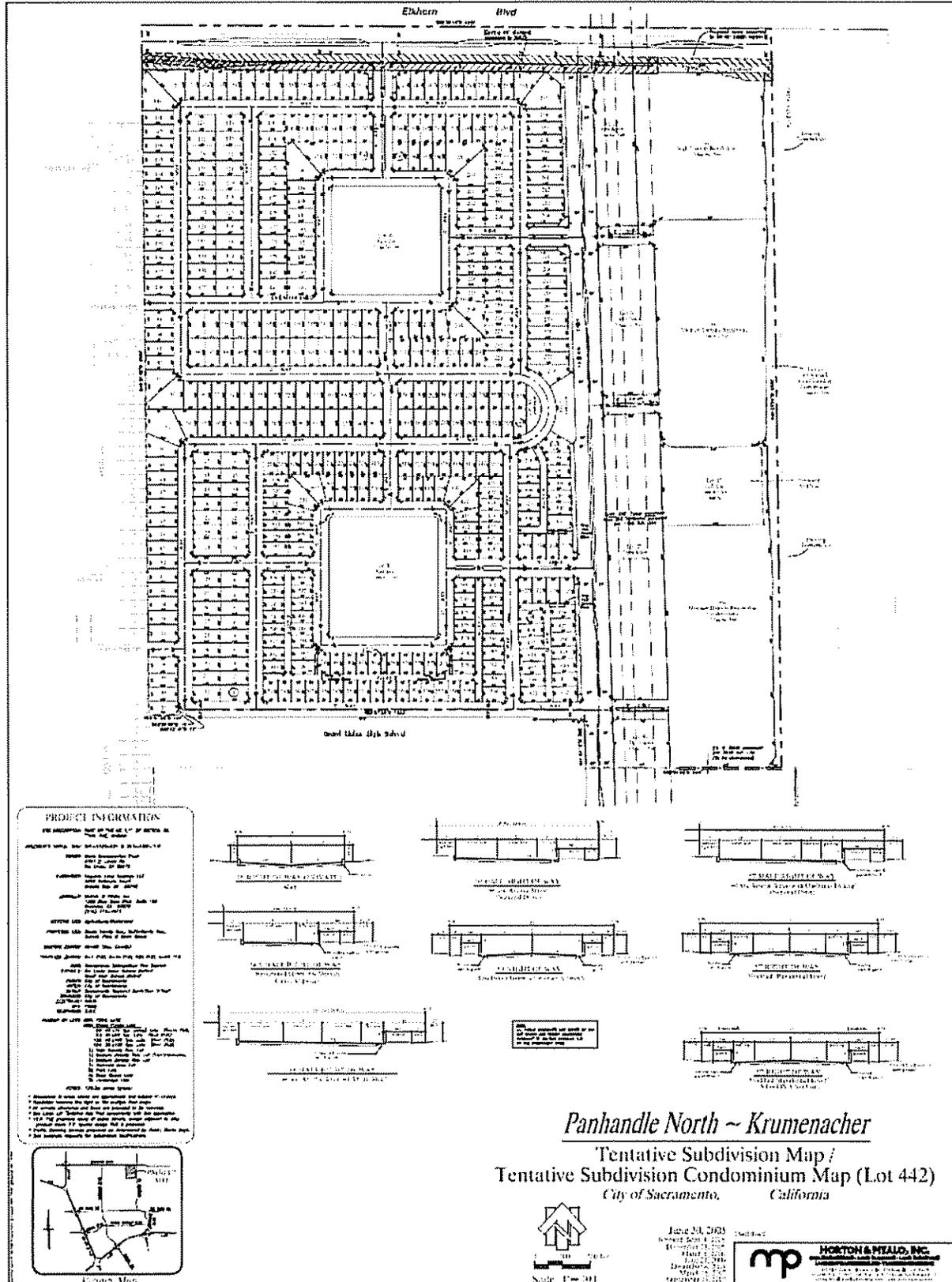
**7.3. Commercial/Retail Signage**

A comprehensive signage program shall be developed for each commercial site in the Panhandle as part of final design.

**Retail Center Pylon**

One identification sign shall be installed for the retail center. Maximum sign height shall be 15 feet high by four feet wide on National Drive and identify retail centers on both the west and east sides of National

EXHIBIT C – TENTATIVE SUBDIVISION MAP EXHIBIT (PANHANDLE NORTH – KRUMENACHER)



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- Pedestrian blade signs are permitted

#### **Shop Tenant Signage Guidelines**

- A variety of signage types are encouraged.
- Shop tenants should be permitted two signs per tenant and three if in a corner location
- Aggregate signage should not exceed fifty feet in size
- Length of signage should not exceed 65 percent of lease width.
- Letters should not exceed 30 inches in height.
- Logos should not exceed 36 inches in height.
- Shop tenant signs should be internally illuminated, lighted from an outside source or be exposed tubing such as neon.
- Shingle signs, in lieu of window signage, are permitted.
- Architectural shutters, awnings or arcades along store fronts are encouraged. Awning signage with a business name is permitted in lieu of building face signage. Maximum size should not exceed that of building-mounted signage
- Tenant signage may be applied with paint to background materials such as decorative metals or to the building face directly.

#### **Live-Work Signage Guidelines**

- Live-work units are permitted a shingle-style pedestrian blade sign
- Shingle signs should be hung perpendicular to building face.
- Shingle signs should be hung from a supporting rod that matches the architectural style of the building façade.
- Supporting rod for the shingle sign should be located nine feet above sidewalk level
- Shingle sign should not exceed four feet in length and two feet in height.
- Tenants are encouraged to use creativity in signage.
- Shingle sign materials may be wood, metal, plastic or glass
- Signs should be externally illuminated by ground- or building-mounted light fixtures.
- Window or door signage expressing the name of business is permitted. Signage face should not exceed 2.25 square feet in size. Other than business name, logo, hours of operation and website address, no other signage should be permitted.



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## Section 8.0 Walls and Fences

### 8.1. Walls and Fences

Figure 43 illustrates the locations of walls and fences within the Panhandle. Perimeter walls within the Panhandle are minimized by design. Low walls, fences and hedges along the frontages of alley-loaded homes provide both openness and a margin of privacy from the street.

#### Masonry Perimeter Walls

Two types of perimeter walls are envisioned for the Panhandle: a solid masonry wall and a masonry base wall with tubular steel pickets above. Both walls shall be capped with a wall cap and total height of wall with cap shall not exceed six feet eight inches in height. Figure 44 and Figure 45 illustrate schematic perimeter wall designs. Guidelines for perimeter walls include:

- Column, pilaster and base materials may be concrete or masonry block. Split-face or other decorative block walls are permitted. Walls of non-decorative block or concrete shall be faced in stucco or other decorative facing material. Concrete bases do not need decorative facing material.
- Perimeter walls may have a decorative cap.
- Height of perimeter walls (including cap) are six feet eight inches maximum
- Pilasters and visible support columns are permitted
- Columns and pilasters may exceed the six-foot height limit.
- Corner and entry columns should be larger than interior columns and/or pilasters.
- Inserts of steel pickets are permitted
- Walls may be covered in vines
- Graffiti abatement steps such as landscaping or the application of a sacrificial coating may be applied
- With the exception of the age-restricted project, park-abutting walls shall be a semi-transparent fence made of painted tubular steel. The steel fence (four feet in height) shall be mounted on a low concrete wall (two feet in height), for a total height of six feet. No opaque surfaces other than columns and landscaping may block visibility through the fence. The age-restricted south shall be the standard perimeter wall
- Walls may have semi-circular bump-outs sized to accommodate a tree

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**LEGEND**

-  6' Masonry & Steel Picket Wall
-  6' Masonry Wall
-  Low Wall/  
Fence or Hedge
-  Rear Privacy Fence  
Along Perimeter

Please refer to figures 44 and 45 for detailed conceptual wall elevations

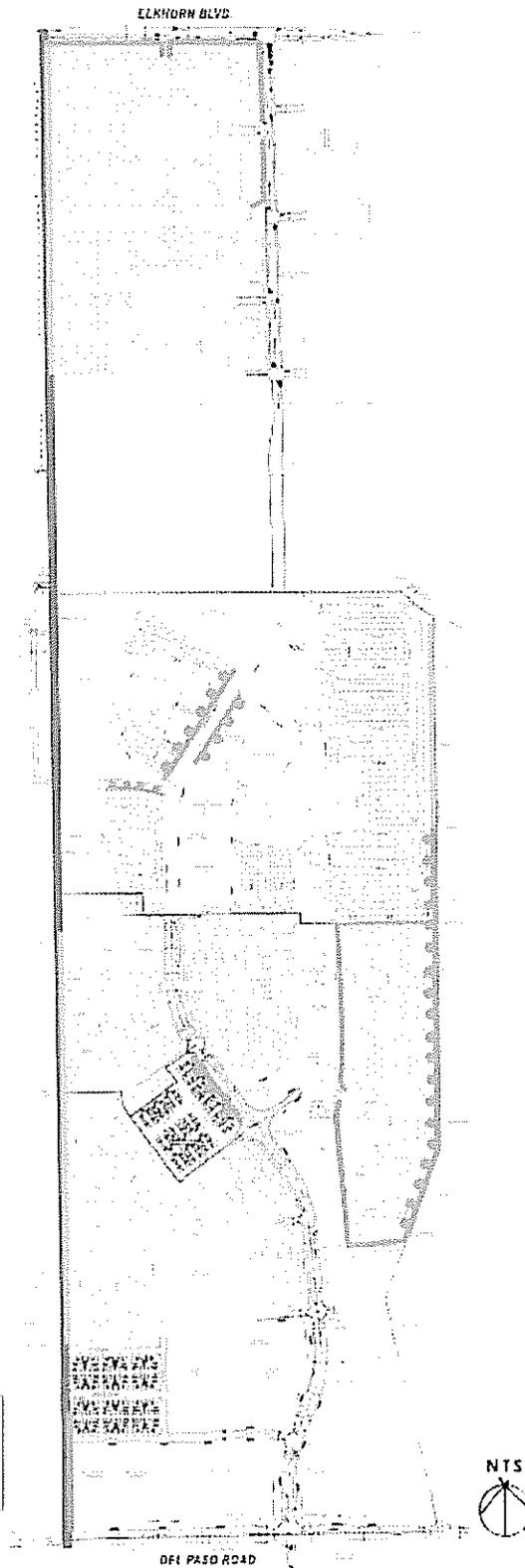


Figure 43. Walls and Fences.



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### Low Decorative Walls and Fencing

Low decorative walls are permitted on the front of all alley-loaded lots. These walls are intended to provide a strong edge along pedestrian-oriented streets (please see Figure 43 through Figure 45) Guidelines for low decorative walls include:

- Low decorative walls and fencing shall not exceed 28 inches in height
- Decorative features such as trellises and arches are permitted where front door sidewalks intersect the wall. These features shall not exceed eight feet six inches in height.
- Style, color and wall materials shall be standardized for the length of each separate product frontage. Style, color and wall materials may be unique for each product frontage
- Low walls are to be located within 12 inches of the back of the sidewalk. Walls abutting the rear edge of the sidewalk are permitted.
- Low wall materials may be concrete or masonry block. Split-face or other decorative block walls are permitted. Walls of non-decorative block or concrete shall be faced in stucco or other decorative facing material.
- Low fencing shall be wood or wood-simulated material
- Low fencing should be placed 12 inches from the edge of the sidewalk allowing a planter space.

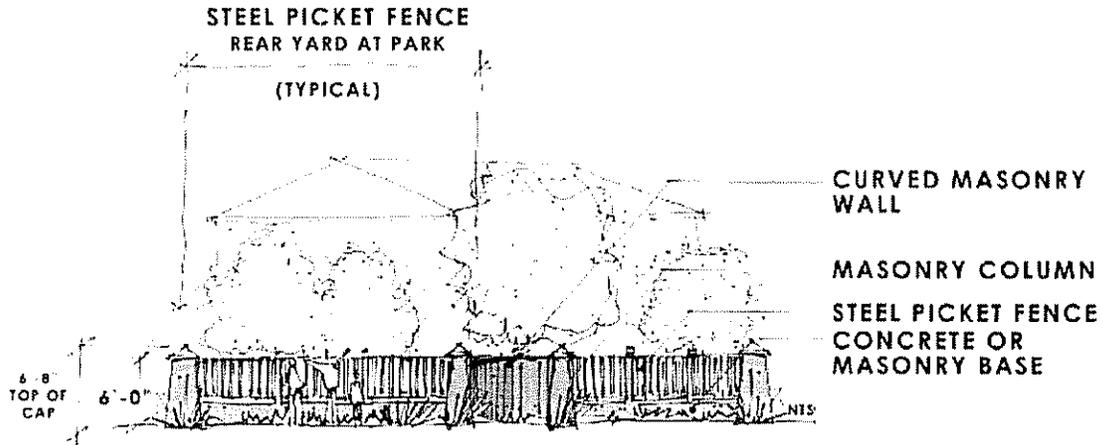
### Park Fencing

Park Fencing consists of the City of Sacramento's standard post-and-cable detail. This fencing will be placed around the detention basins and portions of the parks, including Niños Parkway, at the discretion of the City of Sacramento.

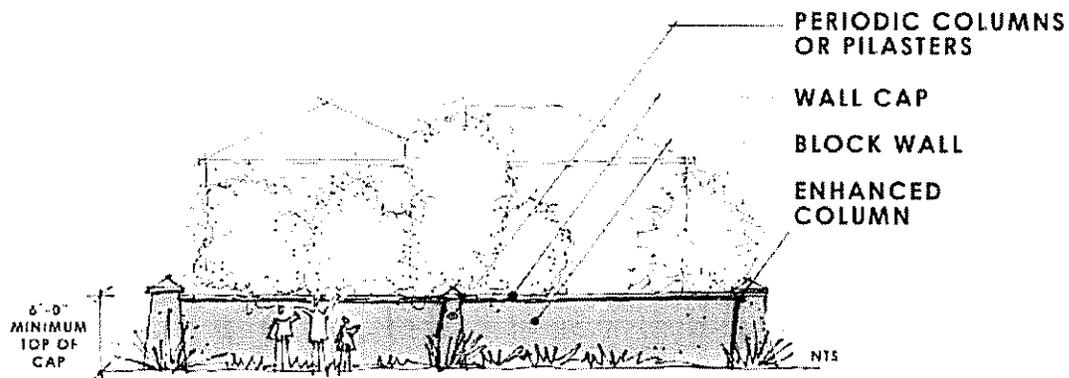
### Fencing at High Density Housing

Fencing is discouraged around high density housing. If fencing is desired, a transparent fencing such as steel picket fencing is recommended. Fencing for high density housing will be subject to design review at time of project submittal.

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- STEEL PICKET FENCE ALONG STREET - REAR ELEVATION
- STEEL PICKET FENCE - REAR YARDS AT PARKS  
(ELIMINATE CURVED MASONRY WALL)



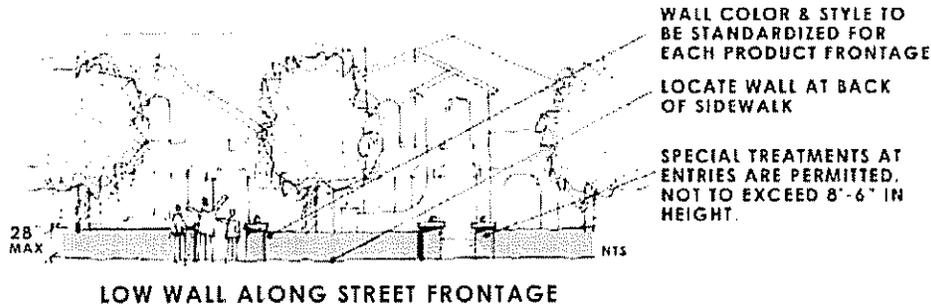
- PERIMETER BLOCK WALL
- WALL ALONG STREET

Figure 44. Conceptual Examples. Big Walls.

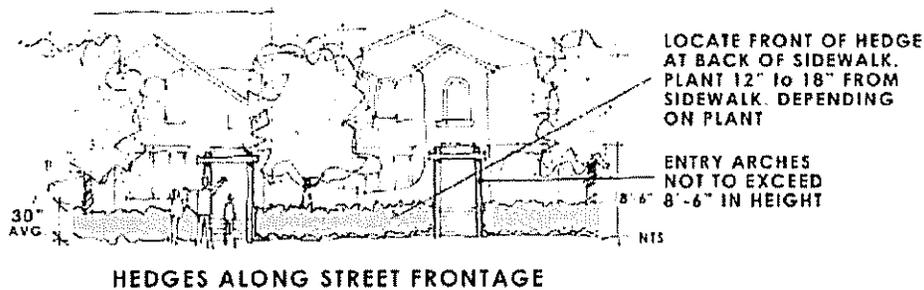


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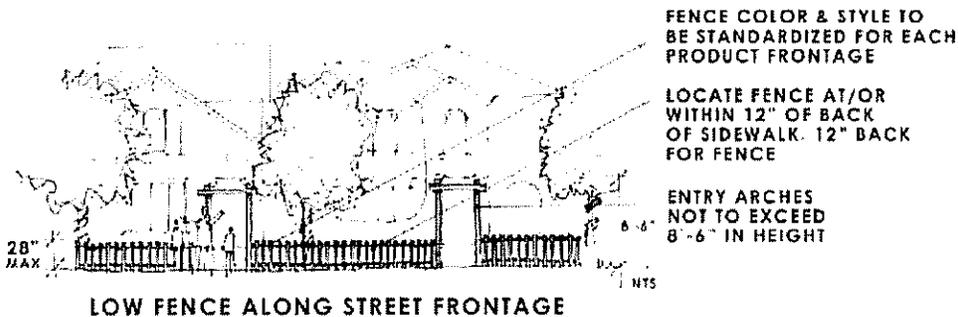
LOW WALLS



LOW WALL ALONG STREET FRONTAGE



HEDGES ALONG STREET FRONTAGE



LOW FENCE ALONG STREET FRONTAGE

Figure 45. Conceptual Examples. Little Walls.

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## Section 9.0 Lighting Guidelines

- A lighting plan shall be developed and provided with special use permits and/or development plan review for the Panhandle PUD to ensure that all lights are low-intensity, fully-hooded, back-shielded and directed away from residential areas to reduce light "spillage" and glare, and to prohibit illumination from breaking the horizontal plane
- Outdoor lighting for commercial uses and community parks/sports facilities in the Panhandle PUD shall be designed to be turned off when not in use where security and safety is not a concern. This requirement shall be included in lighting plans submitted to the City as part of the improvement plans.
- Light fixtures for sports fields that are planned to be lighted in the Panhandle PUD shall be directed away from residential areas to reduce light "spillage" and glare. Light fixtures shall be designed to limit illumination to the sports fields only and shall demonstrate the illumination of adjacent residential properties will not exceed one foot-candle.
- Architectural lighting should articulate building design as well as provide functional lighting for pedestrian movement. Lighting should also enhance architectural forms, landscape features, public art or other site elements.
- Hanging or suspended overhead pendant lights are encouraged.
- Bollard lighting in pedestrian areas is allowed and encouraged.
- Exterior lighting may be building- or ground-mounted.
- Entry signage may be illuminated by ground-mounted fixtures, internally illuminated or by fixtures installed directly on the given entry monument or sign.
- Placement of lights should limit glare, obtrusive light, light trespass and upward-directed, wasted light
- Metal halide parking lot lighting is encouraged.
- Light fixtures and standards should be consistent throughout the Panhandle project. Column and standard color may vary between projects
- Light standards in parking lots should not exceed 25 feet in height.
- Light standards for pedestrian ways should not exceed 15 feet in height.
- Service area lighting should be contained within that area. Service area lighting should avoid direct visibility from surrounding streets or internal drives.
- Security lighting fixtures should not be substituted for parking lot or walkway lighting fixtures unless adequate safety allows for dual use.



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**Appendix A. Recommended Plant List.**

The following plant materials are subject to confirmation from site specific soils analysis that plant species shall survive. The final selection of street trees is subject to the approval of the City's Urban Forester (arborist).

Type	Water Usage	Botanical Name	Common Name	Plant Function
Large Trees (50' – 100')	High	<i>Acer spp.</i>	Maples	Shade/Color
Large Trees (50' – 100')	High	<i>Alnus rhombifolia</i>	White Alder	Shade
Large Trees (50' – 100')	Medium	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Shade
Large Trees (50' – 100')	Medium	<i>Calocedrus decurrens</i>	Incense Cedar	Shade
Large Trees (50' – 100')	Medium	<i>Catalpa speciosa</i>	Western Catalpa	Shade
Large Trees (50' – 100')	Low	<i>Cedrus deodar</i>	Deodar Cedar	Shade
Large Trees (50' – 100')	Low	<i>Celtis australis</i>	European Hackberry	Shade
Large Trees (50' – 100')	Medium	<i>Cinnamomum camphora</i>	Camphor	Shade
Large Trees (50' – 100')	Medium	<i>Ginkgo biloba</i>	Maidenhair	Shade
Large Trees (50' – 100')	Medium	<i>Gleditsia triacanthos</i>	Honeylocust	Shade
Large Trees (50' – 100')	High	<i>Liriodendrum tulipifera</i>	Tulip	Shade
Large Trees (50' – 100')	Medium	<i>Magnolia spp.</i>	Magnolia	Shade
Large Trees (50' – 100')	Low	<i>Phoenix canariensis</i>	Date Palm	Shade
Large Trees (50' – 100')	High	<i>Picea abies</i>	Norway Spruce	Shade
Large Trees (50' – 100')	High	<i>Picea pungens</i>	Colorado Spruce	Screening
Large Trees (50' – 100')	Medium	<i>Pinus canariensis</i>	Canary Island Pine	Screening

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Type	Water Usage	Botanical Name	Common Name	Plant Function
Large Trees (50' – 100')	Low	<i>Pistacia chinensis</i>	Chinese Pistache	Shade
Large Trees (50' – 100')	Medium	<i>Platanus acerifolia</i>	London Plane	Shade
Large Trees (50' – 100')	Medium	<i>Platanus racemosa</i>	California Sycamore	Shade
Large Trees (50' – 100')	Medium	<i>Populus nigra italica</i>	Lombardy Poplar	Shade
Large Trees (50' – 100')	Low	<i>Quercus spp.</i>	Oaks	Shade
Large Trees (50' – 100')	Low	<i>Sequoia sempervirens</i>	Coast Redwood	Shade
Large Trees (50' – 100')	Medium	<i>Ulmus spp</i>	Elms	Shade
Large Trees (50' – 100')	Low	<i>Washingtonia filifera</i>	California Fan Palm	Skyline tree
Large Trees (50' – 100')	Low	<i>Washingtonia robusta</i>	Mexican Fan Palm	Skyline tree
Large Trees (50' – 100')	Medium	<i>Zelkova serrata</i>	Green Vase Zelkova	Shade
Medium Trees (30' – 50')	Medium	<i>Alnus cordata</i>	Italian Alder	Shade
Medium Trees (30' – 50')	High	<i>Betula jacquemonti</i>	Himalayan Birch	Shade
Medium Trees (30' – 50')	Medium	<i>Carpinus betulus</i>	European Hornbeam	Shade
Medium Trees (30' – 50')	Low	<i>Celtis sinensis</i>	Chinese Hackberry	Shade
Medium Trees (30' – 50')	Low	<i>Ceratonia siliqua</i>	Carob	Shade
Medium Trees (30' – 50')	Low	<i>Cercidium floridum</i>	Blue Palo Verde	Shade
Medium Trees (30' – 50')	Low	<i>Cercis spp</i>	Red Bud	Shade/Color
Medium Trees (30' – 50')	Medium	<i>Koelreutnia bipinnata</i>	Chinese Flame Tree	Shade. Flowers. Leaves
Medium Trees (30' – 50')	Medium	<i>Liquidambar styraciflua</i>	American Sweet Gum	Shade



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Type	Water Usage	Botanical Name	Common Name	Plant Function
Medium Trees (30' – 50')	Medium	<i>Magnolia spp.</i>	Magnolias	Shade/Flowers
Medium Trees (30' – 50')	Medium	<i>Maytenus boaria</i>	Mayten Tree	Shade
Medium Trees (30' – 50')	Medium	<i>Morus alba</i> Fruitless	White Fruitless Mulberry	Shade
Medium Trees (30' – 50')	High	<i>Nyssa sylvatica</i>	Sour Gum	Shade
Medium Trees (30' – 50')	Low	<i>Pinus eldarica</i>	Afghan Pine	Screening
Medium Trees (30' – 50')	Low	<i>Pinus naiepensis</i>	Allepo Pine	Screening
Medium Trees (30' – 50')	Medium	<i>Pinus sylvestris</i>	Scotch Pine	Screening
Medium Trees (30' – 50')	High	<i>Populus fremontii</i>	Fremont Cottonwood	Shade
Medium Trees (30' – 50')	Medium	<i>Sapium sebiferum</i>	Chinaberry	Shade
Small Trees (15' – 30')	Low	<i>Acacia baileyocma</i>	Bailey Acacia	Shade
Small Trees (15' – 30')	High	<i>Acer</i>	Maples	Accent
Small Trees (15' – 30')	High	<i>Acer palmatum</i>	Japanese Maple	Accent
Small Trees (15' – 30')	Low	<i>Albizia julibrissin</i>	Silk Tree	Shade, Accent
Small Trees (15' – 30')	Medium	<i>Arbutus unedo</i>	Strawberry	Screening, Shade
Small Trees (15' – 30')	High	<i>Cornus florida</i>	White Eastern Dogwood	Accent
Small Trees (15' – 30')	Low	<i>Cercis occidentalis</i>	Western Redbud	Accent
Small Trees (15' – 30')	Low	<i>Citrus spp.</i>	Citrus	Accent
Small Trees (15' – 30')	Medium	<i>Crataegus laevigata</i>	English Hawthorn	Accent
Small Trees (15' – 30')	Medium	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	Accent

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Type	Water Usage	Botanical Name	Common Name	Plant Function
Small Trees (15' – 30')	Low	<i>Eleagnus angustifolia</i>	Russian Olive	Accent
Small Trees (15' – 30')	Medium	<i>Eriobotrya deflexa</i>	Bronze Loquat	Accent
Small Trees (15' – 30')	Medium	<i>Fraxinus spp.</i>	Ash	Shade
Small Trees (15' – 30')	Medium	<i>Geijera parviflora</i>	Australian Willow	Shade
Small Trees (15' – 30')	Medium	<i>Koelreuteria paniculata</i>	Goldenrain	Shade
Small Trees (15' – 30')	Low	<i>Lagerstroemia indica</i>	Crape Myrtle	Accent
Small Trees (15' – 30')	High	<i>Ligustrum lucidum</i>	Glossy Privet	Shade
Small Trees (15' – 30')	High	<i>Magnolia soulangiana</i>	Saucer Magnolia	Accent
Small Trees (15' – 30')	High	<i>Magnolia stellata</i>	Star Magnolia	Accent
Small Trees (15' – 30')	High	<i>Malus spp.</i>	Crabapple	Accent
Small Trees (15' – 30')	Low	<i>Olea europaea</i>	Olive	Accent
Small Trees (15' – 30')	High	<i>Podocarpus gracilior</i>	Fern Pine	Screening
Small Trees (15' – 30')	Medium	<i>Prunus bireiana</i>	Flowering Plum	Accent
Small Trees (15' – 30')	Medium	<i>Prunus carolina</i>	Carolina Laurel Cherry	Accent
Small Trees (15' – 30')	Medium	<i>Prunus cerasifera</i> 'Atropurpurea'	Purple Leaf Plum	Accent
Small Trees (15' – 30')	Low	<i>Prunus lyonii</i>	Catalina Cherry	Accent
Small Trees (15' – 30')	High	<i>Prunus serrulata</i>	Flowering Cherry	Accent
Small Trees (15' – 30')	Medium	<i>Pyrus spp.</i>	Pear	Accent, Street tree
Small Trees (15' – 30')	Low	<i>Raphiolepis 'Majestic Beauty'</i>	(No common name)	Accent, Screening



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Type	Water Usage	Botanical Name	Common Name	Plant Function
Small Trees (15' – 30')	Low	<i>Rhus lancea</i>	African Sumac	Screening
Large Shrubs (6' – 15')	High	<i>Abelia grandiflora</i>	Glossy Abelia	Screening, Massing
Large Shrubs (6' – 15')	Low	<i>Acacia 'Baileyana'</i>	Bailey Acacia	Screening, Massing
Large Shrubs (6' – 15')	High	<i>Aucuba japonica</i>	Japanese Aucuba	Accent
Large Shrubs (6' – 15')	Low	<i>Berberis thunbergii</i>	Barberry	Massing, Accent
Large Shrubs (6' – 15')	Low	<i>Callistemon citrinus</i>	Lemon Bottlebrush	Screening, Massing
Large Shrubs (6' – 15')	High	<i>Camellia spp.</i>	Camellia	Accent, Screening, Massing
Large Shrubs (6' – 15')	Low	<i>Ceanothus spp.</i>	Blue Blossom	Accent, Massing, Screening
Large Shrubs (6' – 15')	High	<i>Cocculus laurifolius</i>	Laurel-Leaf Snailseed	Massing
Large Shrubs (6' – 15')	High	<i>Cornus stolonifera</i>	Red Twig Dogwood	Screening, Accent
Large Shrubs (6' – 15')	Low	<i>Cotoneaster lacteus (c. parneyi)</i>	Parney Cotoneaster	Screening, Massing
Large Shrubs (6' – 15')	High	<i>Cyperus papyrus</i>	Umbrella Plant	Accent
Large Shrubs (6' – 15')	Low	<i>Diosma album</i>	White Breath of Heaven	Accent, Massing
Large Shrubs (6' – 15')	Low	<i>Diosma pulchrum</i>	Pink Breath of Heaven	Accent, Massing
Large Shrubs (6' – 15')	Low	<i>Dodonea viscosa</i>	Hopseed	Massing, Screening, Accent
Large Shrubs (6' – 15')	Medium	<i>Escallonia rubra</i>	Escallonia	Massing
Large Shrubs (6' – 15')	Low	<i>Euonymus alata</i>	Burning Bush	Massing, Accent
Large Shrubs (6' – 15')	Medium	<i>Feijoa sellowiana</i>	Pineapple Guava	Screening
Large Shrubs (6' – 15')	Medium	<i>Forsythia intermedia</i>	Golden Bells	Massing, Accent

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Type	Water Usage	Botanical Name	Common Name	Plant Function
Large Shrubs (6' - 15')	Medium	<i>Grevillea 'Canberra'</i>	Canberra Grevillea	Screening, Massing
Large Shrubs (6' - 15')	Low	<i>Heteromeles arbutifolia</i>	Toyon, Christmas Berry	Screening, Massing
Large Shrubs (6' - 15')	High	<i>Ilex altacarensis</i> spp	Holly	Screening
Large Shrubs (6' - 15')	Low	<i>Lagerstroemia indica</i>	Crape Myrtle	Accent, Massing
Large Shrubs (6' - 15')	Medium	<i>Laurus 'Saratoga'</i>	Saratoga Laurel	Screening
Large Shrubs (6' - 15')	Low	<i>Laurus nobilis</i>	Grecian Laurel	Screening
Large Shrubs (6' - 15')	High	<i>Ligustrum japonicum</i>	Waxleaf Privet	Screening
Large Shrubs (6' - 15')	High	<i>Magnolia</i> spp.	Magnolia	Accent
Large Shrubs (6' - 15')	Low	<i>Mahonia lomarifolia</i>	Burmese Grape	Screening, Massing
Large Shrubs (6' - 15')	Low	<i>Nerium oleander</i> 'Little White'	Oleander	Screening, Massing
Large Shrubs (6' - 15')	Low	<i>Nerium oleander</i> 'Mrs. Roeding'	Oleander	Screening, Massing
Large Shrubs (6' - 15')	Low	<i>Nerium oleander</i>	Oleander	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Osmanthus fragrans</i>	Sweet Olive	Massing, Accent
Large Shrubs (6' - 15')	Medium	<i>Phormium tenax</i>	New Zealand Flax	Accent
Large Shrubs (6' - 15')	Medium	<i>Photinia fraseri</i>	Red-Leaf Photinia	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Photinia serrulata</i>	Chinese Photinia	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Pittosporum tenuifolium</i>	Tawhiwhi	Screening
Large Shrubs (6' - 15')	Medium	<i>Pittosporum crassifolium</i>	(No common name)	Screening
Large Shrubs (6' - 15')	Medium	<i>Pittosporum eugenioides</i>	Tarata	Screening



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Type	Water Usage	Botanical Name	Common Name	Plant Function
Large Shrubs (6' - 15')	Medium	<i>Pittosporum tobira</i>	Tobira	Screening
Large Shrubs (6' - 15')	Medium	<i>Pittosporum undulatum</i>	Victorian Box	Screening
Large Shrubs (6' - 15')	Medium	<i>Podocarpus macrophyllus</i>	Yew Pine	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Prunus caroliniana</i> 'Bright-N-Tight'	Carolina Cherry	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Prunus caroliniana</i> 'Compacta'	Carolina Cherry	Screening, Massing
Large Shrubs (6' - 15')	Medium	<i>Prunus cistena</i>	Sandcherry	Accent, Massing
Large Shrubs (6' - 15')	Low	<i>Pyracantha coccinea</i>	Pyracantha	Screening, Massing
Large Shrubs (6' - 15')	Low	<i>Rhamnus alternus</i>	Italian Buckthorn	Screening, Accent
Large Shrubs (6' - 15')	Low	<i>Rosmarinus officinalis</i> 'Miss Jessop's Upright'	Rosemary	Massing
Large Shrubs (6' - 15')	Medium	<i>Syzygium paniculatum</i>	Brush Cherry	Massing
Medium Shrubs (3' - 6')	High	<i>Abelia grandiflora</i> 'Sherwoodi'	Glossy Abelia	Screening, Massing
Medium Shrubs (3' - 6')	Low	<i>Agapanthus orientalis</i> 'Alba'	Lily-of-the-Nile	Massing
Medium Shrubs (3' - 6')	Low	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	Screening, Massing
Medium Shrubs (3' - 6')	Low	<i>Berberis thunbergii</i> 'Atrapurpurea'	Red-Leaf Japanese Barberry	Massing, Accent, Screening
Medium Shrubs (3' - 6')	Medium	<i>Buxus microphylla japonica</i>	Japanese Boxwood	Massing, Accent, Screening
Medium Shrubs (3' - 6')	Medium	<i>Chaenomeles spp.</i>	Flowering Quince	Massing
Medium Shrubs (3' - 6')	High	<i>Choisya ternate</i>	Mexican Orange	Massing, Screening
Medium Shrubs (3' - 6')	Low	<i>Cistus purpureus</i>	Orchid Rockrose	Accent
Medium Shrubs (3' - 6')	Low	<i>Citrus limon</i>	Lemon	Accent

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Planned Unit Development Guidelines



Type	Water Usage	Botanical Name	Common Name	Plant Function
Medium Shrubs (3' – 6')	Low	<i>Echium fastuosum</i>	Pride of Madeira	Massing, Screening
Medium Shrubs (3' – 6')	Medium	<i>Escallonia 'Fradesii'</i>	Escallonia	Massing, Screening
Medium Shrubs (3' – 6')	Medium	<i>Euonymus alata 'Compacta'</i>	Compact Winged Euonymus	Massing
Medium Shrubs (3' – 6')	High	<i>Gardenia jasminoides</i>	Mystery Gardenia	Massing, Screening
Medium Shrubs (3' – 6')	Medium	<i>Grevillea Noellii</i>	(No common name)	Massing
Medium Shrubs (3' – 6')	Medium	<i>Pittosporum tobira 'Variegata'</i>	Tobira	Screening, Massing
Medium Shrubs (3' – 6')	Medium	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	Massing, Accent
Medium Shrubs (3' – 6')	High	<i>Ilex crenata</i>	Japanese Holly	Massing, Screening
Medium Shrubs (3' – 6')	Low	<i>Lavendula angustifolia 'Munstead'</i>	English Lavender	Accent, Massing
Medium Shrubs (3' – 6')	Low	<i>Lavendula dentata</i>	French Lavender	Accent, Massing
Medium Shrubs (3' – 6')	Low	<i>Lavendula stoechas</i>	Spanish Lavender	Accent, Massing
Medium Shrubs (3' – 6')	High	<i>Ligustrum vulgare 'Lodense'</i>	Lodense Privet	Screening, Massing
Medium Shrubs (3' – 6')	Low	<i>Mahonia aquifolium</i>	Oregon Grape	Massing Screening
Medium Shrubs (3' – 6')	Medium	<i>Myrsine Africana</i> African	Boxwood	Massing, Screening
Medium Shrubs (3' – 6')	Low	<i>Nandina domestica</i>	Heavenly Bamboo	Massing, Screening
Medium Shrubs (3' – 6')	Low	<i>Nandina domestica 'Compacta'</i>	Dwarf Heavenly Bamboo	Massing, Screening
Medium Shrubs (3' – 6')	Low	<i>Nerium oleander 'Petite'</i>	Oleander	Screening, Massing
Medium Shrubs (3' – 6')	Medium	<i>Phormium tenax 'Maori Chief'</i>	New Zealand Flax	Accent
Medium Shrubs (3' – 6')	High	<i>Polystichum munitum</i>	Sword Fern	Accent



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Type	Water Usage	Botanical Name	Common Name	Plant Function
Medium Shrubs (3' - 6')	High	<i>Potentilla fruticosum</i>	Cinquefoil	Massing, Screening
Medium Shrubs (3' - 6')	Medium	<i>Prunus glandulosa</i>	Flowering Almond	Accent, Massing, Screening
Medium Shrubs (3' - 6')	High	<i>Prunus laurocerasus</i> 'Zabeliana'	Zabel's Cherry Laurel	Massing, Screening
Medium Shrubs (3' - 6')	Low	<i>Raphiolepis indica</i>	India Hawthorn	Massing, Screening
Medium Shrubs (3' - 6')	High	<i>Rosa spp.</i>	Roses	Accent
Medium Shrubs (3' - 6')	High	<i>Rosa californica</i>	California Wild Rose	Accent, Massing
Medium Shrubs (3' - 6')	Low	<i>Rosmarinus officinalis</i>	Rosemary	Massing
Medium Shrubs (3' - 6')	Low	<i>Salvia cleveandii</i>	(No common name)	Accent
Medium Shrubs (3' - 6')	Low	<i>Salvia greggii</i>	(No common name)	Accent
Medium Shrubs (3' - 6')	Low	<i>Salvia leucantha</i>	Mexican Bush Sage	Accent
Medium Shrubs (3' - 6')	Medium	<i>Sarcococca ruscifolia</i>	(No common name)	Massing
Medium Shrubs (3' - 6')	Medium	<i>Spirea bumalda</i>	(No common name)	Massing, Screening, Accent
Medium Shrubs (3' - 6')	Medium	<i>Spirea thunbergii</i>	(No common name)	Massing, Screening
Medium Shrubs (3' - 6')	Medium	<i>Spirea vanhouttei</i>	(No common name)	Massing, Screening, Accent
Medium Shrubs (3' - 6')	Medium	<i>Strelitzia nicotai</i>	Giant Bird of Paradise	Accent
Medium Shrubs (3' - 6')	Medium	<i>Strelitzia reginae</i>	Bird of Paradise	Accent
Medium Shrubs (3' - 6')	Low	<i>Viburnum tinus</i> 'Spring Bouquet'	(No common name)	Massing, Screening
Medium Shrubs (3' - 6')	Low	<i>Xylosma congestum</i> 'Compacta'	Shiny Xylosma	Massing, Screening
Small Shrubs (Under 3')	High	<i>Abelia grandiflora</i> 'Prostrata'	White Abelia	Massing

The Panhandle  
Planned Unit Development Guidelines



Type	Water Usage	Botanical Name	Common Name	Plant Function
Small Shrubs (Under 3')	Low	<i>Agapanthus orientalis</i> 'Peter Pan'	Dwarf Lily-of-the-Nile	Massing
Small Shrubs (Under 3')	High	<i>Azalea indica</i>	Azalea	Massing, Accent
Small Shrubs (Under 3')	Low	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	Massing, Accent
Small Shrubs (Under 3')	Low	<i>Eriogonum fasciculatum</i>	California Buckwheat	Massing
Small Shrubs (Under 3')	High	<i>Gardenia jasminoides</i> 'Little Gem'	(No common name)	Massing
Small Shrubs (Under 3')	High	<i>Iris douglasiana</i>	(No common name)	Massing, Accent
Small Shrubs (Under 3')	Medium	<i>Limonium perezii</i>	Statice	Massing, Accent
Small Shrubs (Under 3')	Low	<i>Mahonia aquifolium</i> 'Compacta'	Dwarf Oregon Grape	Massing
Small Shrubs (Under 3')	Low	<i>Myrtus communis</i> 'Compacta'	Dwarf Roman Myrtle	Massing
Small Shrubs (Under 3')	Low	<i>Nandina domestica</i> 'Harbor Dwarf'	Dwarf Heavenly Bamboo	Massing, Screening
Small Shrubs (Under 3')	Medium	<i>Phormium tenax</i> 'Jack Spratt'	New Zealand Flax	Accent, Massing
Small Shrubs (Under 3')	Medium	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	(No common name)	Massing
Small Shrubs (Under 3')	Medium	<i>Spiraea nipponica</i>	(No common name)	Massing, Screening
Small Shrubs (Under 3')	Low	<i>Teucrium chamaedrys</i>	(No common name)	Massing
Small Shrubs (Under 3')	Low	<i>Tulbaghia violacea</i> 'Variegata'	Society Garlic	Massing, Accent
Ground Covers	Low	<i>Arctostaphylos</i> 'Emerald Carpet'	(No common name)	Massing
Ground Covers	Medium	<i>Arctotheca calendula</i>	Cape Weed	Massing
Ground Covers	High	<i>Campylosiphon poscharskyana</i>	(No common name)	Massing
Ground Covers	Low	<i>Cerastium tomentosum</i>	Snow-in-Summer	Massing
Ground Covers	Medium	<i>Ceratostigma plumbaginoides</i>	(No common name)	Massing
Ground Covers	Low	<i>Cotoneaster apiculatus</i>	(No common name)	Massing



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Type	Water Usage	Botanical Name	Common Name	Plant Function
Ground Covers	Low	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	Massing
Ground Covers	Medium	<i>Euonymus fortunei</i> 'Minima'	(No common name)	Massing
Ground Covers	Medium	<i>Euonymus fortunei</i>	(No common name)	Massing
Ground Covers	Low	<i>Festuca spp.</i>	Fescue	Massing, Accent
Ground Covers	Low	<i>Festuca californica</i>	(No common name)	Massing, Accent
Ground Covers	High	<i>Fragaria chiloensis</i>	Ornamental Strawberry	Massing
Ground Covers	Low	<i>Gazania</i>	(No common name)	Massing
Ground Covers	Medium	<i>Glechoma hederacea</i>	Ground Ivy	Massing
Ground Covers	Medium	<i>Hedera helix</i> 'Hahnii'	English Ivy	Massing, Accent
Ground Covers	Medium	<i>Hemerocallis sp.</i>	Daylily	Massing, Accent
Ground Covers	Low	<i>Hyssopus calycinum</i>	Creeping St. John's Wort	Massing
Ground Covers	Medium	<i>Lantana montevidensis</i>	Trailing Lantana	Massing, Accent
Ground Covers	High	<i>Liriope muscari</i>	Blue Lily Turf	Massing, Accent
Ground Covers	Medium	<i>Liriope spicata</i>	Creeping Lily Turf	Massing
Ground Covers	Medium	<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle	Massing
Ground Covers	Low	<i>Lysimachia nummularia</i>	Moneywort	Massing
Ground Covers	Low	<i>Nandina domestica</i> 'Harbor Dwarf'	Dwarf Heavenly Bamboo	Massing, Screening
Ground Covers	High	<i>Ophiopogon japonicus</i>	Mondo Grass	Massing
Ground Covers	Medium	<i>Osteospermum fruticosum</i>	African Daisy	Massing
Ground Covers	High	<i>Potentilla verna</i>	Spring Cinquefoil	Massing
Ground Covers	Low	<i>Rosmarinus officinalis</i>	Rosemary	Massing
Ground Covers	Low	<i>Santolina chamaecyparissus</i>	Lavender Cotton	Massing
Ground Covers	Low	<i>Santolina virens</i>	(No common name)	Massing, Accent
Ground Covers	Low	<i>Thymus citriodorus</i>	(No common name)	Massing, Accent
Ground Covers	Medium	<i>Trachelospermum asiaticum</i>	Asian Jasmine	Massing
Ground Covers	Medium	<i>Trachelospermum jasminoides</i>	Star Jasmine	Massing
Ground Covers	Medium	<i>Verbena</i>	(No common name)	Massing, Accent
Ground Covers	High	<i>Veronica spicata</i> 'Red Fox'	(No common name)	Massing
Ground Covers	Low	<i>Vinca minor</i> Bowles	(No common name)	Massing

*The Panhandle  
Planned Unit Development Guidelines*



Type	Water Usage	Botanical Name	Common Name	Plant Function
Ground Covers	Low/Medium	<i>Andropogon spp.</i>	Bluestem, Beardgrass	Prairie Grass
Ground Covers	Low	<i>Aristida purpurea</i>	Purple Bawn	Prairie Grass
Ground Covers	Low	<i>Borrichia spp.</i>	Bogamma Grass	Prairie Grass
Ground Covers	Low	<i>Calamagrostis spp.</i>	Feather Reed Grass	Prairie Grass
Ground Covers	Low	<i>Carex spp.</i>	Sedge	Prairie Grass
Ground Covers	Low	<i>Cortaderia selloana</i>	Pampas Grass	Flowers
Ground Covers	Low	<i>Elymus spp.</i>	Wild Rye	Flowers
Ground Covers	Low	<i>Eragrostis spp.</i>	Love Grass	Flowers
Ground Covers	Low	<i>Koeleria spp.</i>	Hair Grass	Flowers
Ground Covers	Low	<i>Meibomia spp.</i>	Melic	Flowers
Ground Covers	Low	<i>Miscanthus spp.</i>	Miscanthus	Flowers
Ground Covers	Low	<i>Muhlenbergia spp.</i>	Muhly Grass	Flowers
Ground Covers	Low	<i>Oryzopsis spp.</i>	Rice Grass	Flowers
Ground Covers	Low	<i>Panicum spp.</i>	Switch Grass	Flowers
Ground Covers	Low	<i>Pennisetum spp.</i>	Fountain Grass	Flowers
Ground Covers	Low	<i>Pychelytrum spp.</i>	Ruby Grass	Flowers
Ground Covers	Low	<i>Schizachyrium spp.</i>	Little Bluestem	Flowers
Ground Covers	Low	<i>Stipa spp.</i>	Feather Grass	Flowers
Vines	High	<i>Ficus pumila</i>	Creeping Fig	Screening
Vines	Medium	<i>Gelsemium sempervirens</i>	Carolina Jessamine	Screening

**ATTACHMENT 23 – NOD AND FOF RESOLUTION**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**DENYING APPEAL, ADOPTING FINDINGS OF FACT, AND APPROVING THE NORTHGATE 880 / PANHANDLE TENTATIVE SUBDIVISION MAPS AND SUBDIVISION MODIFICATIONS (M05-031 / P05-077)**

**BACKGROUND**

A. On **June 28, 2007**, the City Planning Commission conducted a public hearing on and approved with conditions the tentative subdivision maps and subdivision modifications related to the Northgate 880 / Panhandle project.

B. On **July 5, 2007**, the Planning Commission's approval of the tentative subdivision maps and subdivision modifications related to the Northgate 880 / Panhandle project were called up for review and action by the City Council pursuant to Sacramento City Code section 17.200.040.

C. On **July 6, 2007**, an appeal of the Planning Commission's approval of the tentative subdivision maps and subdivision modifications related to the Northgate 880 / Panhandle project was filed.

D. On July 31, 2007; August 14, 2007; September 4, 2007; and September 18, 2007, , the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(d) and received and considered evidence concerning the Northgate 880 / Panhandle project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Northgate 880 / Panhandle project, the City Council **denies the appeal and approves the Project tentative subdivision maps and subdivision modifications 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 tentative subdivision maps and subdivision modifications based on the following findings of fact:

**A. Environmental Determination:** The Environmental Impact Report and Mitigation Monitoring Program for the Project have been adopted by Resolution No. \_\_\_\_\_.

**B. Project Tentative Subdivision Maps and Subdivision Modifications- Findings Required by Section III of Exhibit C Special Conditions of the North Natomas Development Agreement:**

1. The approval of the proposed project is consistent with the policies, goals, standards and objectives of the NNCP and other relevant factors and circumstances, including but not limited to:

a. The adequacy of the required interim and permanent Infrastructure needed to support the project planned for the Property;

b. The extent of participation required of LANDOWNER under the Panhandle Finance Plan has been secured;

c. The extent to which LANDOWNER has complied with the provisions of the PLAP;

d. The extent to which LANDOWNER has complied with the provisions of the Policy.

2. The Panhandle Finance Plan has been adopted by the City Council.

3. All transfers of land, owned by or under control of LANDOWNER, which are specified in the PLAP as being necessary for public purposes, will be transferred to CITY or to the appropriate public agency. For this purpose, a transfer will be deemed to occur upon delivery to CITY of an Irrevocable Offer of Dedication in form and manner approved by the City Department of Public Works and the City Attorney. These dedications include, but are not limited to streets, utilities, drainage facilities and public transit.

4. LANDOWNER has, where applicable, demonstrated that the proposed project as designed meets or exceeds the jobs to housing ratio of the NNCP, either actually or through the medium of the Housing Trust Fund, or through assisting housing starts in North Sacramento, or a combination thereof.

5. LANDOWNER has entered into all agreements required to sections IIA, IIB, and IIC, of the Development Agreement.

6. Appropriate environmental review of the proposed project has been completed, and any suggested mitigation measures resulting therefrom have been included in the approval of the project to the extent feasible.

**B. Tentative Master Parcel Map/Krumenacher:** The Tentative Master Parcel Map (Panhandle North - Krumenacher) to subdivide 129.2± acres into 17 master parcels is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

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

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

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

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

**C. Tentative Subdivision Map/Krumenacher:** The **Tentative Subdivision Map (Panhandle North - Krumenacher)** to subdivide 129.2± acres into single family, condominium, medium density residential, common area, park, open space, and landscape 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, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

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

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

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

**D. Subdivision Modification/Krumenacher:** The **Subdivision Modifications (Panhandle North – Krumenacher)** to modify radius, tangent length, alley width, street sections, exclude sidewalk along one side of a roadway, rolled curb and gutter, and to allow asphalt surface on private alleys is 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 the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.

**E. Tentative Master Parcel Map/Dunmore:** The Tentative Master Parcel Map (Dunmore) to subdivide 389.2± acres into 38 master parcels is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

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

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

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

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

**F. Tentative Subdivision Map/Dunmore Central:** The Tentative Subdivision Map – (Dunmore Central) to subdivide 136.4± acres into single family, high density residential, medium density residential, commercial, condominium, park, detention basin, open space, and landscape 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, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

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

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

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

**G. Subdivision Modification/Dunmore Central:** The Subdivision Modifications (Panhandle Central - Dunmore) to modify residential street sections for "CC" Way, "L" Circle, and "Y" Way, to dedicate a 30' right-of-way for Sorento Road with no roadway improvements, modify alley width, street intersection tangent, street sections, exclude sidewalk along one side of a roadway, rolled curb and gutter, and to allow asphalt surface on private alleys is 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 the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.

**H. Tentative Subdivision Map/Dunmore South:** The Tentative Subdivision Map (Dunmore South) to subdivide 252.7± acres into single family, commercial, high density residential, medium density residential, school, park, landscape/paseo, private landscape, and private recreation center 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, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

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

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

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs

against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**I. Subdivision Modification/Dunmore South:** The Subdivision Modifications (Panhandle South – Dunmore) to modify street sections for “CC” Way, “AA” Way, and “O” Circle, to dedicate a 30’ right-of-way for Sorento Road with no road improvements, to modify radius, intersection offset, tangent length, modified grid pattern, alley width, street sections, rolled curb and gutter, and to allow asphalt surface of private alleys is 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 the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.

Section 3. The City Council approves the Project tentative subdivision maps and subdivision modifications subject to the following conditions of approval:

**B. The Tentative Master Parcel Map (Panhandle North - Krumenacher)** to subdivide 129.2± acres into 17 master parcels is hereby approved subject to the following conditions:

**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 (P05-077). 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 Master Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

**GENERAL:** All Projects

- B1. a) 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.
- b) Pursuant to Government Code section 66454, approval of this tentative map is conditioned on annexation of the property to the City of Sacramento within three years of the date of final action on the tentative map. The approval shall not be effective until annexation has been completed. If annexation is not completed within three years, then the approval shall be null and void.

Note: The consequences of not getting the required approvals at City Council could be detrimental to the timely recordation of this map. A new map would have to be generated showing the revised areas and it would have to be evaluated by the City's technical staff. If it is determined that previous conditions are not adequate to address the change the map will have to be reconditioned and reheard at SRC.

- B2. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.
- B3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-077) to the satisfaction of the Planning Division and the Development Engineering Division. In the case of conflict PUD Guidelines shall prevail over Development Guidelines.
- B4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-077).
- B5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- B6. With the exception of the Nino's Parkway the 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.

B7. 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"**

B8. Show all existing and proposed/required easements on the Final Master Parcel Map.

B9. 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 or appropriately secured to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division.

**DEVELOPMENT ENGINEERING: Streets**

B10. Streets shall be sized, dedicated, and constructed (if necessary to support commercial use) as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

<b>Street</b>	<b>from</b>	<b>to</b>	<b>Lanes</b>	<b>R/W</b>	<b>Min. Face/curb</b>
Elkhorn Boulevard	Western property	Eastern property	6	136	108
National Drive	Elkhorn Boulevard	Southern property	4	100'	74'

**NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. Sidewalks may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or**

***phase. All roadways may require additional dedication at intersections for turn lanes.***

- B11. The applicant shall provide, in the form of an Irrevocable Offer of Dedication (IOD) all internal street right-of-ways necessary for each Master Parcel to be developed independently. (i.e. no landlocked parcels can be created)
- B12. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program.

**SMUD:**

- B13. Dedicate a 20'-foot Public Utility Easement (PUE) for underground facilities and appurtenances adjacent to Elkhorn Boulevard.
- B14. **Dedicate any private drive, ingress and egress easement and 12.5' adjacent to any Irrevocable Offer of Dedication as a PUE for underground facilities and appurtenances. To the satisfaction of SMUD's Facility Coordinator.**
- B15. Label SMUD's and WAPA's transmission line easements as a "Restricted Building and Use Area".
- B16. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.
- B17. Dedicate a 60-foot wide easement to the Sacramento Municipal Utility District for overhead 69kV electrical and communications lines, the center line of which generally follows an alignment, 100-feet west of the east line of the Parcels 13, 14, 15, & 16. SMUD has reviewed the developers proposed subdivision improvements as shown on the approved tentative maps, and the Ninos Parkway Master Plan, dated May 2, 2007, and has worked with the Developers to resolve any conflicts within the proposed 69kV electrical and communication lines. Prior to issuance of any grading and building permits within the Transmission Line corridor, the Developers and/or the City of Sacramento shall apply for a joint-use agreement from SMUD consenting to the proposed improvements within the Transmission Line corridor. SMUD has agreed to enter into said agreement so long as the proposed improvements are in substantial conformance with the approved tentative maps and proposed Ninos Parkway Master Plan. Please contact SMUD's Property Administrator Mr. Blandon Granger at (916) 732-5016. SMUD has agreed to coordinate with the applicant and the City of Sacramento's Parks Department on the location of poles and underground facilities and appurtenances within the park improvements

and subdivision improvements. Please contact Mr. Gary Bakulich at (916) 732-7076.

**CSD-1**

- B18. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
- B19. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- B20. Certain areas of commercial and multiple residential housing (owner occupied) will require onsite collector systems and attendant requirements. On such properties, all sewer lines carrying waste from two or more buildings shall be 8-inch (minimum) collectors in public easements maintained by the District.

**SRCSD:**

- B21. Applicant shall verify that the easement shown on the Final Map matches the plat and legal descriptions on the attached exhibits A and B.

**CITY UTILITIES:**

- B22. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of constructing all common drainage facilities within the project area and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for the project area and other applicable drainage plans and criteria for North Natomas. For this purpose "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City of unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

- B23. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in Condition \_\_\_ above, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule of regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.
- B24. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities (DOU) and the City Attorney. Common drainage facilities shall include, but are not limited to storm drain pipes serving all master parcels, pump station and discharge pipes, detention/water quality basin(s), outfall structures, and weir structures. The existing R.D. 1000 and City canal located off-site and adjacent to the project to the extent such off-site work is legally granted (recorded drainage improvement easement (Book 20010717, Page 1024)) shall be backfilled to the satisfaction of the DOU.
- B25. Dedicate all necessary easements, IOD easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions as necessary. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU.
- B26. Prior to recording the tentative master parcel map, a minimum 30-foot wide drainage and access easement(s) and Hold Harmless agreement(s) shall be secured by the developer for drainage facilities crossing the Grant Union Joint High School parcel. The easement(s) and Hold Harmless agreement(s) shall be to the satisfaction of the DOU and the City Attorney. The DOU shall review the easement document prior to recordation. A 12-foot wide access road shall be constructed to the satisfaction of the DOU within the easement to provide access to manholes and the outfall structure.

- B27. The applicant shall complete a drainage master plan for this site. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the DOU. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. The drainage master plan shall include basins designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year -24 hour storm. Contact the DOU for the design criteria. R.D. 1000 shall approve in writing the pump-out rate from the basins (the maximum pumping rate allowed for other North Natomas developments has been 0.1 cfs/acre). The DOU shall approve the drainage master plan and any phasing plan, if appropriate, included with the master plan for drainage infrastructure.
- B28. A water master plan for this entire area must be completed by the applicant and approved by the DOU. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved the DOU.
- B29. Provide a financing mechanism acceptable to the City for the maintenance of the landscaping and irrigation within Parcels 14 and 18 shown on the tentative master parcel map for Panhandle Central – Dunmore (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.). 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.
- B30. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all applicable RD 1000 fees.
- B31. Obtain approval from RD 1000 (or other governing agencies) in writing for the abandonment and/or relocation of any existing canals. Provide a copy of the written R.D. 1000 (or other governing agencies) approval to the DOU.

- B32. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies for the construction of this project.
- B33. The applicant shall coordinate with R.D. 1000 to establish the minimum setback requirements for buildings or other improvements from the existing levee. Obtain the minimum setback requirements from R.D. 1000 in writing and provided the document to the DOU.
- B34. Dedicate to the City within Parcels 13, 14, 15, and 16 shown on the tentative master parcel map (WAPA corridor) and/or other parcels, as approved by the DOU, an IOD easement for access, construction and maintenance of a water transmission main. The location and dimensions of the easement shall be to the satisfaction of the DOU.

**PPDD: Parks**

- B35. **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 Panhandle North Krumenacher MTM as Park Lot(s) 7, 8, and 11, comprising 12.1+ gross acres. At the time of delivery of the IODs, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to each of the park Lot(s) as described herein, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment for each of the park Lot(s); (3) if the environmental site assessment identifies any physical conditions or defects in the park Lot(s) which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (4) take all actions necessary to ensure that the park Lot(s) are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. ; and (5) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the park Lot(s). The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the park Lot(s).
- B36. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDD in writing no later than approval of the **final** subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the

park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

- B37. **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.
- B38. **Maintenance District:** The Applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.
- B39. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address 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. Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:

- a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of this chapter.
- b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

B40. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvements costs associated with the designated park facilities, trails, open space/parkway or other open space areas – and shall address ongoing maintenance and operation costs for these facilities in perpetuity.

B41. The developer shall enter into an inclusionary housing agreement with the Sacramento Housing and Redevelopment Agency which will be recorded against the entire development project concurrent with the recordation of each master parcel or large lot map.

C. The **Tentative Subdivision Map (Panhandle North - Krumenacher)** to subdivide 129.2± acres into single family, condominium, medium density residential, common area, park, open space, and landscape lots is hereby approved subject to the following conditions:

**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 (P05-077). 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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be

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

**GENERAL:** All Projects

- C1. a) 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.
- b) Pursuant to Government Code section 66454, approval of this tentative map is conditioned on annexation of the property to the City of Sacramento within three years of the date of final action on the tentative map. The approval shall not be effective until annexation has been completed. If annexation is not completed within three years, then the approval shall be null and void.

Note: The consequences of not getting the required approvals at City Council could be detrimental to the timely recordation of this map. A new map would have to be generated showing the revised areas and it would have to be evaluated by the City's technical staff. If it is determined that previous conditions are not adequate to address the change the map will have to be reconditioned and reheard at SRC.

- C2. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement.
- C3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-077) to the satisfaction of the Planning Division and the Development Engineering Division. In the case of conflict PUD Guidelines shall prevail over Development Guidelines.
- C4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-077).
- C5. The design of any improvement not covered by these conditions, PUD Guidelines or approved subdivision modifications shall be to City standard.
- C6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

- C7. With the exception of the Nino's Parkway the 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.
- C8. 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 Development Engineering Division after consultation with the U.S. Postal Service.
- C9. Dedicate, without cost to the City, all public land covered in the North Natomas Financing Plan Land Acquisition Program.
- C10. 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 or appropriately secured to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division. The applicant may submit an improvement phasing plan for review and approval by Development Engineering which will identify what improvements will be necessary for each phase of the project.
- C11. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**Development Engineering: Streets**

- C12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions, on the Tentative Map or in approved subdivision modifications shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- C13. The public/private alleys shall have a Public Utility Easement (PUE) adjacent to both sides of sufficient width to provide street lighting within the alley. Ornamental street-lighting will be required adjacent to the public/private alleys inside the PUE. Public Alleys shall be constructed of concrete, private alleys may be constructed of alternative materials, but this will require a subdivision modification approved by the City.
- C14. Dedicate and construct Elkhorn Boulevard to a North Natomas Standard 136' right-of-way (half street only). At a minimum the applicant will construct as follows full improvements south of the median. The applicant shall construct a landscaped median. Finally the applicant shall construct a single travel lane, 2' shoulder and appropriate drainage north of the median. All improvements are adjacent to the subject site. More construction may be required north of the centerline in accordance with the traffic analysis done for this project.
- C15. Dedicate and construct National Drive to a North Natomas Standard 100' right-of-way. Full improvements on both sides are required.
- C16. Dedicate and construct A, B and E Drives to a City Standard 69' right-of-way. Full improvements on both sides are required.
- C17. Dedicate and construct remaining internal subdivision streets as shown on the Tentative Map.
- C18. The applicant shall either restrict parking adjacent to lots 432, and 433 on G-Way or the applicant must widen G-Way to the 57' modified residential cross-section adjacent to those same 2 lots.
- C19. Streets adjacent to schools and parks shall have a 57' modified residential cross-section, and vertical curb as determined by the Development Engineering Division. The purpose of this cross-section is to allow for parking to occur on these streets with out interfering with street circulation.

- C20. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering Division and the Fire Department on a case-by-case basis.
- C21. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. Improvements required shall be determined by the Department of Transportation and the Development Engineering Division.

Note: The Applicant has met with the Department of Transportation and has developed a preliminary traffic calming plan.

- C22. Developer is required to install permanent street signs to the satisfaction of the Development Engineering Division.
- C23. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
- C24. 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). Wall Pilasters shall be set back behind the sight line needed for stopping sight distance. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- C25. Provide additional right-of-way for expanded intersections at intersections at the following locations specified by the Development Engineering and Finance Division:
- a. Elkhorn Boulevard/A Drive
  - b. Elkhorn Boulevard/National Drive
  - c. National Drive/B Drive
  - d. National Drive/C Drive
  - e. National Drive/D Drive

- f. National Drive/E Drive
  - g. National Drive/G Way/F Drive
- C26. Construct traffic signals at the following intersections when required by the Development Engineering Division (if not already in place):
- a. Elkhorn Boulevard/National Drive
  - b. National Drive/D Drive
  - c. National Drive/G Way/F Drive

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

- C27. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Development Engineering Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- C28. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit and Development Engineering Division.
- C29. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

**PRIVATE/PUBLIC UTILITIES:**

**SMUD**

- C30. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
- C31. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.

#### ALLEY LOTS

- C32. Dedicate a 10-foot public utility easement adjacent to the side lots and a 7.5-foot public utility easement adjacent to the frontage for underground facilities and appurtenances adjacent to all public street rights of ways.
- C33. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways within the Cluster Lots.
- C34. Dedicate any private driveways and 2 feet adjacent thereto and 3 feet at the ends as a public utility easement for underground facilities and appurtenances.
- C35. Label SMUD's and WAPA's transmission line easements as a "Restricted Building and Use Area".
- C36. The owner/developer must disclose to future/potential owners the existing or proposed 69kV and 230kV electrical facilities.

SMUD is planning to build a 69kV overhead line along the south side of Elkhorn Blvd. and within the WAPA corridor.

- C37. Dedicate a 60-foot wide easement to the Sacramento Municipal Utility District for overhead 69 kV electrical and communications lines, the center line of which generally follows an alignment, 100-feet west of the east line of the Lots D, E, F, & G. SMUD has reviewed the developers proposed subdivision improvements as shown on the approved tentative maps, and the Ninos Parkway Master Plan, dated May 2, 2007, and has worked with the Developers to resolve any conflicts within the proposed 69kV electrical and communication lines. Prior to issuance of any grading or building permits within the Transmission Line corridor, the Developers and/or the City of Sacramento shall apply for a joint-use agreement from SMUD consenting to the proposed improvements within the Transmission Line corridor. SMUD has agreed to enter into said agreement so long as the proposed improvements are in substantial conformance with the approved tentative maps and proposed Ninos Parkway Master Plan. Please contact SMUD's Property Administrator Mr. Blandon Granger at (916) 732-5016. SMUD has agreed to coordinate with the applicant and the City of Sacramento's Parks Department on the location of poles and underground

facilities and appurtenances within the park improvements and subdivision improvements. Please contact Mr. Gary Bakulich at (916) 732-7076.

### **CSD-1**

- C38. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- C39. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- C40. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- C41. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- C42. Certain areas of commercial and multiple residential housing (owner occupied) will require onsite collector systems and attendant requirements. On such properties, all sewer lines carrying waste from two or more buildings shall be 8-inch (minimum) collectors in public easements maintained by the District.
- C43. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
- C44. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth

and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

- C45. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer collector line.

### **SRCS D**

- C46. Applicant shall verify that the easement shown on the final map matches the plat and legal descriptions on the attached Exhibits A and B.
- C47. Any use or improvement that restricts SRCSD access to its easement, pipelines or facilities shall not be permitted unless express written approval is obtained from the District Engineer.
- C48. Any proposed use of the SRCSD easement that is not compatible or interferes with the construction, maintenance, operation, or repair of SRCSD sewer facilities shall not be allowed. Any proposed use, including landscaping, shall be reviewed and approved in writing by the District Engineer prior to use of the easement by the property owner.
- C49. Permanent structures shall not be permitted within the existing SRCSD easements. Deep rooted trees, trees with mature growth of more than five feet, oak trees and other environmentally protected species, shall not be permitted within SRCSD's easements. The SRCSD approved tree list is attached as Exhibit C for the applicant's reference. To ensure compliance with the above mentioned conditions, the applicant shall submit landscaping and improvement plans for SRCSD review and approval prior to recording of the Final Map.
- C50. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area, unless express written approval is obtained from SRCSD. Prior to recording the Final Map, the applicant shall submit to SRCSD a utility plan for review and approval.
- C51. Any proposed utility crossing of the SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor.
- C52. Any proposed utility crossing of the SRCSD interceptor shall have a minimum vertical clearance of 5 feet.

### **CITY UTILITIES:**

- C53. Prior to recording the subdivision map, the Master Parcel Map shall be recorded.
- C54. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU). Off-site main extensions may be required.
- C55. Dedicate all necessary easements, IOD easement, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions as necessary.
- C56. Construct water pipes and appurtenances and construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Elkhorn Boulevard and all internal streets shown on the Tentative Subdivision Map. The construction shall be to the satisfaction of the DOU.
- C57. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."
- C58. All public water, sanitary sewer and storm drain pipelines or systems shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements. Prior to acceptance of maintenance responsibilities, the public facilities shall be designed and constructed per City standards and procedures and approved by the DOU. Unless otherwise approved by the DOU, public water and storm drain facilities shall not be placed within designated street parking areas.
- C59. Public streets and private streets and alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.
- C60. Unless otherwise approved by the DOU, private alleys with two public maintained utility systems, e.g., water and sanitary sewer systems or water and storm drain systems, shall have a minimum paved AC width of 22 feet and shall have drain inlets, curb and gutter constructed to City

Standards or a concrete v-gutter drain located in the center of the pavement to provide surface drainage. Additional public or private maintained utility systems shall not be located in these private alleys.

- C61. Unless otherwise approved by the DOU, no public storm drain or water facilities shall be located in drive aisles.
- C62. Surface drainage facilities located within private alleys or drive aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- C63. The full width of the private streets and alleys with public water, sanitary sewer and/or storm drain pipelines shall be dedicated as public utility easement. An additional minimum 3 feet adjacent to all the streets shall also be dedicated as an easement for water distribution system appurtenances such as hydrants and water meters. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any private streets and alleys and easements at all times.
- C64. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL's) for this study shall be calculated using the City's Storm Water Management Model (SWMM). The drainage study shall include basins designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year -24 hour storm. Contact the DOU for the design criteria. R.D. 1000 shall approve in writing the pump-out rate from the basins (the pumping rate allowed for other North Natomas developments has been 0.1 cfs/acre). Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The DOU shall approve the drainage study and any phasing plan, if appropriate, included with the master plan for drainage infrastructure.
- C65. Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a

minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland release, whichever is higher.

- C66. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- C67. 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/water quality basins.
- C68. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval 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.
- C69. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C70. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
- C71. Per Sacramento City Code, water meters shall be located at the point of service that is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- C72. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. In

situations where separated sidewalks are located along the perimeter of parks or other common lots/parcels, irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks.

- C73. 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.).
- C74. 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.
- C75. Any new domestic water services shall be metered. Only one domestic water service is allowed per lot. Excess services shall be abandoned to the satisfaction of the DOU.
- C76. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- C77. Clubhouse and pool areas shall have a separate street tap or public easement tap for a metered domestic water service.
- C78. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- C79. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for

SWPPP and (6) certification by property owner or authorized representative.

- C80. 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.
- C81. Post construction (permanent), stormwater 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 in an area served by a regional water quality control facility only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.
- C82. The applicant shall provide for the rough grading of public maintained parks. The rough grading shall be to the satisfaction of the DOU and Parks.
- C83. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all applicable RD 1000 fees.
- C84. Where lots are developed for condominiums:
- a. Any new domestic water services shall be metered. A single domestic water service is required for the condominium lot and a separate single domestic water service is required for clubhouse and pool areas.
  - b. The condominium lot shall have a separate street tap for a metered domestic water service.
  - c. The clubhouse and pool area, if constructed, shall have a separate street tap for a metered domestic water service
  - d. Common area landscaping shall have a separate street tap for a metered irrigation service.
  - e. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, an ownership association

shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. The C.C.&R.s shall authorize the association to contract on behalf of all owners within the condominium project for sanitary sewer, water and storm drainage services for the condominium units, common area(s) and all other areas within the condominium project.

- f. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the DOU, provided that such agreement shall not apply to sanitary sewer service provided by CSD-1 instead of the City. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer (if provided by City) and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, shall require sub-metering of water service to the condominium units if requested by the DOU or required by any other government agency, and shall be in a form approved by the City Attorney.
  - g. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the DOU.
  - h. Multiple fire services are allowed per lot and may be required.
  - i. The owner(s) and ownership association shall comply with all applicable requirements of Title 13 of the Sacramento City Code governing the provision of City utility service.
- C85. Where high-density residential units are developed as townhouses, the AC paving for internal streets fronting these units shall meet the DOU minimum width requirements for public utilities and the street section, curb, gutter and drain inlets shall be constructed to City standards.
- C86. Prior to recording the subdivision map, the detention/water quality basins, pump station and discharge pipes, and inlet and outlet structures for the detention/water quality basins to be located on Lots I and J of the Panhandle Central – Dunmore tentative subdivision map shall be

constructed. The basin design and construction shall be to the satisfaction of the DOU. Execute a maintenance agreement with the City that requires the developer to maintain the Detention/Water Quality Facility to be located in Lots I and J for a period of two (2) years. 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. The maintenance agreement shall be to the satisfaction of the DOU and the City Attorney.

**PPDD: Parks**

- C87. **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 Panhandle North Krumenacher TM as Park Lot(s) A,B and C, comprising 9.7+ net acres. At the time of delivery of the IOD's, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to each of the park Lot(s) as described herein, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment for each of the park Lot(s); (3) if the environmental site assessment identifies any physical conditions or defects in the park Lot(s) which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (4) take all actions necessary to ensure that the park Lot(s) are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. ; and (5) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the park Lot(s). The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the park Lot(s).
- C88. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDD in writing no later than approval of the **final** subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the

subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

- C89. **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.
- C90. **Maintenance District:** The Applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.
- C91. **Improvements:** The Applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway sites identified on the revised map dated March 16, 2007 for the Panhandle North Krumenacher TM as Park Lot(s) A, B and C, and the Nino's Parkway lots D, E, F and G:
- a. Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
  - b. A concrete sidewalk and vertical curb along all street frontages that open onto each Park Lot and the Nino's Parkway. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
  - c. A six foot high masonry wall or other acceptable material such as tubular steel as approved by the City PPDD on property lines separating public park and the designated open space areas from adjacent private uses. If masonry wall is recommended by PPDD, it shall be split face block or similar material (to discourage graffiti)

with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

- d. Post-and-cable fencing between park parcels and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.
  - e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at each Park Lot at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to each Park Lot, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - g. A ten-foot (10') wide driveway into each Park Lot at a location approved by PPDD. The driveway is to provide future maintenance access to the park.
  - h. The Applicant shall rough grade each Park Lot required by City Code to provide positive drainage as approved by PPDD
  - i. The Applicant shall identify a source within the Panhandle Public Facilities Financing Plan, as approved by PPDD, for full funding of the development, maintenance and operation in perpetuity of all park improvements proposed within the Panhandle North Krumenacher TM
  - j. Upon completion of all improvements outlined above to the Park Lots, the Applicant shall contact the Landscape Architecture Services Division of the PPDD to schedule a site inspection. This condition shall not be deemed complete until all improvements identified above have been constructed to the satisfaction of the PPDD.
- C92. **Site Plan:** The Applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDD for review and approval.

- C93. **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 any of the park sites, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The Applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project.
- C94. **Nino's Open Space Parkway:** The Nino's" Parkway" identified on the Panhandle North Krumenacher TM as Open Space Lots D, E, F and G comprising 9.8+ acres shall be dedicated in fee title to the City of Sacramento.
- a. A multi-use trail and adjacent landscaping shall be incorporated within the Nino's Parkway Open Space area as an extension of the Nino's Parkway trail corridor.
  - b. The Applicant shall disclose to PPDD all easements existing or proposed at the time of TM approval within the "Parkway".
  - c. At the time the" Parkway" identified on the Panhandle North Krumenacher TM as Open Space Lots D, E, F and G is dedicated in fee title to the City, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the "Parkway"; (4) if the environmental site assessment identifies any physical conditions or defects in the "Parkway" that would interfere with its intended use as a multi-use trail, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (5) take all actions necessary to ensure that the "Parkway" is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions (with the exception of the Powerline easements or other easements) ; and (6) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the "Parkway". . The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the "Parkway".

- d. The Applicant shall submit and obtain PPDD approval of the alignment and design of the multi-use trail prior to submitting a master plan for the "Parkway". Trail design shall include consideration for lighting and emergency telephone service. Residential lots backing onto the "Parkway" should be designed with open fencing such as tubular steel. The fencing plan shall be included in the Trail Plan for the subdivision and shall be subject to the review and approval of the PPDD.
- e. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. Trails shall be adequately signed for safety to identify ingress and egress locations. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDD. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDD Trail detail and specification).
- f. Vehicular access controls as approved by PPDD shall be placed at the entrance to all access points to the trail (refer to PPDD details and specifications for approved designs).
- g. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- h. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- i. The Applicant shall disclose the location of the planned multi-use trail and Open Space "Parkway" to all future/potential owners of parcels within the subdivision.
- j. The Applicant shall identify a source, as approved by PPDD, for full funding of the development and maintenance and operation in perpetuity of all improvements proposed for the Open Space "Parkway".

- C95. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:
- a. The location of the planned multi-use trail; and
  - b. If private facilities credits are granted by PPDD for any private recreational facilities they shall be retained in perpetuity and shall not be changed to another use without the express written consent of the Sacramento City Council; and
  - c. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At Level 3, core tasks are regularly completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there are some seasonal issues; there is little or no flower planting; and, weeds may occur in shrub beds from time to time.
- C96. **Open Space:** The following conditions apply to the open space areas (to be maintained by the Department of Parks and Recreation) as shown on the tentative subdivision map:
- a. The Applicant shall establish a financing district to fund the maintenance of any open space areas shown on the tentative map.
  - b. The Applicant shall show and label on plan the extent of any designated wetlands acreage and any required setback or buffer areas (not to be developed/improved).
  - c. The Applicant shall, at their expense, install an attached 5' minimum wide concrete sidewalk at the back-of-curb along the streets that front on all open space areas except as approved with subdivision modifications.
  - d. The Applicant shall, at their expense, install signage as approved by PPDD at all open space areas identifying the open space name or land use and outlining public use regulations (such as "No dumping", or "Stay on posted trails").
- C97. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address 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. Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:

- a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of this chapter.
  - b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)
- C98. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvements costs associated with the designated park facilities, trails, open space/parkway or other open space areas – and shall address ongoing maintenance and operation costs for these facilities in perpetuity.

**SPECIAL DISTRICTS:** Assessment Districts

- C99. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Lots and Open Space Lots (lots D, E, F, G, J, K, L, M, and N). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division. The Developer 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.

**FIRE:**

- C100. All turning radii for fire access shall be designed as 35' inside and 55' outside. Alleys must meet this requirement when the lot is only accessible from the alley. (Note: Apparatus access is required to the point where the furthest projection of the exterior wall of a building is accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. CFC 902.2.1). Exception: see Special Permit condition # 4.
- C101. Fire apparatus access roads (including driveways if required for access) shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- C102. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where cluster products are used to the satisfaction of the Fire Department.
- C103. Ensure emergency vehicles are included in any reciprocal ingress egress agreement.
- C104. The Chief is authorized to require two means of access for a PUD having sites serving 25 or more dwelling units. CFC 902.1 Appendix III-D, Section 2.1. All emergency vehicle access (EVA) routes must be designed to the satisfaction of the Fire Department

**MISCELLANEOUS:**

- C105. 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.
- C106. **The Applicant shall dedicate and construct a class 1 off-street bikeway in the landscape area adjacent to Elkhorn Boulevard for the entire length of the subject site. Said off-street trail will be to the satisfaction of the Department of Transportation (DOT) and may be accomplished by widening the sidewalk if deemed feasible by DOT**

C107. The Applicant shall provide class 3 bikeway signing on certain interior east-west streets to provide appropriate connectivity.

C108. All Bikeway related conditions above will be coordinated with and to the satisfaction of the City's Pedestrian/Bikeway Coordinator and Development Engineering Division.

C109. The developer shall enter into an inclusionary housing agreement with the Sacramento Housing and Redevelopment Agency which will be recorded against the entire development project concurrent with the recordation of each master parcel or large lot map.

**D.** The **Subdivision Modifications (Panhandle North – Krumenacher)** to modify radius, tangent length, alley width, street sections, exclude sidewalk along one side of a roadway, rolled curb and gutter, and to allow asphalt surface on private alleys are hereby approved subject to the following conditions:

D1. The applicant shall comply with the conditions of approval of the Panhandle North – Krumenacher Tentative Subdivision Map (P05-077).

**E.** The **Tentative Master Parcel Map (Dunmore)** to subdivide 389.2± acres into 38 master parcels is hereby approved subject to the following conditions:

**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 (P05-077). 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 Master Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

**GENERAL:** All Projects

E1. a) 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.

- b) Pursuant to Government Code section 66454, approval of this tentative map is conditioned on annexation of the property to the City of Sacramento within three years of the date of final action on the tentative map. The approval shall not be effective until annexation has been completed. If annexation is not completed within three years, then the approval shall be null and void.
- E2. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.
- E3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-077) to the satisfaction of the Planning Division and the Development Engineering Division. In the case of conflict PUD Guidelines shall prevail over Development Guidelines.
- E4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-077).
- E5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- E6. 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.
- E7. 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"**

- E8. 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 or appropriately secured to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division.

**DEVELOPMENT ENGINEERING: Streets**

- E9. Streets shall be sized, dedicated, and constructed (if necessary to support commercial use) as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

<i>Street</i>	<i>from</i>	<i>to</i>	<i>Lanes</i>	<i>R/W</i>	<i>Min. Face</i>	<i>Face/curb</i>
Club Center Drive	Western property	National Drive	2+	70'	44'	
National Drive	Northern property	Del Paso Road	4	100'	74'	
Del Paso Road	Western property	Eastern property	6	136'	108	

***NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. Sidewalks may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. All roadways may require additional dedication at intersections for turn lanes.***

- E10. The applicant shall provide, in the form of an Irrevocable Offer of Dedication (IOD) all internal street right-of-ways necessary for each Master Parcel to be developed independently (i.e. no land locked parcels.):

**FINANCE PLAN:**

- E11. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program.

**SMUD:**

- E12. Dedicate any private drive, ingress and egress easement and 12.5' adjacent to any Irrevocable Offer of Dedication as a PUE for underground facilities and appurtenances.

- E13. Label SMUD's and WAPA's transmission line easements as a "Restricted Building and Use Area".
- E14. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.
- E15. Dedicate a 60-foot wide easement to the Sacramento Municipal Utility District for overhead 69kV electrical and communications lines, the center line of which generally follows an alignment, 100-feet west of the east line of the Parcels 21, 23, 31, 37, , & a portion of 34. SMUD has reviewed the developers proposed subdivision improvements as shown on the approved tentative maps, and the Ninos Parkway Master Plan, dated May 2, 2007, and has worked with the Developers to resolve any conflicts within the proposed 69kV electrical and communication lines. Prior to issuance of any grading and building permits within the Transmission Line corridor, the Developers and/or the City of Sacramento shall apply for a joint-use agreement from SMUD consenting to the proposed improvements within the Transmission Line corridor. SMUD has agreed to enter into said agreement so long as the proposed improvements are in substantial conformance with the approved tentative maps and proposed Ninos Parkway Master Plan. Please contact SMUD's Property Administrator Mr. Blandon Granger at (916) 732-5016. SMUD has agreed to coordinate with the applicant and the City of Sacramento's Parks Department on the location of poles and underground facilities and appurtenances within the park improvements and subdivision improvements. Please contact Mr. Gary Bakulich at (916) 732-7076.

#### **CSD-1**

- E16. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
- E17. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- E18. Certain areas of commercial and multiple residential housing (owner occupied) will require onsite collector systems and attendant requirements. On such properties, all sewer lines carrying waste from two

or more buildings shall be 8-inch (minimum) collectors in public easements maintained by the District.

#### **CITY UTILITIES:**

- E19. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of constructing all common drainage facilities within the project area and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for the project area and other applicable drainage plans and criteria for North Natomas. For this purpose "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City of unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.
- E20. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in Condition X19 above, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule of regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.
- E21. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities (DOU) and the City Attorney. Common drainage facilities shall include, but are not limited to storm drain pipes serving all master parcels, pump station and discharge pipes, detention/water quality basin(s), outfall structures, and weir structures. The existing R.D. 1000 and City canal located off-site and adjacent to the project to the extent such off-site work is legally granted (recorded drainage improvement easement (Book 20010717, Page 1024)) shall be backfilled to the satisfaction of the DOU.

- E22. Dedicate all necessary easements, IOD easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions as necessary. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU.
- E23. The applicant shall complete a drainage master plan for this site. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the DOU. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. The drainage master plan shall include basins designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year -24 hour storm. Contact the DOU for the design criteria. R.D. 1000 shall approve in writing the pump-out rate from the basins (the maximum pumping rate allowed for other North Natomas developments has been 0.1 cfs/acre). The DOU shall approve the drainage master plan and any phasing plan, if appropriate, included with the master plan for drainage infrastructure.
- E24. A water master plan for this entire area must be completed by the applicant and approved by the DOU. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved the DOU.
- E25. Execute and deliver to the City, in recordable form, an IOD in fee title to Parcels 14 and 18 for water quality and flood control basins. The DOU in its sole discretion shall establish the exact location and dimensions of Parcels 14 and 18. If the exact location and dimensions differ from those specified for Parcels 14 and 18 on the tentative master parcel map, the location and dimensions shall be revised on the final map according to the DOU determinations.
- E26. Provide a financing mechanism acceptable to the City for the maintenance of the landscaping and irrigation within Parcels 14 and 18 (e.g. create a maintenance district, annex into an existing landscape maintenance

district, etc.). 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.

- E27. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all applicable RD 1000 fees.
- E28. Obtain approval from RD 1000 (or other governing agencies) in writing for the abandonment and/or relocation of any existing canals. Provide a copy of the written R.D. 1000 (or other governing agencies) approval to the DOU.
- E29. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies for the construction of this project.
- E30. The applicant shall coordinate with R.D. 1000 to establish the minimum setback requirements for buildings or other improvements from the existing levee. Obtain the minimum setback requirements from R.D. 1000 in writing and provided the document to the DOU.
- E31. Developer shall obtain all required easement or road right-of-way to provide water, sanitary sewer, and storm drain service to Parcel 38 (park site). The easement or road right-of-way shall be to the satisfaction of the DOU.
- E32. Dedicate to the City within Parcels 21, 23, 31, 34 and 37 (WAPA corridor) and/or other parcels, as approved by the DOU, an IOD easement for access, construction and maintenance of a water transmission main. The location and dimensions of the easement shall be to the satisfaction of the DOU

**PPDD: Parks**

- E33. **Park Dedication:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall dedicate to the City in fee title the park site(s) identified on the Dunmore MTM dated March 16, 2007 as Lot(s) 38, comprising 15.6 ± gross acres. At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot(s) 38, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication;

(3) provide a Phase 1 environmental site assessment of Lot(s) 38; (4) if the environmental site assessment identifies any physical conditions or defects in Lot(s) 38 that would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (5) take all actions necessary to ensure that Lot(s) 38 is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions; and (6) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for Lot 38. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) 38.

- E34. **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 Dunmore Tentative Master Parcel Map as Park Lot(s) 6, 13, 28, 29 and Lot 39 comprising 20.5+ gross acres. At the time of delivery of the IODs, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to each of the park Lot(s) as described herein, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment for each of the park Lot(s); (3) if the environmental site assessment identifies any physical conditions or defects in the park Lot(s) which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (4) take all actions necessary to ensure that the park Lot(s) are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. ; and (5) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the park Lots. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the park Lot(s).

The City acknowledges Park Lot B contains an existing cell tower site of approximately 40'x40'. Prior to the recordation of the phase of the Master Tentative Map (large lot map) which contains Lot 29, the applicant shall work with the City to determine if the cell tower site will remain within the park site and if so, how the existing lease will be addressed. If the City determines it does not want the cell tower to be located within Lot 29, the Applicant may, at its option, reconfigure Lot 29 to the Cities satisfaction to remove the cell tower site from the park area to be dedicated to the City. The reconfiguration will either equal the original Lot 29 size or the applicant will provide compensation equal to the average land value for the Planning Area to the City. A revised park master plan for the

reconfiguration must be approved by the City Department of Parks and Recreation.

- E35. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDD in writing no later than approval of the final subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.
- E36. **Excess Park Land Exchange:** The City acknowledges the Panhandle PUD will include two Master Parcel Maps including the Panhandle North – Krumenacher, and the Panhandle Central/South – Dunmore. It is our understanding that each Master Parcel Map may or may not be able to completely satisfy their Quimby land dedication requirements as a stand alone MPM. We acknowledge the intent is for one MPM (Panhandle South – Dunmore) to over dedicate land that can be used by the other MPM (Panhandle Central – Dunmore) to meet their Quimby requirements. Should the MPM (Panhandle Central) containing less park land than is required to meet Quimby move ahead of the MPM (Panhandle South) that has excess park land, the applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. If the Panhandle South Master Parcel Map is superseded or expires without the dedication of the balance of park land dedication due, the City may call the Letter of Credit and use the funds for park and recreational purposes. Should the MPM (Panhandle South) move forward first, the park land over dedicated within the Panhandle South MPM may be applied towards the park land dedication for the Panhandle Central MPM or other project areas within the Panhandle PUD as approved by PPDD. The dedication of excess park land does not

obligate the City to reimburse the applicant for the value of the land dedicated. Excess dedication is at the option of the applicant.

- E37. **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)
- E38. **Maintenance District:** The Applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
- E39. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100,110 and 120 address 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 Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:
- a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of this chapter.
  - b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

E40. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvements costs associated with the designated park facilities, trails, open space/parkway or other open space areas – and shall address ongoing maintenance and operation costs for these facilities in perpetuity.

E41. The developer shall enter into an inclusionary housing agreement with the Sacramento Housing and Redevelopment Agency which will be recorded against the entire development project concurrent with the recordation of each master parcel or large lot map.

F. The **Tentative Subdivision Map – (Dunmore Central)** to subdivide 136.4± acres into single family, high density residential, medium density residential, commercial, condominium, park, detention basin, open space, and landscape lots is hereby approved subject to the following conditions:

**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 (P05-077). 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

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**

F1. a) In accordance with City Code Section 16.24.0905(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.

- b) Pursuant to Government Code section 66454, approval of this tentative map is conditioned on annexation of the property to the City of Sacramento within two years of the date of final action on the tentative map. The approval shall not be effective until annexation has been completed. If annexation is not completed within two years, then the approval shall be null and void.
- F2. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement.
- F3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-077) to the satisfaction of the Planning Division and the Development Engineering Division. In the case of conflict PUD Guidelines shall prevail over Development Guidelines.
- F4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-077).
- F5. The design of any improvement not covered by these conditions, PUD Guidelines or approved subdivision modifications shall be to City standard.
- F6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- F7. With the exception of the Nino's Parkway the 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.
- F8. 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 Development Engineering Division after consultation with the U.S. Postal Service.

- F9. Dedicate, without cost to the City, all public land covered in the North Natomas Financing Plan Land Acquisition Program.
- F10. 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 or appropriately secured to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division. The applicant may submit an improvement phasing plan for review and approval by Development Engineering which will identify what improvements will be necessary for each phase of the project.
- F11. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

#### **Development Engineering: Streets**

- F12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions, on the Tentative Map or in approved subdivision modifications shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- F13. The public/private alleys shall have a Public Utility Easement (PUE) adjacent to both sides of sufficient width to provide street lighting within the alley. Ornamental street-lighting will be required adjacent to the public/private alleys inside the PUE. Public Alleys shall be constructed of concrete, private alleys may be constructed of alternative materials, but this will require a subdivision modification approved by the City.

- F14. Dedicate and construct National Drive within the project boundaries to a North Natomas Standard 100' right-of-way. Full improvements on both sides are required.
- F15. Applicant shall use best efforts to seek the dedication of National Drive North of the subject site. Once dedication is secured the applicant shall construct National Drive from the southern boundary of the proposed Krumenacher subdivision to the northern property boundary of the proposed Dunmore central subdivision.
- F16. Dedicate and construct Club Center Drive to a City Standard 70' right-of-way. Full improvements on both sides are required.
- F17. Dedicate and construct remaining internal subdivision streets as shown on the Tentative Map.
- F18. The applicant shall either restrict parking adjacent to lots 273-275 on T/X-Drive and lots 349, 357, and 358 on W-Way or the applicant must widen T-Drive and W-Way to the 57' modified residential cross-section adjacent to those same lots.
- F19. Streets adjacent to schools and parks shall have a 57' modified residential cross-section, and vertical curb as determined by the Development Engineering Division. The purpose of this cross-section is to allow for parking to occur on these streets with out interfering with street circulation.
- F20. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering Division and the Fire Department on a case-by-case basis.
- F21. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. Improvements required shall be determined by the Department of Transportation and the Development Engineering Division.
- Note: The Applicant has met with the Department of Transportation and has developed a preliminary traffic calming plan.
- F22. Developer is required to install permanent street signs to the satisfaction of the Development Engineering Division.

- F23. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
- F24. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- F25. Provide additional right-of-way for expanded intersections at intersections at the following locations specified by the Development Engineering and Finance Division:
- a. National Drive/A Drive
  - b. National Drive/T Drive/S Drive
  - c. National Drive/Club Center Drive
  - d. National Drive/Q Way/P Way
- F26. Construct traffic signals at the following intersections when required by the Development Engineering Division (if not already in place):
- a. National Drive/A Drive (T-Intersection Off site signal required by MMP)
  - b. National Drive/Club Center Drive

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

- F27. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Development Engineering Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- F28. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit and Development Engineering Division.
- F29. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

#### **PRIVATE/PUBLIC UTILITIES:**

##### **SMUD**

- F30. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
- F31. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.
- F32. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways within the Cluster Lots.
- F33. Dedicate any private driveways and 2 feet adjacent thereto and 3 feet at the ends as a public utility easement for underground facilities and appurtenances within the Cluster Lots.

##### **CONDOMINIUMS**

- F34. a) Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways within Lots 392, 393, 394, & 395.
- b) Dedicate any private driveways and 3 feet adjacent thereto as a public utility easement for underground facilities and appurtenances within Lots 392, 393, 394, & 395.

##### **ALLEY LOTS**

- F35. Dedicate a 10-foot public utility easement adjacent to the side lots and a 7.5-foot public utility easement adjacent to the frontage for underground facilities and appurtenances adjacent to all public street rights of ways.
- F36. Dedicate a 60-foot wide easement to the Sacramento Municipal Utility District for overhead 69 kV electrical and communications lines, the center line of which generally follows an alignment, 100-feet west of the east line of Transmission Line within the Lots F & G. SMUD has reviewed the developers proposed subdivision improvements as shown on the approved tentative maps, and the Ninos Parkway Master Plan, dated May 2, 2007, and has worked with the Developers to resolve any conflicts within the proposed 69kV electrical and communication lines. Prior to issuance of any grading or building permits within the Transmission Line corridor, the Developers and/or the City of Sacramento shall apply for a joint-use agreement from SMUD consenting to the proposed improvements within the Transmission Line corridor. SMUD has agreed to enter into said agreement so long as the proposed improvements are in substantial conformance with the approved tentative maps and proposed Ninos Parkway Master Plan. Please contact SMUD's Property Administrator Mr. Blandon Granger at (916) 732-5016. SMUD has agreed to coordinate with the applicant and the City of Sacramento's Parks Department on the location of poles and underground facilities and appurtenances within the park improvements and subdivision improvements. Please contact Mr. Gary Bakulich at (916) 732-7076.
- F37. Label SMUD's and WAPA's transmission line easements as a "Restricted Building and Use Area".
- F38. The owner/developer must disclose to future/potential owners the existing or proposed 69kV and 230kV electrical facilities.

SMUD is planning to build a 69kV overhead line within the WAPA corridor.

#### **CSD-1**

- F39. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- F40. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- F41. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.

- F42. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- F43. Certain areas of commercial and multiple residential housing (owner occupied) will require onsite collector systems and attendant requirements. On such properties, all sewer lines carrying waste from two or more buildings shall be 8-inch (minimum) collectors in public easements maintained by the District.
- F44. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
- F45. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- F46. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer collector line

**CITY UTILITIES:**

- F47. Prior to recording the subdivision map, the Master Parcel Map shall be recorded.
- F48. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the

satisfaction of the Department of Utilities (DOU). Off-site main extensions may be required.

- F49. Dedicate all necessary easements, IOD easement, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions as necessary.
- F50. Construct water pipes and appurtenances and construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in all internal streets shown on the Tentative Subdivision Maps. The construction shall be to the satisfaction of the DOU.
- F51. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."
- F52. All public water, sanitary sewer and storm drain pipelines or systems shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements. Prior to acceptance of maintenance responsibilities, the public facilities shall be designed and constructed per City standards and procedures and approved by the DOU. Unless otherwise approved by the DOU, public water and storm drain facilities shall not be placed within designated street parking areas.
- F53. Public streets and private streets and alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.
- F54. Unless otherwise approved by the DOU, private alleys with two public maintained utility systems, e.g., water and sanitary sewer systems or water and storm drain systems, shall have a minimum paved AC width of 22 feet and shall have drain inlets, curb and gutter constructed to City Standards or a concrete v-gutter drain located in the center of the pavement to provide surface drainage. Additional public or private maintained utility systems shall not be located in these private alleys.
- F55. Unless otherwise approved by the DOU, no public storm drain or water facilities shall be located in drive aisles.

- F56. Surface drainage facilities located within private alleys or drive aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- F57. The full width of the private streets and alleys with public water, sanitary sewer and/or storm drain pipelines shall be dedicated as public utility easement. An additional minimum 3 feet adjacent to all the streets shall also be dedicated as an easement for water distribution system appurtenances such as hydrants and water meters. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any private streets and alleys and easements at all times.
- F58. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL's) for this study shall be calculated using the City's Storm Water Management Model (SWMM). The drainage study shall include basins designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year -24 hour storm. Contact the DOU for the design criteria. R.D. 1000 shall approve in writing the pump-out rate from the basins (the pumping rate allowed for other North Natomas developments has been 0.1 cfs/acre). Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The DOU shall approve the drainage study and any phasing plan, if appropriate, included with the master plan for drainage infrastructure.
- F59. Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland release, whichever is higher.
- F60. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the

satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- F61. 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/water quality basins.
- F62. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval 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.
- F63. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- F64. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
- F65. Per Sacramento City Code, water meters shall be located at the point of service that is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- F66. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. In situations where separated sidewalks are located along the perimeter of parks or other common lots/parcels, irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks.
- F67. 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.).

- F68. 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.
- F69. Any new domestic water services shall be metered. Only one domestic water service is allowed per lot. Excess services shall be abandoned to the satisfaction of the DOU.
- F70. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- F71. Clubhouse and pool areas shall have a separate street tap or public easement tap for a metered domestic water service.
- F72. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- F73. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- F74. 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.

- F75. Post construction (permanent), stormwater 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 in an area served by a regional water quality control facility only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.
- F76. The applicant shall provide for the rough grading of public maintained parks. The rough grading shall be to the satisfaction of the DOU and Parks.
- F77. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all applicable RD 1000 fees.
- F78. Where lots are developed for condominiums:
- a. Any new domestic water services shall be metered. A single domestic water service is required for the condominium lot and a separate single domestic water service is required for clubhouse and pool areas.
  - b. The condominium lot shall have a separate street tap for a metered domestic water service.
  - c. The clubhouse and pool area, if constructed, shall have a separate street tap for a metered domestic water service.
  - d. Common area landscaping shall have a separate street tap for a metered irrigation service.
  - e. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, an ownership association shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. The C.C.&R.s shall authorize the association to contract on behalf of all owners within the condominium project for sanitary sewer, water and storm drainage

services for the condominium units, common area(s) and all other areas within the condominium project.

- f. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the DOU, provided that such agreement shall not apply to sanitary sewer service provided by CSD-1 instead of the City. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer (if provided by City) and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, shall require sub-metering of water service to the condominium units if requested by the DOU or required by any other government agency, and shall be in a form approved by the City Attorney.
  - g. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the DOU.
  - h. Multiple fire services are allowed per lot and may be required.
  - i. The owner(s) and ownership association shall comply with all applicable requirements of Title 13 of the Sacramento City Code governing the provision of City utility service.
- F79. Where high-density residential units are developed as townhouses, the AC paving for internal streets fronting these units shall meet the DOU minimum width requirements for public utilities and the street section, curb, gutter and drain inlets shall be constructed to City standards.
- F80. Execute a maintenance agreement with the City that requires the developer to maintain the Detention/Water Quality Facility to be located in Lots I and J for a period of two (2) years. 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. The maintenance agreement shall be to the satisfaction of the DOU and the City Attorney.
- F81. The applicant shall construct the detention/water quality basins, construct a pump station and discharge pipes, and construct inlet and outlet

structures for the detention/water quality basins that will be located in Lots I and J (Parcels 14 and 18 of the tentative master parcel map). The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for (1) the detention basin(s) and (2) pump station. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants' engineer shall schedule and attend a meeting with the CIP Drainage Group to discuss design standards.

- F82. Unless otherwise approved by the DOU, drainage outfall structures shall be located where streets are adjacent to the basins or in lots (outfall lots) dedicated to the City. The width (min. 30 feet wide) and location of the outfall lots shall be to the satisfaction of the DOU. Access roads (min. 12 feet wide) located in outfall lots, parks and open space lots will need to be constructed from public and/or private streets to the facilities for outfall structures, weir structures, and pump station and discharge pipes.

#### **PPDD: Parks**

- F83. **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 Dunmore Central TM as Park Lot(s) A, B and C, comprising 5.5± net acres. At the time of delivery of the IODs, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to each of the park Lot(s) as described herein, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment for each of the park Lot(s); (3) if the environmental site assessment identifies any physical conditions or defects in the park Lot(s) which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (4) take all actions necessary to ensure that the park Lot(s) are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. ; and (5) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the park Lot(s). The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the park Lot(s).
- F84. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDD in writing no later than approval of the final subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of

the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

- F85. **Excess Park Land Exchange:** The City acknowledges the Panhandle PUD will include two Master Parcel Maps including the Panhandle North – Krumenacher, and the Panhandle Central/South – Dunmore. It is our understanding that each Master Parcel Map may or may not be able to completely satisfy their Quimby land dedication requirements as a stand alone MPM. We acknowledge the intent is for one MPM (Panhandle South – Dunmore) to over dedicate land that can be used by the other MPM (Panhandle Central – Dunmore) to meet their Quimby requirements. Should the MPM (Panhandle Central) containing less park land than is required to meet Quimby move ahead of the MPM (Panhandle South) that has excess park land, the applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. If the Panhandle South Master Parcel Map is superseded or expires without the dedication of the balance of park land dedication due, the City may call the Letter of Credit and use the funds for park and recreational purposes. Should the MPM (Panhandle South) move forward first, the park land over dedicated within the Panhandle South MPM may be applied towards the park land dedication for the Panhandle Central MPM or other project areas within the Panhandle PUD as approved by PPDD. The dedication of excess park land does not obligate the City to reimburse the applicant for the value of the land dedicated. Excess dedication is at the option of the applicant.
- F86. **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)

- F87. **Maintenance District:** The Applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
- F88. **Improvements:** The Applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway sites identified on the revised maps dated March 16, 2007 for Dunmore Central TM as Park Lot(s )A, B and C and the Nino's Parkway lots.
- a. Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
  - b. A concrete sidewalk and vertical curb along all street frontages that open onto each Park Lot and the Nino's Parkway. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
  - c. A six foot high masonry wall or other acceptable material such as tubular steel as approved by the City PPDD on property lines separating public park and the designated open space areas from adjacent private uses. If masonry wall is recommended by PPDD, it shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.
  - d. Post-and-cable fencing between park parcels and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.
  - e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at each Park Lot at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

- f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to each Park Lot, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch or as approved by PPDD. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - g. A ten-foot (10') wide driveway into each Park Lot at a location approved by PPDD. The driveway is to provide future maintenance access to the park.
  - h. The Applicant shall rough grade each Park Lot required by City Code to provide positive drainage as approved by PPDD.
  - i. The Applicant shall identify a source within the Panhandle Public Facilities Financing Plan, as approved by PPDD, for full funding of the development, maintenance and operation in perpetuity of all park improvements proposed within the Dunmore South/Central TM.
  - j. Upon completion of all improvements outlined above to the Park Lots, the Applicant shall contact the Landscape Architecture Services Division of the PPDD to schedule a site inspection. This condition shall not be deemed complete until all improvements identified above have been constructed to the satisfaction of the PPDD.
- F89. **Site Plan:** The Applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDD for review and approval.
- F90. **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 any of the park sites, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The Applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project.
- F91. **Nino's Open Space Parkway:** The Nino's" Parkway" identified on the Dunmore Central TM as Open Space Lots E, F and G comprising 9.4+ acres shall be dedicated in fee title to the City of Sacramento.

- a. A multi-use trail and adjacent landscaping shall be incorporated within the Nino's Parkway Open Space area as an extension of the Nino's Parkway trail corridor.
- b. The Applicant shall disclose to PPDD all easements existing or proposed at the time of TM approval within the "Parkway".
- c. At the time the "Parkway" identified on the Dunmore Central TM as Open Space Lots E, F and G are dedicated in fee title to the City, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the "Parkway"; (4) if the environmental site assessment identifies any physical conditions or defects in the "Parkway" that would interfere with its intended use as a multi-use trail, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (5) take all actions necessary to ensure that the "Parkway" is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions (with the exception of the Powerline easements or other easements) ; and (6) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the "Parkway". . The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the "Parkway".
- d. The Applicant shall submit and obtain PPDD approval of the alignment and design of the multi- use trail prior to submitting a master plan for the "Parkway". Trail design shall include consideration for lighting and emergency telephone service. Residential lots backing onto the "Parkway" should be designed with open fencing such as tubular steel. The fencing plan shall be included in the Trail Plan for the subdivision and shall be subject to the review and approval of the PPDD.
- e. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. Trails shall be adequately signed for safety to identify ingress and egress locations. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material

approved by PPDD. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDD Trail detail and specification).

- f. Vehicular access controls as approved by PPDD shall be placed at the entrance to all access points to the trail (refer to PPDD details and specifications for approved designs).
- g. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- h. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- i. The Applicant shall disclose the location of the planned multi-use trail and Open Space "Parkway" to all future/potential owners of parcels within the subdivision.
- j. The Applicant shall identify a source, as approved by PPDD, for full funding of the development and maintenance and operation in perpetuity of all improvements proposed for the Open Space "Parkway".

F92. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:

- a. The community park site (Lot C on the Dunmore South TM) will include lighted sports fields; and
- b. The location of the planned multi-use trail; and
- c. If private facilities credits are granted by PPDD for any private recreational facilities they shall be retained in perpetuity and shall not be changed to another use without the express written consent of the Sacramento City Council; and
- d. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At

Level 3, core tasks are regularly completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there are some seasonal issues; there is little or no flower planting; and, weeds may occur in shrub beds from time to time.

F93. **Open Space:** The following conditions apply to the open space areas (to be maintained by the Department of Parks and Recreation) as shown on the tentative subdivision map:

- a. The Applicant shall establish a financing district to fund the maintenance of any open space areas shown on the tentative map.
- b. The Applicant shall show and label on plan the extent of any designated wetlands acreage and any required setback or buffer areas (not to be developed/improved).
- c. The Applicant shall, at their expense, install an attached 5' minimum wide concrete sidewalk at the back-of-curb along the streets that front on all open space areas except as approved with subdivision modifications.
- d. The Applicant shall, at their expense, install signage as approved by PPDD at all open space areas identifying the open space name or land use and outlining public use regulations (such as "No dumping", or "Stay on posted trails").

F94. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address 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. Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:

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

- b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

F95. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvements costs associated with the designated park facilities, trails, open space/parkway or other open space areas – and shall address ongoing maintenance and operation costs for these facilities in perpetuity.

**SPECIAL DISTRICTS:** Assessment Districts

F96. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Lots and Open Space Lots (lots E, F, G, H, K, L, M, N, O, P, Q, R, S, and T). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division. The Developer 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.

**FIRE:**

F97. All turning radii for fire access shall be designed as 35' inside and 55' outside. Alleys must meet this requirement when the lot is only accessible from the alley. (Note: Apparatus access is required to the point where the furthest projection of the exterior wall of a building is accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. CFC 902.2.1). Exception: see Special Permit condition # 4.

F98. Fire apparatus access roads (including driveways if required for access) shall be designed and maintained to support the imposed loads of fire

apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

- F99. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where cluster products are used to the satisfaction of the Fire Department.
- F100. Ensure emergency vehicles are included in any reciprocal ingress egress agreement.
- F101. The Chief is authorized to require two means of access for a PUD having sites serving 25 or more dwelling units. CFC 902.1 Appendix III-D, Section 2.1. All emergency vehicle access (EVA) routes must be designed to the satisfaction of the Fire Department

#### MISCELLANEOUS:

- F102. 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.
  - F103. **The Applicant shall dedicate and construct a class 1 off-street bikeway in the landscape areas adjacent to Q and P Way. Said off-street trail will be to the satisfaction of the Department of Transportation (DOT) and may be accomplished by widening the sidewalk if deemed feasible by DOT.**
  - F104. The Applicant shall provide class 3 bikeway signing on certain interior east-west streets to provide appropriate connectivity.
  - F105. All Bikeway related conditions above will be coordinated with and to the satisfaction of the City's Pedestrian/Bikeway Coordinator and Development Engineering Division.
  - F106. The developer shall enter into an inclusionary housing agreement with the Sacramento Housing and Redevelopment Agency which will be recorded against the entire development project concurrent with the recordation of each master parcel or large lot map.
- G.** The Subdivision Modifications (Panhandle Central - Dunmore) to modify residential street sections for "CC" Way, "L" Circle, and "Y" Way, to dedicate a 30' right-of-way for Sorento Road with no roadway improvements, modify alley width, street intersection

tangent, street sections, exclude sidewalk along one side of a roadway, rolled curb and gutter, and to allow asphalt surface on private alleys are hereby approved subject to the following conditions:

G1. The applicant shall comply with the conditions of approval of the Panhandle Central – Dunmore Tentative Subdivision Map (P05-077).

H. The Tentative Subdivision Map (Dunmore South) to subdivide 252.7± acres into single family, commercial, high density residential, medium density residential, school, park, landscape/paseo, private landscape, and private recreation center lots is hereby approved subject to the following conditions:

**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 (P05-077). 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

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. a) 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.
- b) Pursuant to Government Code section 66454, approval of this tentative map is conditioned on annexation of the property to the City of Sacramento within three years of the date of final action on the tentative map. The approval shall not be effective until

annexation has been completed. If annexation is not completed within three years, then the approval shall be null and void.

- H2. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement.
- H3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-077) to the satisfaction of the Planning Division and the Development Engineering Division. In the case of conflict PUD Guidelines shall prevail over Development Guidelines.
- H4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-077).
- H5. The design of any improvement not covered by these conditions, PUD Guidelines or approved subdivision modifications shall be to City standard.
- H6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- H7. With the exception of the Nino's Parkway the 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.
- H8. 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 Development Engineering Division after consultation with the U.S. Postal Service.
- H9. Dedicate, without cost to the City, all public land covered in the North Natomas Financing Plan Land Acquisition Program.
- H10. 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 or appropriately secured to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division. The applicant may submit an improvement phasing plan for review and approval by Development Engineering which will identify what improvements will be necessary for each phase of the project.

- H11. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

#### **Development Engineering: Streets**

- H12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions, on the Tentative Map or in approved subdivision modifications shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- H13. The public/private alleys shall have a Public Utility Easement (PUE) adjacent to both sides of sufficient width to provide street lighting within the alley. Ornamental street-lighting will be required adjacent to the public/private alleys inside the PUE. Public Alleys shall be constructed of concrete, private alleys may be constructed of alternative materials, but this will require a subdivision modification approved by the City.
- H14. Dedicate and construct Del Paso Road to a North Natomas Standard 136' right-of-way (half street only). At a minimum the applicant will construct as follows full improvements north of the median. The applicant shall construct a landscaped median. Finally the applicant shall construct a single travel lane, 2' shoulder and appropriate drainage south of the median. All improvements are adjacent to the subject site. More construction may be required south of the centerline in accordance with the traffic analysis done for this project. All improvements shall be

coordinated with and to the satisfaction of the Development Engineering Division.

- H15. Dedicate and construct National Drive to a North Natomas Standard 100' right-of-way. Full improvements on both sides are required.
- H16. Dedicate and construct C Drive between national and B Drive to a City Standard 70' right-of-way. Full improvements on both sides are required.
- H17. Dedicate and construct remaining internal subdivision streets as shown on the Tentative Map.
- H18. Streets adjacent to schools and parks shall have a 57' modified residential cross-section, and vertical curb as determined by the Development Engineering Division. The purpose of this cross-section is to allow for parking to occur on these streets with out interfering with street circulation.
- H19. The design of the entry off of A Drive to the proposed gated community shall be reviewed and approved by Development Engineering. Compliance with turnaround requirements of in and out paired driveways is required.
- H20. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering Division and the Fire Department on a case-by-case basis.
- H21. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. Improvements required shall be determined by the Department of Transportation and the Development Engineering Division.  
  
**Note:** The Applicant has met with the Department of Transportation and has developed a preliminary traffic calming plan.
- H22. Developer is required to install permanent street signs to the satisfaction of the Development Engineering Division.
- H23. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.

- H24. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- H25. Provide additional right-of-way for expanded intersections at intersections at the following locations specified by the Development Engineering and Finance Division:
- a. National Drive/Z Way/Q Way
  - b. National Drive/M Way/W Way
  - c. National Drive/B Drive/A Drive (Round-about)
  - d. National Drive/F Way
  - e. National Drive/G Way
  - f. National Drive/C Drive
  - g. National Drive/Del Paso Road
- H26. Construct traffic signals/Round-abouts at the following intersections when required by the Development Engineering Division (if not already in place):
- a. National Drive/B Drive/A Drive (Round-about)
  - b. National Drive/G Way(Signal)
  - c. National Drive/Del Paso Road(Signal)

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

necessary appurtenances if deemed necessary by and to the satisfaction of Traffic Engineering Services.

- H27. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Development Engineering Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- H28. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit and Development Engineering Division.
- H29. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

#### **PRIVATE/PUBLIC UTILITIES:**

##### **SMUD**

- H30. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
- H31. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.
- H32. Dedicate a 15-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Del Paso Road.
- H33. a) Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways within the Cluster Lots.
- a) Dedicate any private driveways and 2 feet adjacent thereto and 3-feet at the ends as a public utility easement for underground facilities and appurtenances within the Cluster Lots.

##### **CONDOMINIUMS**

- H34. a) Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways within Lots 392, 393, 394, & 395.

- b) Dedicate any private driveways and 3 feet adjacent thereto as a public utility easement for underground facilities and appurtenances within Lots 392, 393, 394, & 395.

#### ALLEY LOTS

- H35. Dedicate a 10-foot public utility easement adjacent to the side lots and a 7.5-foot public utility easement adjacent to the frontage for underground facilities and appurtenances adjacent to all public street rights of ways.
- H36. Dedicate a 60-foot wide easement to the Sacramento Municipal Utility District for overhead 69 kV electrical and communications lines, the center line of which generally follows an alignment, 100-feet west of the east line of Transmission Line within the Lots E & G. SMUD has reviewed the developers proposed subdivision improvements as shown on the approved tentative maps, and the Ninos Parkway Master Plan, dated May 2, 2007, and has worked with the Developers to resolve any conflicts within the proposed 69kV electrical and communication lines. Prior to issuance of any grading or building permits within the Transmission Line corridor, the Developers and/or the City of Sacramento shall apply for a joint-use agreement from SMUD consenting to the proposed improvements within the Transmission Line corridor. SMUD has agreed to enter into said agreement so long as the proposed improvements are in substantial conformance with the approved tentative maps and proposed Ninos Parkway Master Plan. Please contact SMUD's Property Administrator Mr. Blandon Granger at (916) 732-5016. SMUD has agreed to coordinate with the applicant and the City of Sacramento's Parks Department on the location of poles and underground facilities and appurtenances within the park improvements and subdivision improvements. Please contact Mr. Gary Bakulich at (916) 732-7076.
- H37. Label SMUD's and WAPA's transmission line easements as a "Restricted Building and Use Area".
- H38. The owner/developer must disclose to future/potential owners the existing or proposed 69kV and 230kV electrical facilities.

SMUD is planning to build a 69kV overhead line within the WAPA corridor.

#### CSD-1/SRCSD

- H39. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

- H40. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- H41. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- H42. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- H43. Certain areas of commercial and multiple residential housing (owner occupied) will require onsite collector systems and attendant requirements. On such properties, all sewer lines carrying waste from two or more buildings shall be 8-inch (minimum) collectors in public easements maintained by the District.
- H44. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
- H45. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- H46. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer collector line.

**CITY UTILITIES:**

- H47. Prior to recording the subdivision map, the Master Parcel Map shall be recorded.
- H48. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU). Off-site main extensions may be required.
- H49. Dedicate all necessary easements, IOD easement, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions as necessary.
- H50. Developer shall obtain all required easement or road right-of-way to provide water, sanitary sewer, and storm drain service to Lot C (park site). The easement or road right-of-way shall be to the satisfaction of the DOU.
- H51. Construct water pipes and appurtenances and construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Del Paso Road and all internal streets shown on the Tentative Subdivision Map. The construction shall be to the satisfaction of the DOU.
- H52. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."
- H53. Unless otherwise approved by the DOU all public water, sanitary sewer and storm drain pipelines or systems shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements. Prior to acceptance of maintenance responsibilities, the public facilities shall be designed and constructed per City standards and procedures and approved by the DOU. Unless otherwise approved by the DOU, public water and storm drain facilities shall not be placed within designated street parking areas.
- H54. Public streets and private streets and alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC

width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

- H55. Unless otherwise approved by the DOU, private alleys with two public maintained utility systems, e.g., water and sanitary sewer systems or water and storm drain systems, shall have a minimum paved AC width of 22 feet and shall have drain inlets, curb and gutter constructed to City Standards or a concrete v-gutter drain located in the center of the pavement to provide surface drainage. Additional public or private maintained utility systems shall not be located in these private alleys.
- H56. Unless otherwise approved by the DOU, no public storm drain or water facilities shall be located in drive aisles.
- H57. Surface drainage facilities located within private alleys or drive aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- H58. The full width of the private streets and alleys with public water, sanitary sewer and/or storm drain pipelines shall be dedicated as public utility easement. An additional minimum 3 feet adjacent to all the streets shall also be dedicated as an easement for water distribution system appurtenances such as hydrants and water meters. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any private streets and alleys and easements at all times.
- H59. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL's) for this study shall be calculated using the City's Storm Water Management Model (SWMM). The drainage study shall include basins designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year -24 hour storm. Contact the DOU for the design criteria. R.D. 1000 shall approve in writing the pump-out rate from the basins (the pumping rate allowed for other North Natomas developments has been 0.1 cfs/acre). Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The DOU

shall approve the drainage study and any phasing plan, if appropriate, included with the master plan for drainage infrastructure.

- H60. Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and a minimum of 1.8 feet above the local controlling overland release, whichever is higher.
- H61. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- H62. 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/water quality basins.
- H63. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval 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.
- H64. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- H65. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

- H66. Per Sacramento City Code, water meters shall be located at the point of service that is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- H67. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. In situations where separated sidewalks are located along the perimeter of parks or other common lots/parcels, irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks.
- H68. 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.).
- H69. 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.
- H70. Any new domestic water services shall be metered. Only one domestic water service is allowed per lot. Excess services shall be abandoned to the satisfaction of the DOU.
- H71. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- H72. Clubhouse and pool areas shall have a separate street tap or public easement tap for a metered domestic water service.
- H73. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- H74. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of

Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- H75. 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.
- H76. Post construction (permanent), stormwater 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 in an area served by a regional water quality control facility only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.
- H77. The applicant shall provide for the rough grading of public maintained parks. The rough grading shall be to the satisfaction of the DOU and Parks.
- H78. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all applicable RD 1000 fees.
- H79. Where lots are developed for condominiums:
- a. Any new domestic water services shall be metered. A single domestic water service is required for the condominium lot and a separate single domestic water service is required for clubhouse and pool areas.
  - b. The condominium lot shall have a separate street tap for a metered domestic water service.

- c. The clubhouse and pool area, if constructed, shall have a separate street tap for a metered domestic water service.
- d. Common area landscaping shall have a separate street tap for a metered irrigation service.
- e. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, an ownership association shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. The C.C.&R.s shall authorize the association to contract on behalf of all owners within the condominium project for sanitary sewer, water and storm drainage services for the condominium units, common area(s) and all other areas within the condominium project.
- f. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the DOU, provided that such agreement shall not apply to sanitary sewer service provided by CSD-1 instead of the City. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer (if provided by City) and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, shall require sub-metering of water service to the condominium units if requested by the DOU or required by any other government agency, and shall be in a form approved by the City Attorney.
- g. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the DOU.
- h. Multiple fire services are allowed per lot and may be required.
- i. The owner(s) and ownership association shall comply with all applicable requirements of Title 13 of the Sacramento City Code governing the provision of City utility service.

- H80. Where high-density residential units are developed as townhouses, the AC paving for internal streets fronting these units shall meet the DOU minimum width requirements for public utilities and the street section, curb, gutter and drain inlets shall be constructed to City standards.
- H81. Prior to recording the subdivision map, the detention/water quality basins, pump station and discharge pipes, and inlet and outlet structures for the detention/water quality basins to be located on Lots I and J of the Panhandle Central – Dunmore tentative subdivision map shall be constructed. The basin design and construction shall be to the satisfaction of the DOU. Execute a maintenance agreement with the City that requires the developer to maintain the Detention/Water Quality Facility to be located in Lots I and J for a period of two (2) years. 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. The maintenance agreement shall be to the satisfaction of the DOU and the City Attorney.

**PPDD: Parks**

- H82. **Park Dedication**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall dedicate to the City in fee title the park site(s) identified on the Dunmore South TM dated March 16, 2007 as Lot(s) C, comprising 13.7± net acres. At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot(s) C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot(s) C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot(s) C that would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (5) take all actions necessary to ensure that Lot(s) C is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions; and (6) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for Lot C. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) C.
- H83. **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

Dunmore South TM as Park Lot(s) B and D, comprising - 11.6± net acres. At the time of delivery of the IODs, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to each of the park Lot(s) as described herein, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment for each of the park Lot(s); (3) if the environmental site assessment identifies any physical conditions or defects in the park Lot(s) which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (4) take all actions necessary to ensure that the park Lot(s) are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. ; and (5) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the park Lot(s). The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the park Lot(s).

- H84. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park(s), the Applicant shall notify PPDD in writing no later than approval of the final subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.
- H85. **Excess Park Land Exchange:** The City acknowledges the Panhandle PUD will include two Master Parcel Maps including the Panhandle North – Krumenacher, and the Panhandle Central/South – Dunmore. It is our understanding that each Master Parcel Map may or may not be able to completely satisfy their Quimby land dedication requirements as a stand alone MPM. We acknowledge the intent is for one MPM (Panhandle South – Dunmore) to over dedicate land that can be used by the other MPM (Panhandle Central – Dunmore) to meet their Quimby requirements.

Should the MPM (Panhandle Central) containing less park land than is required to meet Quimby move ahead of the MPM (Panhandle South) that has excess park land, the applicant shall provide the City with a Letter of Credit or other authorized security in a form approved by the City Attorney and in an amount equal in value to the balance of park land due to secure the dedication of parkland for the Final Map. The Letter of Credit shall be released by the City upon acceptance of the IOD for the balance of the park land dedication due. If the Panhandle South Master Parcel Map is superseded or expires without the dedication of the balance of park land dedication due, the City may call the Letter of Credit and use the funds for park and recreational purposes. Should the MPM (Panhandle South) move forward first, the park land over dedicated within the Panhandle South MPM may be applied towards the park land dedication for the Panhandle Central MPM or other project areas within the Panhandle PUD as approved by PPDD. The dedication of excess park land does not obligate the City to reimburse the applicant for the value of the land dedicated. Excess dedication is at the option of the applicant.

- H86. **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)
- H87. **Maintenance District:** The Applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
- H88. **Improvements:** The Applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway sites identified on the revised maps dated March 16, 2007 for Dunmore South TM as Park Lot(s )C, B and D and the Nino's Parkway lots.
- a. Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

- b. A concrete sidewalk and vertical curb along all street frontages that open onto each Park Lot and the Nino's Parkway. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
- c. A six foot high masonry wall or other acceptable material such as tubular steel as approved by the City PPDD on property lines separating public park and the designated open space areas from adjacent private uses. If masonry wall is recommended by PPDD, it shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.
- d. Post-and-cable fencing between park parcels and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.
- e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at each Park Lot at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to each Park Lot, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch or as approved by PPDD. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- g. A ten-foot (10') wide driveway into each Park Lot at a location approved by PPDD. The driveway is to provide future maintenance access to the park.
- h. The Applicant shall rough grade each Park Lot required by City Code to provide positive drainage as approved by PPDD.
- i. The Applicant shall identify a source within the Panhandle Public Facilities Financing Plan, as approved by PPDD, for full funding of the development, maintenance and operation in perpetuity of all park improvements proposed within the Dunmore South/Central TM.

- j. Upon completion of all improvements outlined above to the Park Lots, the Applicant shall contact the Landscape Architecture Services Division of the PPDD to schedule a site inspection. This condition shall not be deemed complete until all improvements identified above have been constructed to the satisfaction of the PPDD.
- H89. **Site Plan:** The Applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDD for review and approval.
- H90. **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 any of the park sites, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The Applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project.
- H91. **Nino's Open Space Parkway:** The Nino's" Parkway" identified on the Dunmore South TM as Open Space Lots E and F and comprising 18.5± acres shall be dedicated in fee title to the City of Sacramento.
- a. A multi-use trail and adjacent landscaping shall be incorporated within the Nino's Parkway Open Space area as an extension of the Nino's Parkway trail corridor.
- b. The Applicant shall disclose to PPDD all easements existing or proposed at the time of TM approval within the "Parkway".
- c. At the time the" Parkway" identified on the Dunmore South TM as Open Space Lots E and F is dedicated in fee title to the City, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the "Parkway"; (4) if the environmental site assessment identifies any physical conditions or defects in the "Parkway" that would interfere with its intended use as a multi-use trail, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; (5) take all

actions necessary to ensure that the "Parkway" is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions (with the exception of the Powerline easements or other easements) ; and (6) provide proof of satisfaction of all Habitat Conservation Plan (HCP) requirements for the "Parkway". . The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the "Parkway".

- d. The Applicant shall submit and obtain PPDD approval of the alignment and design of the multi- use trail prior to submitting a master plan for the "Parkway". Trail design shall include consideration for lighting and emergency telephone service. Residential lots backing onto the "Parkway" should be designed with open fencing such as tubular steel. The fencing plan shall be included in the Trail Plan for the subdivision and shall be subject to the review and approval of the PPDD.
- e. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. Trails shall be adequately signed for safety to identify ingress and egress locations. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDD. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDD Trail detail and specification).
- f. Vehicular access controls as approved by PPDD shall be placed at the entrance to all access points to the trail (refer to PPDD details and specifications for approved designs).
- g. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- h. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

- i. The Applicant shall disclose the location of the planned multi-use trail and Open Space "Parkway" to all future/potential owners of parcels within the subdivision.
- j. The Applicant shall identify a source, as approved by PPDD, for full funding of the development and maintenance and operation in perpetuity of all improvements proposed for the Open Space "Parkway".

H92. **Disclosure to Future Owners:** The Applicant shall make the following disclosures to all future or potential owners of parcels within the subdivision:

- a. The community park site (Lot C on the Dunmore South TM) will include lighted sports fields; and
- b. The location of the planned multi-use trail; and
- c. If private facilities credits are granted by PPDD for any private recreational facilities they shall be retained in perpetuity and shall not be changed to another use without the express written consent of the Sacramento City Council; and
- d. Public parks within the subdivision shall be maintained at Level 3, the City's baseline service level, as outlined in Table 11: Park Maintenance Service Levels and Analysis, contained in the City of Sacramento Parks and Recreation Master Plan 2005-2010. At Level 3, core tasks are regularly completed; restrooms (if present) are serviced daily; turf is in generally good condition, but there are some seasonal issues; there is little or no flower planting; and, weeds may occur in shrub beds from time to time.

H93. **Open Space:** The following conditions apply to the open space areas (to be maintained by the Department of Parks and Recreation) as shown on the tentative subdivision map:

- a. The Applicant shall establish a financing district to fund the maintenance of any open space areas shown on the tentative map.
- b. The Applicant shall show and label on plan the extent of any designated wetlands acreage and any required setback or buffer areas (not to be developed/improved).
- c. The Applicant shall, at their expense, install an attached 5' minimum wide concrete sidewalk at the back-of-curb along the

streets that front on all open space except as approved with subdivision modifications.

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

H94. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address 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. Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:

- a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of this chapter.
- b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

H95. **Finance Plan:** The Applicant shall provide a Finance Plan for the project prior to final map approval that includes the development of all designated park facilities, trails, open space/parkway or other open space areas anticipated to be maintained by the City of Sacramento Department of Parks and Recreation. The Plan shall include all improvements costs associated with the designated park facilities, trails, open space/parkway or other open space areas – and shall address ongoing maintenance and operation costs for these facilities in perpetuity.

**SPECIAL DISTRICTS:** Assessment Districts

- H96. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Lots and Open Space Lots (lots E, F, K, L, M, N O, and P). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division. The Developer 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.

**FIRE:**

- H97. All turning radii for fire access shall be designed as 35' inside and 55' outside. Alleys must meet this requirement when the lot is only accessible from the alley. (Note: Apparatus access is required to the point where the furthest projection of the exterior wall of a building is accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. CFC 902.2.1). Exception: see Special Permit condition # 4.
- H98. Fire apparatus access roads (including driveways if required for access) shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- H99. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where cluster products are used to the satisfaction of the Fire Department.
- H100. Ensure emergency vehicles are included in any reciprocal ingress egress agreement.
- H101. The Chief is authorized to require two means of access for a PUD having sites serving 25 or more dwelling units. CFC 902.1 Appendix III-D, Section 2.1. All emergency vehicle access (EVA) routes must be designed to the satisfaction of the Fire Department

**MISCELLANEOUS:**

- H102. 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.
- H103. The Applicant shall provide class 3 bikeway signing on certain interior east-west streets to provide appropriate connectivity.
- H104. The applicant shall provide a ped/bike linkage from Cadman Court to K Way.
- H105. All Bikeway related conditions above will be coordinated with and to the satisfaction of the City's Pedestrian/Bikeway Coordinator and Development Engineering Division.
- H106. The developer shall design and construct a storm water detention facility with adjacent landscaping within the Nino's Parkway corridor to lessen storm water ponding that occurs at the intersection of Sorento Road and Del Paso Road. The detention facility is intended to serve as an overflow surge basin only for short term back-up holding of storm water. The design and construction shall be to the satisfaction of the Department of Utilities, SMUD, and WAPA. The design and construction of the landscaping will be to the satisfaction of the Department of Utilities and the Department of Parks and Recreation.

Provide a financing mechanism acceptable to the City for the maintenance of the detention facility (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.). The detention facility shall be fully landscaped to the satisfaction of the Department of Utilities and the Department of Parks and Recreation. Acceptance of such landscaping, irrigation and drainage structures by the City into the proposed financing mechanism shall be coordinated with the Planning Department, Public Improvement Financing Division, Park Planning and Development Services, Development Services Department, and the Utilities Department. The developer shall maintain the facility for 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 (NOC) by the City for the facility.

Prior to acceptance into the District, the developer shall remove any sediment or debris that has accumulated, and assure that the irrigation system is functioning to the satisfaction of the City.

- H107. The developer shall enter into an inclusionary housing agreement with the Sacramento Housing and Redevelopment Agency which will be recorded

against the entire development project concurrent with the recordation of each master parcel or large lot map.

- I. The **Subdivision Modifications** (Panhandle South – Dunmore) to modify street sections for “CC” Way, “AA” Way, and “O” Circle, to dedicate a 30’ right-of-way for Sorrento Road with no road improvements, to modify radius, intersection offset, tangent length, modified grid pattern, alley width, street sections, rolled curb and gutter, and to allow asphalt surface of private alleys is hereby approved subject to the following conditions:
11. The applicant shall comply with the conditions of approval of the Panhandle South – Dunmore Tentative Subdivision Map (P05-077).

ADVISORY NOTES:

Tentative Master Parcel Map (Panhandle North – Krumenacher): The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 1) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is “first come, first served”. There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- 2) Construction of the Upper Northwest Interceptor (UNWI) Section 3 & 4 began in February 2007. Construction of the UNWI will require a permanent easement within the subject property (specifically APN 201-0320-021 and 201-0320-016).
- 3) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.
- 4) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete

operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

- 5) If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, which ever comes first.
- 6) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- 7) Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- 8) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
- 9) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- 10) As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently identifies 723 residential units, 510 SF, and an estimated 90 units MD and 123 units MF/Condo. The Quimby land dedication requirement for the project based on this unit count is 10.022± acres. The map currently identifies 9.7± acres of parkland which partially satisfies

the Quimby requirement for the project. Any change in these factors will change the amount of Quimby fee or land dedication due. The final Quimby requirement is calculated using factors at the time of payment/dedication.

- 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 \$3,021,381. This is based on 600 SF units at \$4,493 each and 123 MF/Condo units at \$2647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Panhandle PFFP.
- 11) The Developer shall be responsible for maintenance (weed abatement) all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
  - 12) The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD.
  - 13) The Applicant has committed to provide the additional funding necessary to offset the park maintenance cost for small neighborhood parks as well as for facilities proposed within the park sites over and above the standard park facilities provided in such parks.
  - 14) The Applicant shall take into consideration the interface with the Ueda Parkway when planning the exterior elevations and visibility aspects of the residential units adjacent to the parkway.
  - 15) The Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities.
  - 16) The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area.

Tentative Subdivision Map (Panhandle North – Krumenacher): The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 17) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010.

SRCSO is working to identify potential interim projects to provide additional capacity. SRCSO and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSO fees.

- 18) Construction of the Upper Northwest Interceptor (UNWI) Section 3 & 4 began in February 2007. Construction of the UNWI will require a permanent easement within the subject property (specifically APN 201-0320-021 and 201-0320-016).
- 19) Developing this property will require the payment of sewer impact fees. SRCSO impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever occurs first. Applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
- 20) SRCSO will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all the other requirements for service and approval. This process is "first come, first served." Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.
- 21) Pursuant to the SRCSO's easement rights, any use or improvement within SRCSO easement that has not been approved by the District Engineer shall be removed at the sole expense of the property owner.
- 22) The applicant should note that lots 149 and 150 do not appear to meet conditions 2 and 3.
- 23) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- 24) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities (DOU).
- 25) If condominium projects within the development are converted to townhouses or similar type private residences, the on-site water, storm

drain and sanitary sewer systems within these projects may need reconstruction to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities (916-808-1412) prior to the design of the condominium project for additional information regarding City Code and standard requirements to convert the project to townhouses

- 26) Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- 27) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- 28) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.
- 29) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
- 30) If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first.
- 31) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
- 32) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest

by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

- 33) As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 34) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently identifies 723 residential units, 510 SF, and an estimated 90 units MD and 123 units MF/Condo. The Quimby land dedication requirement for the project based on this unit count is 10.022+acres. The map currently identifies 9.7+ acres of parkland which partially satisfies the Quimby requirement for the project. Any change in these factors will change the amount of Quimby fee or land dedication due. The final Quimby requirement is calculated using factors at the time of payment/dedication.
- 35) 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 \$3,021,381. This is based on 600 SF units at \$4,493 each and 123 MF/Condo units at \$2647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 36) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Panhandle PFFP.
- 37) The Developer shall be responsible for maintenance (weed abatement) all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
- 38) The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD.
- 39) The Applicant has committed to provide the additional funding necessary to offset the park maintenance cost for small neighborhood parks as well as for facilities proposed within the park sites over and above the standard park facilities provided in such parks.
- 40) The Applicant shall take into consideration the interface with the Ueda Parkway when planning the exterior elevations and visibility aspects of the residential units adjacent to the parkway.

- 41) The Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities.
- 42) The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area

Tentative Master Parcel Map (Dunmore): The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 43) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- 44) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.
- 45) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
- 46) If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first.
- 47) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of

the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

- 48) Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information
- 49) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
- 50) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- 51) As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 52) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently identifies an estimated 1930 residential units, 1348 SF and approximately 582 MF/Condo. The Quimby land dedication requirement for the project based on this unit count is 25.207+acres. The map currently identifies 31.0+ acres of parkland which satisfies the Quimby requirement for the project. Any change in these factors will change the amount of Quimby fee or land dedication due. The final Quimby requirement is calculated using factors at the time of payment/dedication. See Excess Parkland condition.
- 53) 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 \$7,597,118. This is based on an estimated 1348 SF units at \$4,493 each and 582 MF/Condo units at \$2647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 54) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Panhandle PFFP.

- 55) The Developer shall be responsible for maintenance (weed abatement) all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
- 56) The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD.
- 57) The Applicant has committed to provide the additional funding necessary to offset the park maintenance cost for small neighborhood parks as well as for facilities proposed within the park sites over and above the standard park facilities provided in such parks.
- 58) The Applicant shall take into consideration the interface with the Ueda Parkway when planning the exterior elevations and visibility aspects of the residential units adjacent to the parkway.
- 59) The Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities.
- 60) The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area.

Tentative Subdivision Map (Panhandle Central – Dunmore): The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 61) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
- 62) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- 63) As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 64) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently identifies an estimated 523 residential units, 435 SF and approximately 88 MF/Condo. The Quimby land dedication requirement for the project based on this unit count is 7.256 +acres. The map currently identifies 5.5+ acres of parkland

which partially satisfies the Quimby requirement for the project. Any change in these factors will change the amount of Quimby fee or land dedication due. The final Quimby requirement is calculated using factors at the time of payment/dedication. See Excess Parkland condition.

- 65) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,187,391. This is based on an estimated 435 SF units at \$4,493 each and 88 MF/Condo units at \$2647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 66) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Panhandle PFFP.
- 67) The Developer shall be responsible for maintenance (weed abatement) all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
- 68) The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD.
- 69) The Applicant has committed to provide the additional funding necessary to offset the park maintenance cost for small neighborhood parks as well as for facilities proposed within the park sites over and above the standard park facilities provided in such parks.
- 70) The Applicant shall take into consideration the interface with the Ueda Parkway when planning the exterior elevations and visibility aspects of the residential units adjacent to the parkway.
- 71) The Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities.
- 72) The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area.
- 73) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- 74) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities (DOU).

- 75) If condominium projects within the development are converted to townhouses or similar type private residences, the on-site water, storm drain and sanitary sewer systems within these projects may need reconstruction to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities (916-808-1412) prior to the design of the condominium project for additional information regarding City Code and standard requirements to convert the project to townhouses.
- 76) Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- 77) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- 78) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.
- 79) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
- 80) If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first.
- 81) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010.

SRCS D is working to identify potential interim projects to provide additional capacity. SRCS D and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCS D fees

Tentative Subdivision Map (Panhandle South – Dunmore): The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 82) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
- 83) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- 84) As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 85) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently identifies an estimated 1170 residential units, 913 SF and approximately 209 MF/Condo. The Quimby land dedication requirement for the project based on this unit count is 15.443+acres. The map currently identifies 25.5+ acres of parkland which satisfies the Quimby requirement for the project. Any change in these factors will change the amount of Quimby fee or land dedication due. The final Quimby requirement is calculated using factors at the time of payment/dedication. See Excess Parkland condition.
- 86) 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 \$5,810,033. This is based on an estimated 1170 SF units at \$4,493 each and 209 MF/Condo units at \$2647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- 87) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation or an alternative funding source as determined in the Panhandle PFFP.
- 88) The Developer shall be responsible for maintenance (weed abatement) all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
- 89) The Applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD.
- 90) The Applicant has committed to provide the additional funding necessary to offset the park maintenance cost for small neighborhood parks as well as for facilities proposed within the park sites over and above the standard park facilities provided in such parks.
- 91) The Applicant shall take into consideration the interface with the Ueda Parkway when planning the exterior elevations and visibility aspects of the residential units adjacent to the parkway.
- 92) The Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities.
- 93) The Developer shall obtain a Permit to Enter from the PPDD prior to use of any park site as a construction staging area.
- 94) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- 95) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities (DOU).
- 96) If condominium projects within the development are converted to townhouses or similar type private residences, the on-site water, storm drain and sanitary sewer systems within these projects may need reconstruction to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities (916-808-1412) prior to the design of the condominium project for additional information regarding City Code and standard requirements to convert the project to townhouses.
- 97) Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final

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

- 98) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- 99) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.
- 100) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.
- 101) If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to recordation of the Final Map or approval of Improvement Plans for plan check to CSD-1, whichever comes first.
- 102) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- 103) The Sacramento Municipal Utility District occupies a transmission line easement within the boundaries of the subject map and certain uses are

not permitted or compatible with the safety, operation, maintenance and construction of our transmission line facilities. Prior to construction, SMUD will want to review grading, landscape, or any other drawings that show changes to the areas within the transmission line easement.

The following is a partial list of restrictions affecting the transmission line easement:

All cut, fill and grading within SMUD's easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utilities Commission General Order No. 95. Any violations shall be corrected at the owner's expense.

Vehicular access must be provided to all towers and poles

All metal fixtures placed within the easement area must be properly grounded. A grounding plan shall be submitted to SMUD's Property Administrator for review and approval.

Tree, landscaping, light standards and equipment shall not exceed 15 feet in height within the easement area.

No structures or buildings are permitted within the easement area including swimming pools, spas, gazebos, wells and man-made reservoirs, lakes or similar bodies of water.

The above list is not all-inclusive and does not constitute SMUD's consent to use its transmission line easement. Such consent may be issued upon receipt, evaluation and approval of final plans and becomes effective when signed by the owner/developer.

EXHIBIT A – TENTATIVE MASTER PARCEL MAP EXHIBIT (PANHANDLE – KRUMENACHER)

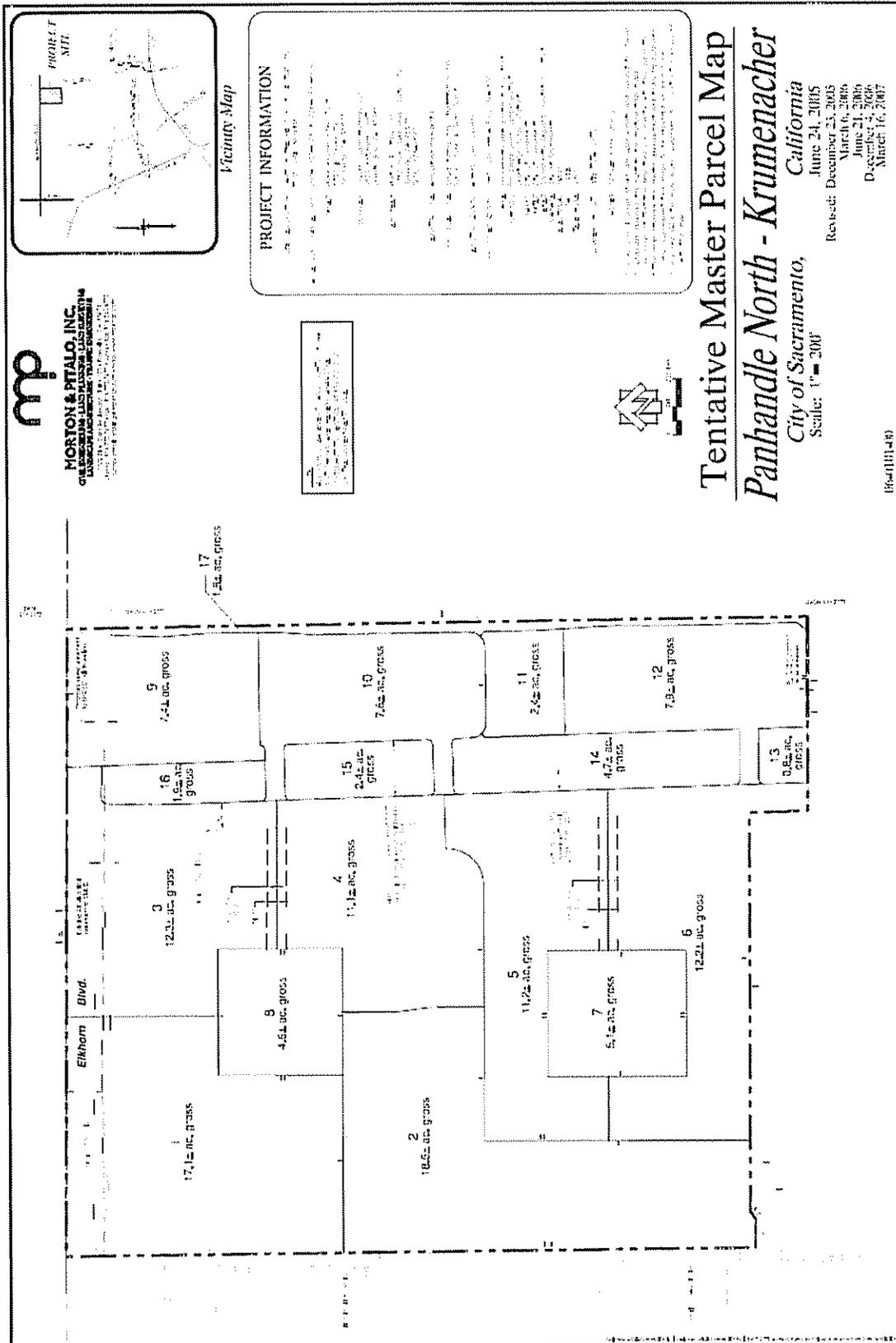


EXHIBIT B – TENTATIVE MASTER PARCEL MAP EXHIBIT (PANHANDLE – DUNMORE)

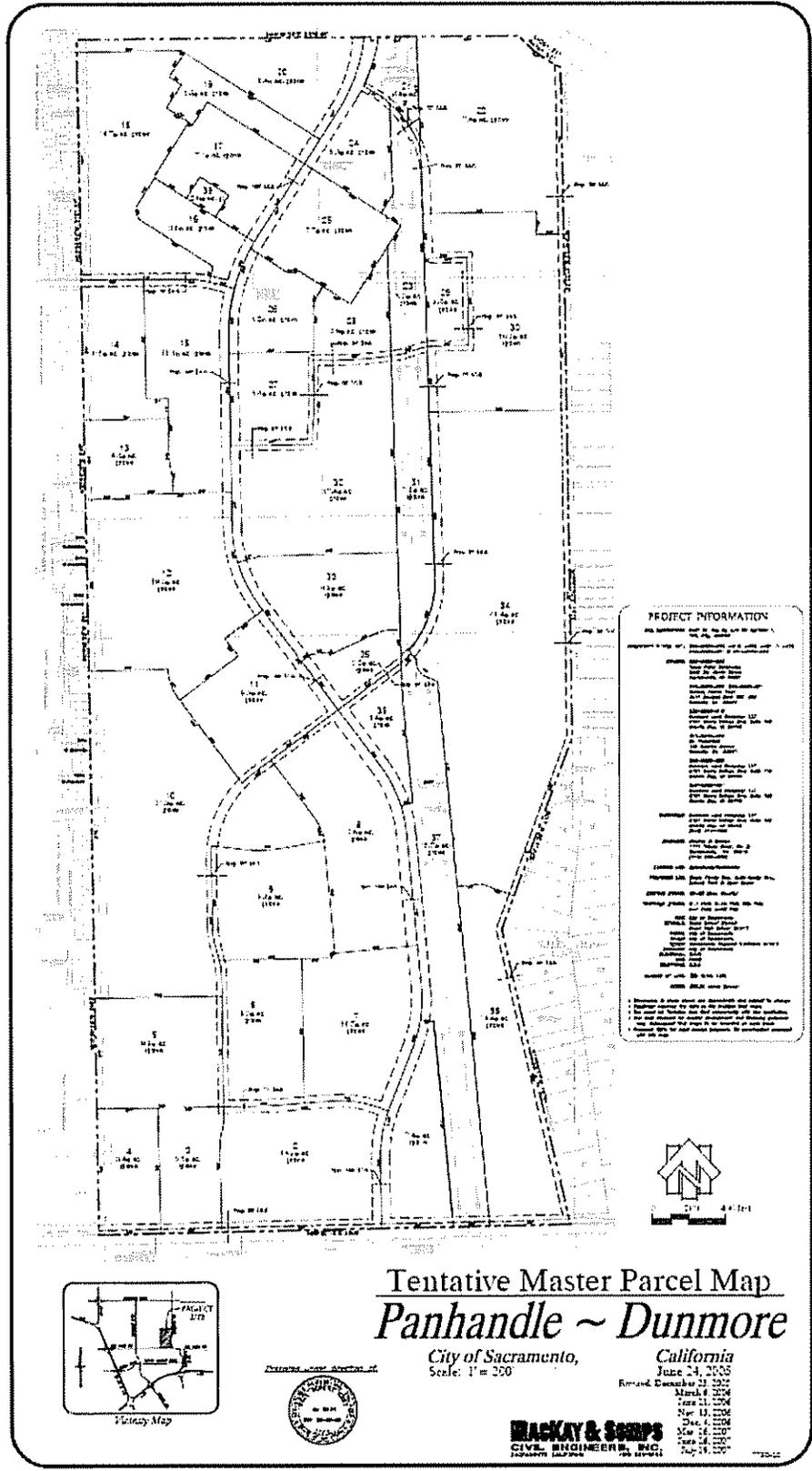


EXHIBIT C – TENTATIVE SUBDIVISION MAP EXHIBIT (PANHANDLE NORTH – KRUMENACHER)

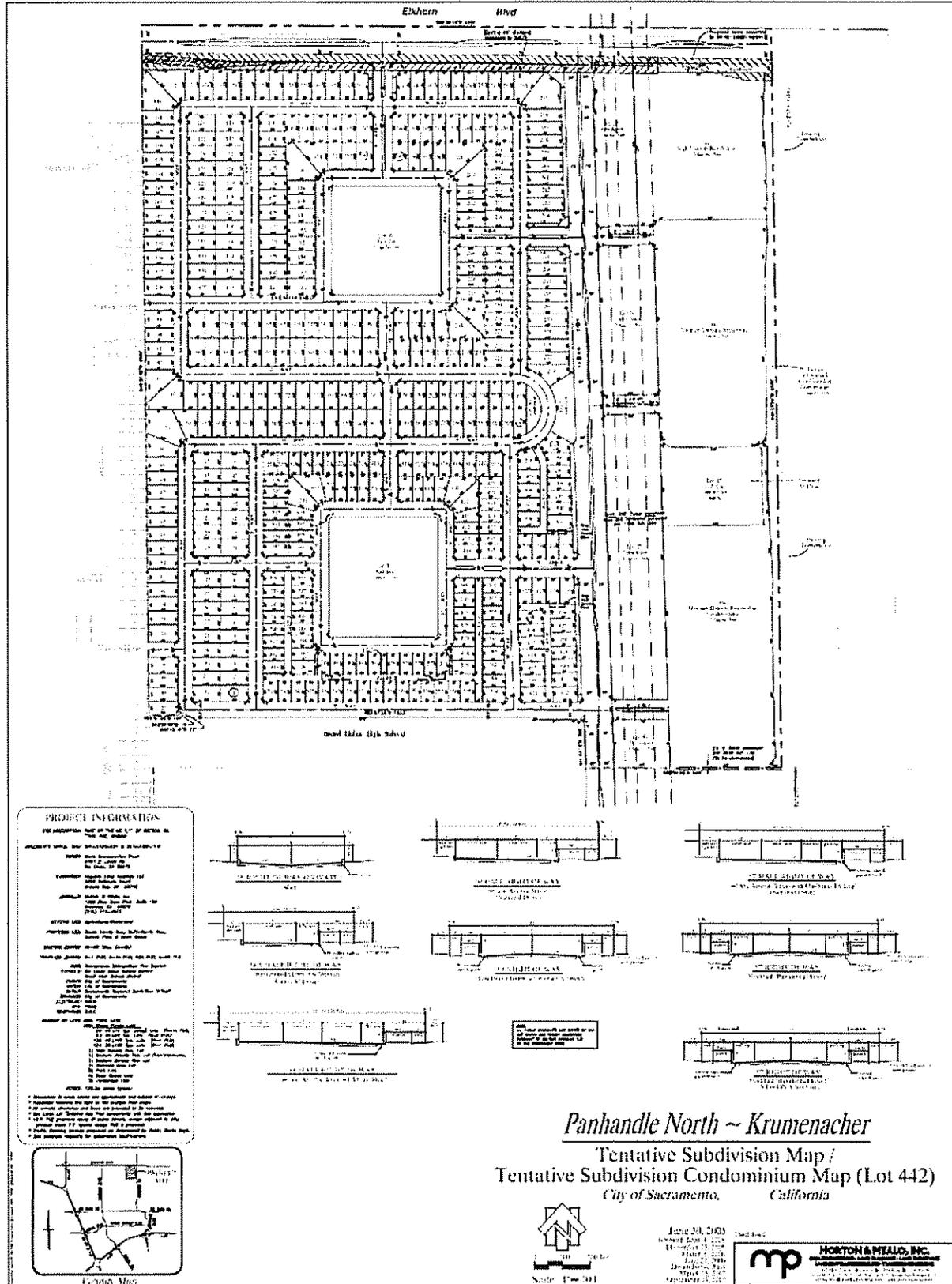
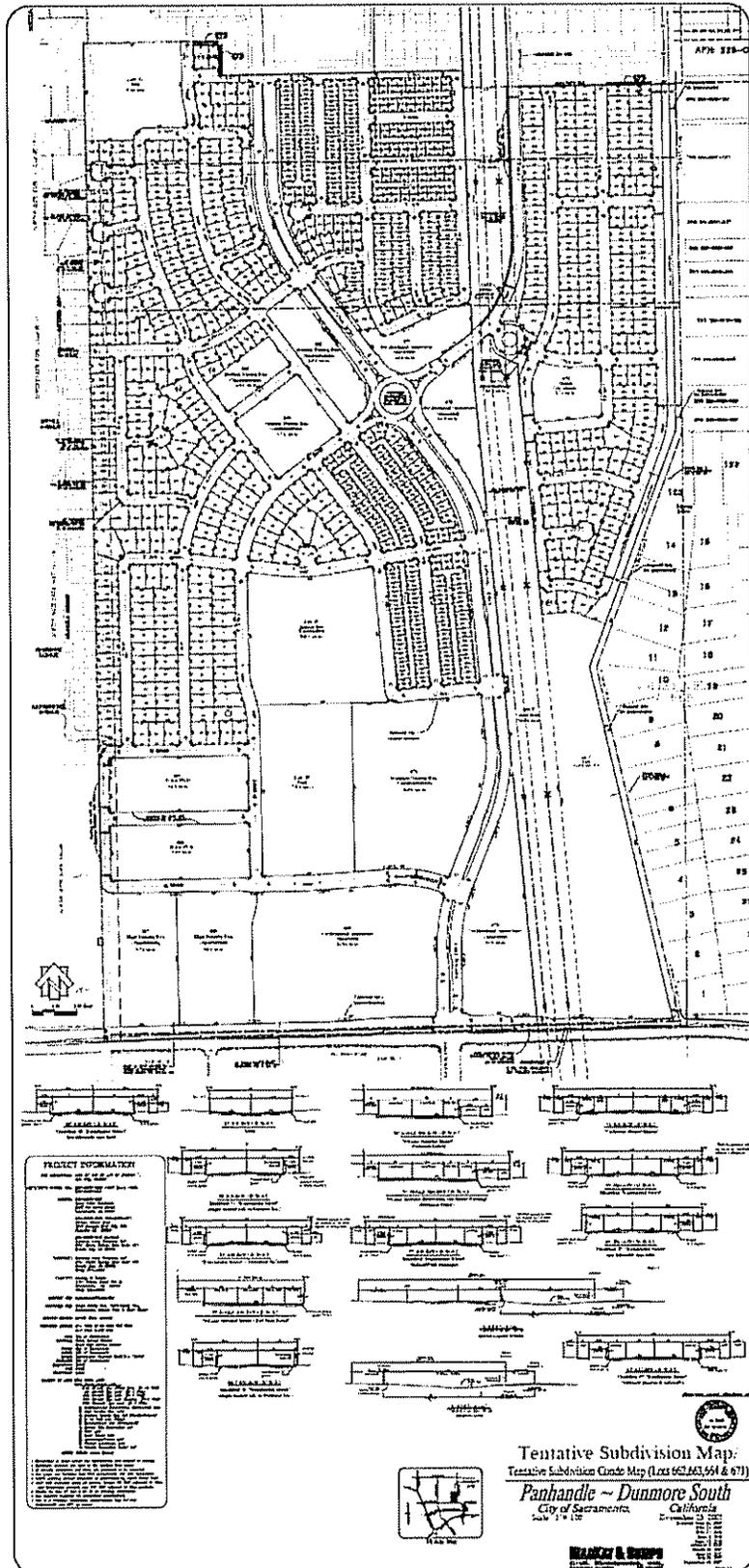




EXHIBIT E – TENTATIVE SUBDIVISION MAP EXHIBIT (PANHANDLE – DUNMORE SOUTH)



**ATTACHMENT 24 – DRAFT PROPERTY TAX EXCHANGE AGREEMENT RESOLUTION**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING THE PROPERTY TAX  
EXCHANGE AGREEMENT FOR THE  
PANHANDLE ANNEXATION (M05-031 / P05-077)**

**BACKGROUND**

- A. Whereas, before a Local Agency Formation Commission may act upon a proposed annexation to a city; and
- B. Whereas, landowners and the City of Sacramento have proposed the Panhandle Annexation to the City of Sacramento; and
- C. Whereas, the County and City have negotiated a property tax exchange agreement specifying how property tax revenues will be allocated should the annexation be approved;

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

- Section 1. The City Manager is hereby authorized to execute the Property Tax Exchange Agreement on behalf of the City of Sacramento with the County of Sacramento and to do and perform everything necessary to carry out the purpose of this Resolution.

**EXHIBIT A -- DRAFT TAX EXCHANGE AGREEMENT**

**DRAFT**

**TAX EXCHANGE AGREEMENT  
BETWEEN  
THE COUNTY OF SACRAMENTO AND THE CITY OF SACRAMENTO,  
RELATING TO THE PANHANDLE ANNEXATION**

This TAX EXCHANGE AGREEMENT (hereinafter "Agreement") is made and executed in duplicate this \_\_\_\_ day of \_\_\_\_\_ 2007 by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California (hereinafter referred to as "COUNTY"), and the CITY OF SACRAMENTO, a charter city (hereinafter referred to as "CITY")

**RECITALS**

A On June 6, 1978, the voters of the State of California amended the California Constitution by adding Article XIII A thereto which limited the total amount of property taxes which could be levied on property by local taxing agencies having such property within their territorial jurisdiction to one percent (1%) of full cash value; and

B Following such constitutional amendment, the California Legislature added Section 99 to the California Revenue and Taxation Code which requires a city seeking to annex property to its incorporated territory and a county affected by such annexation to agree upon an exchange of property taxes which are derived from such property and available to the county and city following annexation of the property to the incorporated territory of the city; and

C CITY has filed an application with the Sacramento Local Agency Formation Commission requesting its approval of the annexation of real property to CITY ("the Panhandle Annexation"); and

D COUNTY and CITY wish to work together to develop a fair and equitable approach to the sharing of real property ad valorem taxes imposed and collected as authorized by the Revenue and Taxation Code in order to encourage sound urban development and economic growth; and

E COUNTY and CITY are parties to the Natomas Vision Memorandum of Understanding ("the MOU"); and

F One of the purposes of the MOU is to provide for the fair distribution between the COUNTY and the CITY of revenue generated within areas annexed to the CITY; and

G The MOU specifies how property tax and other revenue generated within the area subject to the MOU is to be shared, and

H The purpose of this Agreement is to implement the revenue sharing provisions of the MOU as they pertain to the Panhandle Annexation; and

I It is a further purpose of this Agreement to serve as a Property Tax Transfer Agreement pursuant to Section 99 of the California Revenue and Taxation Code.

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COUNTY and CITY hereby agree as follows:

Section 1. Definitions. For purposes of this Agreement, the following terms shall have the meanings set forth below:

(a) "Annexation Area" shall mean that portion of the unincorporated area of COUNTY known as the Panhandle Annexation, more generally depicted on Exhibit "A" to this Agreement.

(b) "Annexation Date" shall mean the date specified by the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code § 56000 et seq.) as the effective date of the Panhandle Annexation.

(c) "Panhandle Annexation" shall mean the annexation to the CITY as delineated in Sacramento Local Agency Formation Commission Application Control Number "\_\_\_\_\_", the annexation of which to CITY is subsequently approved and completed by the Sacramento Local Agency Formation Commission as provided in the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code § 56000 et seq.).

(d) "Property Tax Revenue" shall mean revenue from "ad valorem real property taxes on real property", as said term is used in Section 1 of Article 13A of the California Constitution and more particularly defined in subsection (c) of Section 95 of the California Revenue and Taxation Code, that is collected from within the Annexation Area, is available for allocation to the City and the County, and is currently allocated to the County General Fund and County Road fund.

(e) "Sales Tax Revenue" shall mean the revenue from the sales and use tax levied and received by the CITY pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law", or any successor statutory provision, that is collected within the Annexation Area.

(f) "Single-Purpose/Regional Tax Generating Land Use" shall mean that the property to be annexed is totally or largely zoned for commercial or industrial land uses.

(g) "Transient Occupancy Tax Revenue" shall mean the CITY general fund share of revenue from any transient occupancy tax levied and received by the CITY pursuant to Revenue and Taxation Code Section 7280, or any successor statutory provision, that is collected within the Annexation Area.

Section 2 General Purpose of Agreement. The general purpose of this Agreement is (a) to devise an equitable exchange of Property Tax Revenue between CITY and COUNTY as required by Section 99 and the Natomas Vision MOU; (b) to fairly allocate Sales Tax and Transient Occupancy Tax Revenue collected within the Annexation Area; (c) to delineate service agreements for that territory also depicted on Exhibit "A" which will remain in the unincorporated territory.

Section 3. Exchange of Property Tax Revenues. On and after the Annexation Date, the COUNTY and CITY shall exchange Property Tax Revenue as follows:

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(a) CITY and COUNTY shall receive the Property Tax Revenue to be allocated to their respective General Funds in the percentage by Tax Rate Area as shown on Exhibit "B" to this Agreement.

(b) The COUNTY and CITY shall share equally in all sales, utility and transient occupancy taxes generated in the territory to be annexed, including such revenue derived from property which, subsequent to the annexation date, the CITY rezones from a residential land use to a commercial or industrial land use.

(c) If any property within the Annexation Area is rezoned by the CITY from a residential land use to a commercial or industrial land use, the CITY shall provide written notice of such rezoning to the COUNTY within thirty (30) days of the effective date of any such rezoning.

Section 4. Adjustment of Property Tax Shares In the event that the COUNTY is entitled to share in any Sales Tax and Transient Occupancy Tax or Utility Tax Revenue pursuant to Section 3 of this Agreement, the COUNTY's share of such revenue shall be allocated to the COUNTY by increasing the COUNTY's percentage share of Property Tax Revenue established pursuant to Section 3 of this Agreement in an amount equal to the COUNTY's share of Sales Tax, Transient Occupancy Tax and Utility Tax Revenue. If the COUNTY's share of Sales Tax, Transient Occupancy Tax and Utility Tax Revenue is greater than the amount of the CITY's share of Property Tax Revenue, the difference shall be paid by the CITY to the COUNTY within sixty (60) days after the end of the fiscal year in which the Sales Tax and Transient Occupancy Tax Utility Tax Revenue was collected.

Section 5. Exchange by County Auditor. COUNTY and CITY further agree that all of the exchanges of Property Tax Revenue required by this Agreement shall be made by the County Auditor.

Section 6. Park District. The CITY agrees that property taxes shall continue to be allocated to the Rio Linda-Elverta Recreation and Park District in the amount

Section 7. Services. Within that area generally depicted on Exhibit "A", which will remain in the unincorporated territory, the CITY agrees, subsequent to annexation, to:

(a) provide, at the request of the Sacramento County Sheriff, law enforcement services as may be required above the level of mutual aid;

(b) operate and maintain, to the standards of the Sacramento County Water Agency, all drainage facilities; and

(c) permit, at COUNTY or Water Agency costs, and at the option of COUNTY or Water Agency, access to CITY water facilities and water supplies to the extent necessary to provide domestic, commercial or industrial water service within such territory. Costs to COUNTY or Water Agency shall not exceed the costs to CITY of providing access or the costs of providing water to other persons or entities.

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Section 8 Transfer Station CITY further agrees that it shall not, directly or indirectly, construct, cause construction or permit construction of a solid waste transfer or similar facility on that property generally depicted on Exhibit "B".

Section 9. Dispute Resolution

(a) Inadmissability. Should any disputes arise as to the performance of this Agreement. COUNTY and CITY agree to the dispute resolution process as set forth below. All conduct, testimony, statements or other evidence made or presented during the meeting described in subsection (b) below shall be confidential and inadmissible in any subsequent arbitration proceedings brought to prove liability for any claimed breach or damages which are the subject of the dispute resolution process.

(b) Initiation of Process. COUNTY or CITY may initiate the dispute resolution process by submitting written notification to the other of a potential dispute concerning the performance of this Agreement. This written notification shall include all supporting documentation, shall state what is in dispute, and shall request a meeting between the County Executive and the City Manager or their respective designees. The purpose of this meeting shall be to ascertain whether a resolution of the disagreement is possible without third party intervention. This meeting shall be scheduled to take place within thirty (30) working days of receipt of the written notification of the dispute. At the meeting, the respective representatives of the COUNTY and the CITY shall attempt to reach an equitable settlement of the disputed issue(s).

(c) Binding Arbitration. If the meeting provided for in subsection (b) of this Section fails to fully resolve the disagreement, the matter shall then be submitted by either party to the American Arbitration Association ("Arbitrator") to appoint a single, neutral arbitrator for a decision. The arbitration shall be conducted pursuant to the procedures set forth in Chapter 3 (commencing with Section 1282) of Title 9 of the California Code of Civil Procedure. The decision of the Arbitrator shall be controlling between the CITY and the COUNTY and shall be final. Except as provided in Code of Civil Procedure Sections 1286.2 and 1286.4, neither party shall be entitled to judicial review of the Arbitrator's decision. The party against whom the award is rendered shall pay any monetary award and/or comply with any other order of the Arbitrator within sixty (60) days of the entry of judgment on the award.

(d) Costs. The parties shall share equally in the costs and fees associated with the Arbitrator's fees and expenses. At the conclusion of the arbitration, the prevailing party, as determined by the Arbitrator, shall be entitled to reimbursement by the other party for the Arbitrator's fees and the Arbitrator's expenses incurred in connection with the arbitration. The awarded arbitrator's fees and expenses shall be remitted to the party whose position is upheld within thirty (30) days of the Arbitrator's decision. Each party shall bear its own costs, expenses and attorney's fees and no party shall be awarded its costs, expenses or attorney's fees incurred in the dispute resolution process.

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Section 10 Mutual Defense of Agreement. If the validity of this Agreement is challenged in any legal action by a party other than COUNTY or CITY, then COUNTY and CITY agree to defend jointly against the legal challenge and to share equally any award of costs, including attorneys fees, against COUNTY, CITY, or both.

Section 11 Waiver of Retroactive Recovery. If the validity of this Agreement is challenged in any legal action brought by either CITY or any third party, CITY hereby waives any right to the retroactive recovery of any City Property Tax Revenues exchanged pursuant to this Agreement prior to the date on which such legal action is filed in a court of competent jurisdiction. The remedy available in any such legal action shall be limited to a prospective invalidation of the Agreement.

Section 12 Modification. The provision of this Agreement and all of the covenants and conditions set forth herein may be modified or amended only by a writing duly authorized and executed by both the COUNTY and CITY.

Section 13 Reformation. COUNTY and CITY understand and agree that this Agreement is based upon existing law, and that such law may be substantially amended in the future. In the event of an amendment of state law which renders this Agreement invalid or inoperable or which denies any party thereto the full benefit of this Agreement as set forth herein, in whole or in part, then COUNTY and CITY agree to renegotiate the Agreement in good faith.

Section 14 Effect of Tax Exchange Agreement. This Agreement shall be applicable solely to the Annexation specifically addressed herein and does not constitute either a master tax sharing agreement or an agreement on property tax exchanges which may be required for any other annexation to the CITY.

Section 15 Entire Agreement. With respect to the subject matter hereof only, this Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings of any nature whatsoever between COUNTY and CITY except as otherwise provided herein.

Section 16 Notices. All notices, requests, certifications or other correspondence required to be provided by the parties to this Agreement shall be in writing and shall be personally delivered or delivered by first class mail to the respective parties at the following addresses:

<u>COUNTY</u>	<u>CITY</u>
County Executive	City Manager
County of Sacramento	City of Sacramento
700 H Street, Room 7650	915 "I" Street, 5th Floor
Sacramento, CA 95814	Sacramento, CA 95814

Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or three days after mailing, whichever is earlier.

Section 17 Approval, Consent, and Agreement. Wherever this Agreement requires a party's approval, consent, or agreement, the party shall make its decision to give or withhold such approval, consent or agreement in good faith, and shall not withhold such approval, consent or agreement unreasonably or without good cause.

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Section 18 Construction of Captions Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the county of Sacramento, State of California, on the dates set forth above.

COUNTY OF SACRAMENTO, a political subdivision of the State of California

By \_\_\_\_\_  
Chairperson of the Board of Supervisors

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk of the Board of Supervisors

Approved as to Form:

\_\_\_\_\_  
County Counsel

CITY OF SACRAMENTO, a charter city

By: \_\_\_\_\_  
Mayor

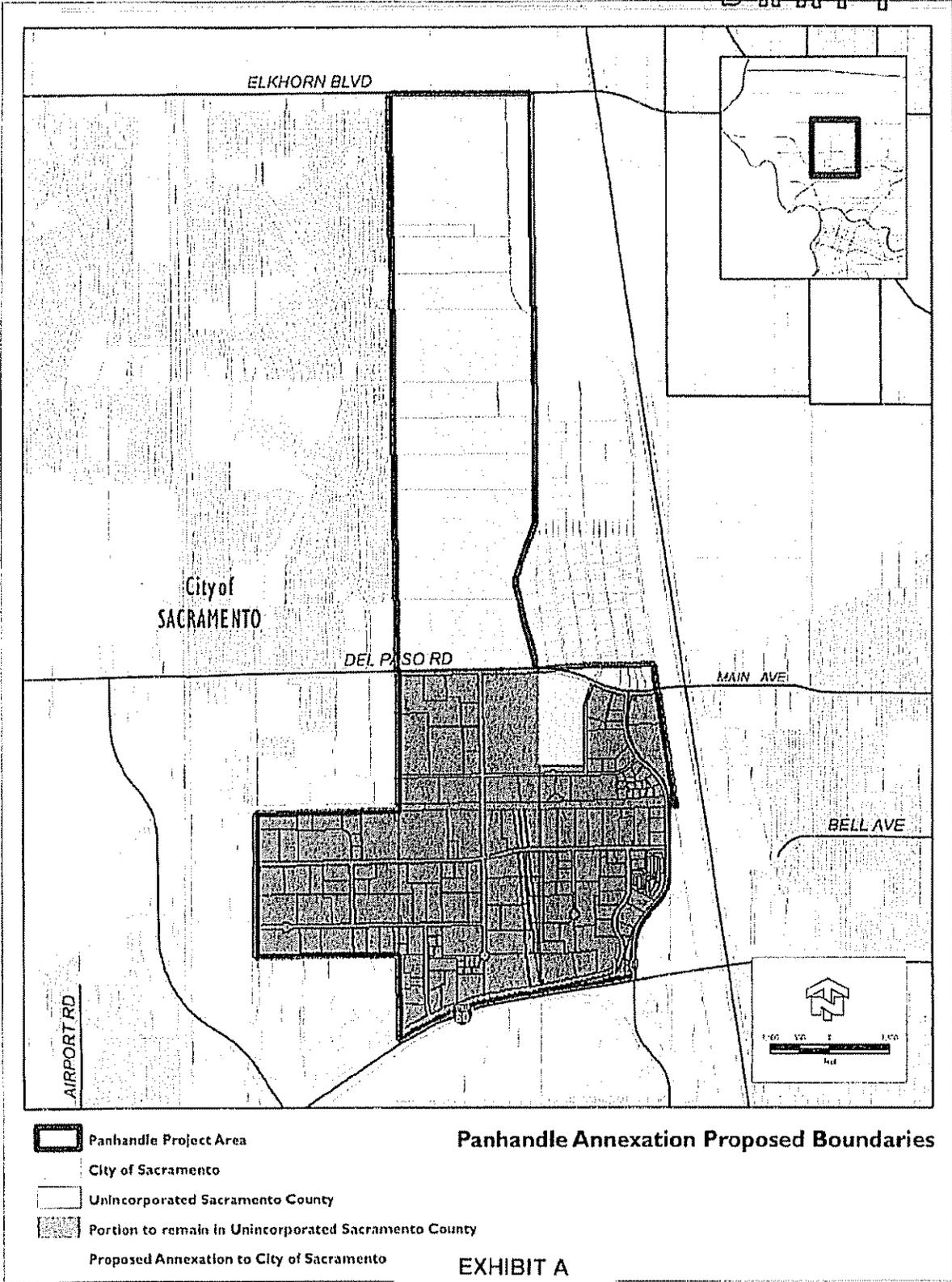
(SEAL)

ATTEST: \_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

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COUNTY OF SACRAMENTO  
DEPARTMENT OF FINANCE  
AUDITOR-CONTROLLER DIVISION

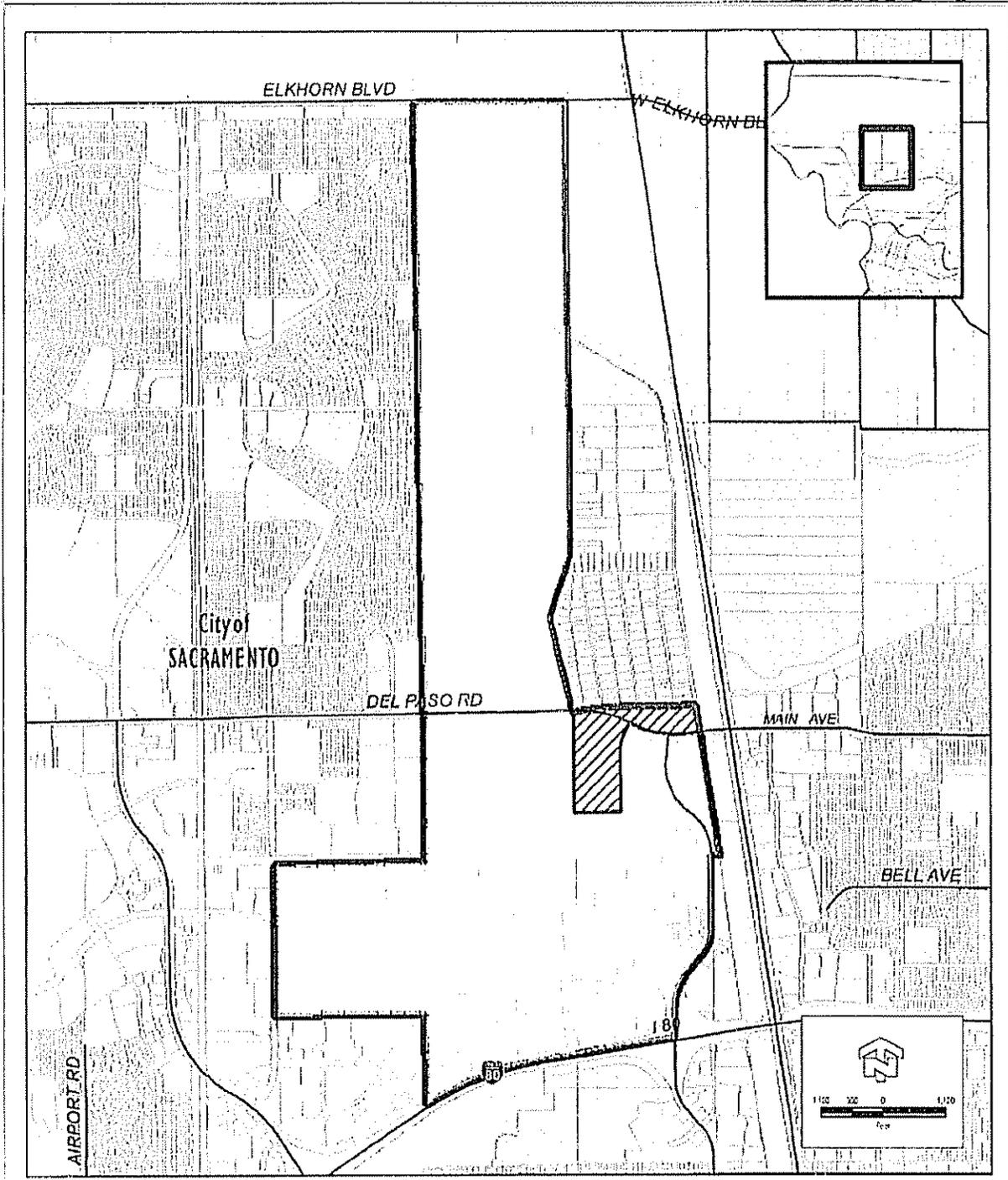
PANHANDLE ANNEXATION

ANNEXATION NAME:

		Tax Rate Areas													
		84-031	64-653	64-306	64-307	79-145	83-301	83-086	83-028	83-012	53-316	83-012	83-019	55-864	
CITY - annexation															
ASSUMPTION: 50/50 sharing		14.97945	15.85438	14.92545	14.92545	17.32453	16.70659	16.70659	15.70059	17.52371	16.70059	16.70659	16.70659	17.62380	
COUNTY SEVERAL - 50%		14.97945	15.85438	14.92545	14.92545	17.32463	16.70659	16.70059	15.70059	17.52371	16.70059	16.70659	16.70659	17.62380	
CITY OF SACRAMENTO - 50%		29.95891	31.70876	29.85091	29.85091	34.64926	33.41317	33.40117	31.40117	35.04741	33.40117	33.41117	33.41117	35.24753	

EXHIBIT B

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Panhandle Annexation Proposed Boundaries

-  Property prohibited for use as a Transfer Station
-  Panhandle Project Area

EXHIBIT C