

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

July 1, 2016

Ms. Lindsay Alagozian, Senior Planner & Mr. Garrett Norman, Planner  
**City of Sacramento, Community Development Department**  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

## COVER LETTER / PROJECT NARRATIVE

We are pleased to submit to the City of Sacramento the Entitlement Application for the **PANHANDLE** project.

### Included in this transmittal are the following items:

1. Project Description (contained herein)
2. Tentative Master Parcel Map
3. PUD Schematic Plan
4. Annexation Diagram
5. General Plan Amendment Exhibit
6. Prezone Exhibit
7. Illustrative Master Plan
8. Regional Bikeway Exhibit

### Included in the previous transmittal are the following items:

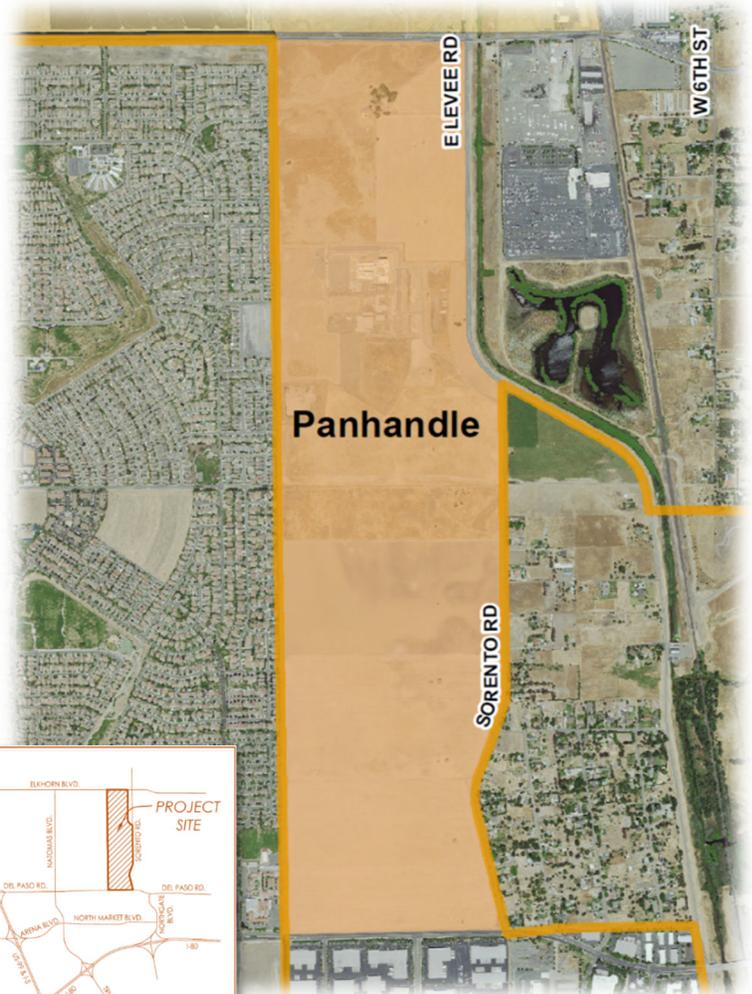
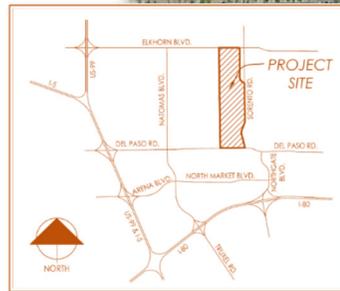
1. Entitlement Application
2. Planning Application Fees
3. Site Photos/Diagram
4. Preliminary Title Report with Exceptions
5. Project Narrative (included herein) (10 copies)
6. Annexation Exhibit (10 copies)
7. General Plan Amendment Exhibit (10 copies)
8. Prezone Exhibit (10 copies)
9. Tentative Master Parcel Map (10 copies)
10. PUD Schematic Plan (10 copies)
11. One set of all Maps & Exhibits (8 ½" x 11")
12. CD with .pdf files of the above information

### To be submitted separately are the following items:

1. PUD Design Guidelines

### The requested Planning Entitlements / Approvals include the following:

1. Annexation to the City of Sacramento (LAFCo action)
2. General Plan Amendment
3. Prezone
4. Tentative Master Parcel Map
5. PUD Schematic Plan
6. Development Agreement



Please do not hesitate to contact me at (916)919-7999 if you have questions and/or need anything further. Please include me on any notification lists and correspondence, my contact information is listed below.

On behalf of the project Owners and Applicant,

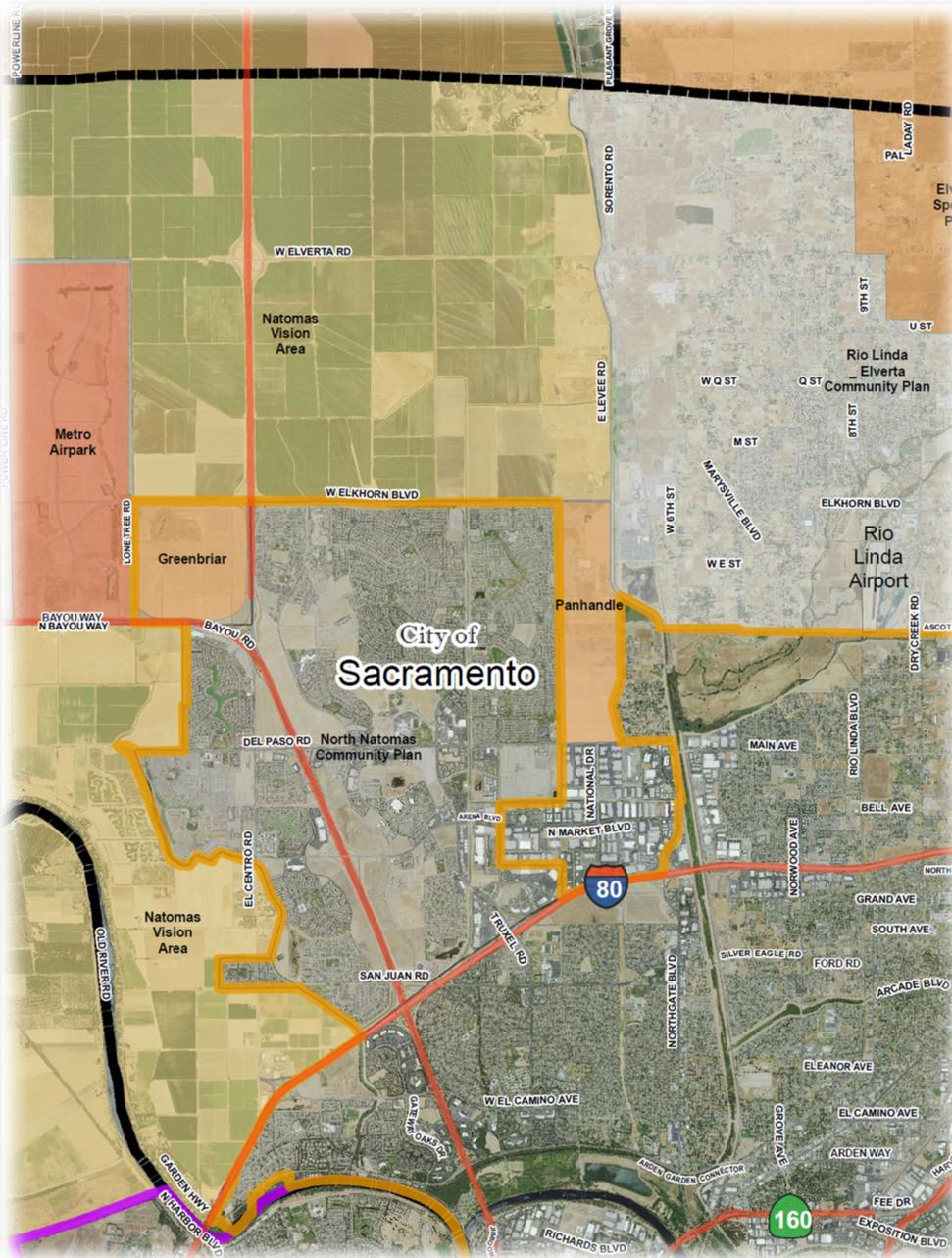
**Donna Pasquantonio-Leslie ASLA, LEED AP**

**MacKay & Soms Civil Engineers, Inc.** | 1522 Eureka Road, Suite 100 | Roseville, CA 95661  
Cell: 916-919-7999 | P: 916.773.1189 | F: 916.773.2595 | E: dpasquantonio@msce.com

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## PROJECT CONTEXT

The City of Sacramento is located in Sacramento County in the north central portion of the State of California. Sacramento County (County) is bordered by El Dorado and Amador Counties to the east, San Joaquin and a portion of Contra Costa County to the south, Yolo and Solano Counties to the west, and Sutter and Placer Counties to the north.



The North Natomas Community is located in the northwest portion of the City and includes approximately 7,438-acres of land within the City, and 1,600-acres that are part of the unincorporated area of the County. It is bounded by Natomas East Main Drainage Canal (NEMDC) to the east, Interstate 80 (I-80) to the south, the West Drainage Canal, Fisherman's Lake and State Route 99/State Route 70 (SR 99/70) to the west, and Elkhorn Boulevard to the north.

Regional access to and from this area is provided by Interstate 5 (I-5), I-80 and SR 99/70, along with numerous existing local roads.

The Panhandle Annexation and Planned Unit Development (PUD) project area is located within the North Natomas Community planning area. The project area is adjacent to City lands on the west and adjacent to County lands on the east, north and south. The project area is bounded by Elkhorn Boulevard on the north, Sorento Road and East Levee Road on the east, Del Paso Road on the south, and the current City limits/North Natomas to the west.

The Panhandle project area is located entirely within the City's Sphere of Influence (SOI). The total Panhandle Area acreage is approximately 589.4 acres.

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## EXISTING CONDITIONS

The **PANHANDLE** project area consists of two components: the area to the north of Del Paso Road (the subject of this entitlement application), and the area to the south of Del Paso Road (not a part of this application).



**The Northern Portion**, the subject of this entitlement application, consists of approximately 589.4 acres of primarily vacant land along with two existing home sites. High-voltage power lines traverse the eastern part of the property, in a north-south direction. Two sets of steel lattice towers supporting double-circuit 230 kV lines owned by the Western Area Power Administration (WAPA) and a 115 kV line owned by Sacramento Municipal Utility District (SMUD) are located within a 250-foot powerline easement. Radio towers are mounted on top of the steel towers that support the electric lines. There are a few clusters of mature trees scattered within the project area. Habitat conditions of the Northern Portion include annual grasslands, pasture and wetland resources. Primary access to the Northern Portion is available from Del Paso Road, Elkhorn Boulevard and Sorento Road.

**The Southern Portion**, not included in this entitlement application, consists of approximately 835 acres and is nearly built-out with light industrial, warehousing, office and commercial uses. Roadway access to the Southern Portion is provided by I-80, Del Paso Road, Gateway Park Boulevard, and Northgate Boulevard. Internal circulation is provided by various local roads such as Vista Park Court, Market Boulevard, National Drive, Striker Avenue and Lennane Drive.

This Southern Portion was a part of the previous entitlement application (withdrawn 2007) and is purposely excluded from this application due to lack of interest by the landowners of the Southern Panhandle Area.

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## PROJECT HISTORY / BACKGROUND

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The **PANHANDLE** was originally initiated by the City on September 12, 2000 through the adoption of Resolution 2000-734 that commenced City activities to annex the Northern and (then) Southern Portions of the Panhandle area into the City.

Subsequent to this initiation by the City, the Panhandle Working Group consisting of local residents, homeowner and community associations, the Environmental Council of Sacramento, City staff and development interests was established in 2004 to develop planning principles for the development of the Northern Portion. The Panhandle Working Group agreed on the following summary of planning principles:

- **Housing provisions** associated with affordability, density, transition, placement and senior housing.
- **Community/neighborhood design** provisions associated with design and identity.
- **School provisions** that involve placement of an elementary school in Northern Portion, access and placement considerations for Grant Joint Union High School District (GJUHSD) facilities and joint uses with parks and provision of trails.
- **Park and recreation provisions** involving development of turn-key parks, encouragement of open space, joint use of parks with schools and detention facilities, siting of parks and provision of bike trails within the power line easement.
- **Open space corridors and buffer provisions** associated with placement of open space between existing and new neighborhoods, setbacks from the power line corridor, and provision of a 250-foot wide agricultural buffer south of Elkhorn Boulevard. It should be noted that there was not complete consensus regarding the retention of the open space corridor east of the power lines as depicted in the North Natomas Community Plan (NNCP) and remains an area of controversy for the Northern Portion.
- **Environmental protection provisions** associated with obtaining habitat mitigation credit for open space corridors, preservation of open space/habitat connections to Ueda and Dry Creek Parkways, and protection of unique habitat values of the Panhandle area.
- **Traffic provisions** associated with the width and speed of the proposed National Drive, direction of Panhandle traffic to National Drive, roadway design, no roadway connections to Sorento Road, provision of pedestrian connections and provision of noise mitigation.
- **Public service provisions** associated with law enforcement ratios and compliance with the American Disabilities Act (ADA).
- **Miscellaneous provisions** associated with joint use of drainage and park facilities, encouragement of long-term occupancy, discouragement of crime, protection of the health of future residents.
- **North Natomas Community Plan (NNCP) consistency** associated with existing development intensities and design.

The original **PANHANDLE** project proposed the annexation of approximately 1,430 acres within the North Natomas Community Plan (NNCP) area to the City of Sacramento (City). The affected territory comprising the **PANHANDLE** consists of two components: the Southern Portion of the site (the 835-acre area to the south of Del Paso Road, between Del Paso Road and Interstate 80) which is nearly built-out with light industrial, warehousing, commercial and office uses, and the Northern Portion of the site (the area to the north of Del Paso Road, between Del Paso Road and Elkhorn Boulevard) which is primarily undeveloped grazing land. The Northern Portion consists of approximately 594.7-acres, all of which were proposed to be developed as a Planned Unit Development (PUD).

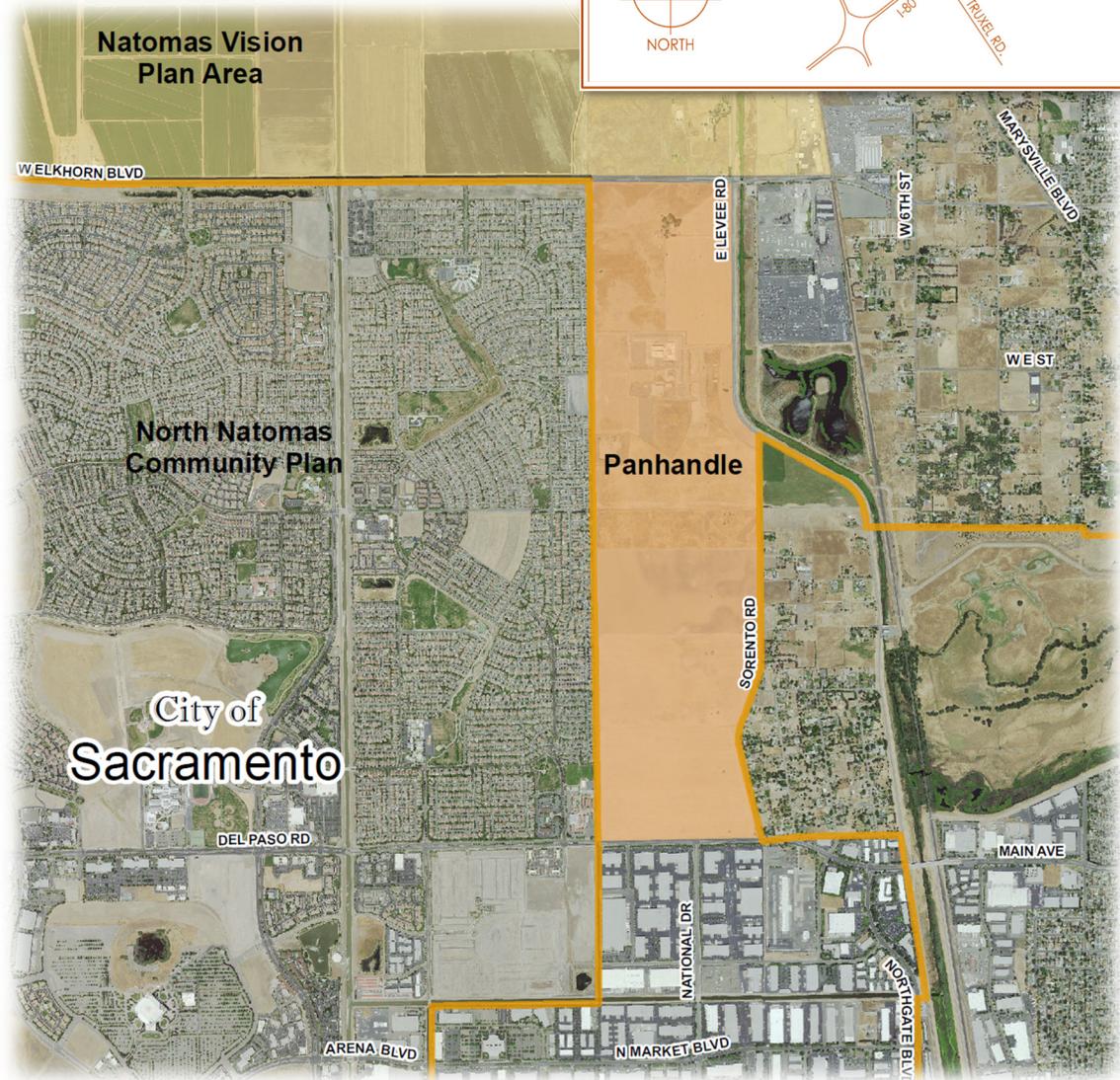
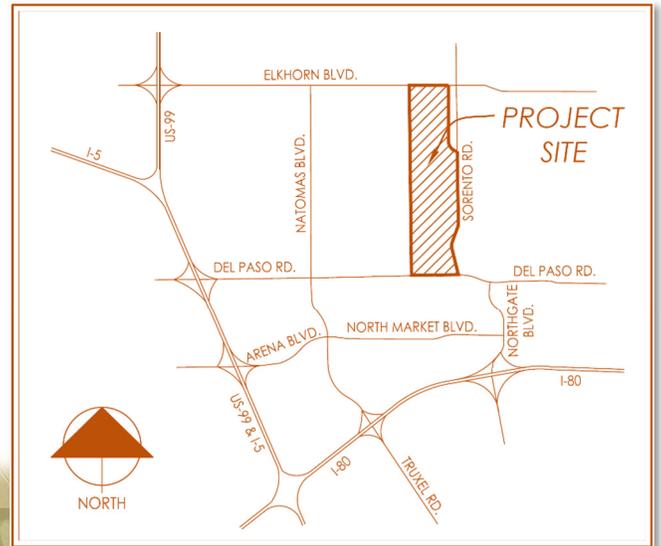
The original PUD proposed 3,075 dwelling units, 24.3 acres of commercial uses, and 108 acres of parks and open space. The environmental review process consisted of a Draft EIR (2006) and a Final EIR completed but certified in 2007. The project was formally withdrawn by the Applicants in 2007 prior to approval action by the City of Sacramento.

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## CURRENT ENTITLEMENT APPLICATION

### SURROUNDING LAND USES

The **PANHANDLE** is located within unincorporated Sacramento County and is zoned Agricultural (AG-80). One residential use is located at the northwest corner of Elkhorn Boulevard and E. Levee Road and the area to the west of this residential use is currently being used for rock material stockpiling and trucking operations. East of the NEMDC are the Elkhorn Asphalt Plant and other light industrial uses. Rural residential uses are located to the east of Sorento Road. To the south are the commercial and industrial uses located in the County; to the west are residential uses; and to the north are agriculture and grazing land.



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## PROJECT OWNERSHIP / APPLICANTS

The **PANHANDLE** is comprised of various parcels with discreet ownership by many of the same landowners as the previous application.

The **PANHANDLE** participating project Owners include all of the owners as shown in the table on this page and the exhibit on the following page with the exception of the Alice & Marie Krumenacher Trust property (located at the north end of the Project Area) who are not active participants but whose property lies within the planned annexation area.

The Krumenacher property will be included in the annexation area and therefore will receive City of Sacramento General Plan and Zone designations that will be the City-equivalent to their existing County designations. The Krumenacher property will also be included in the PUD Schematic Plan but will receive a "Planned Development (PD)" designation and will not be included in the Tentative Master Parcel Map as no specific land uses are identified at this time.

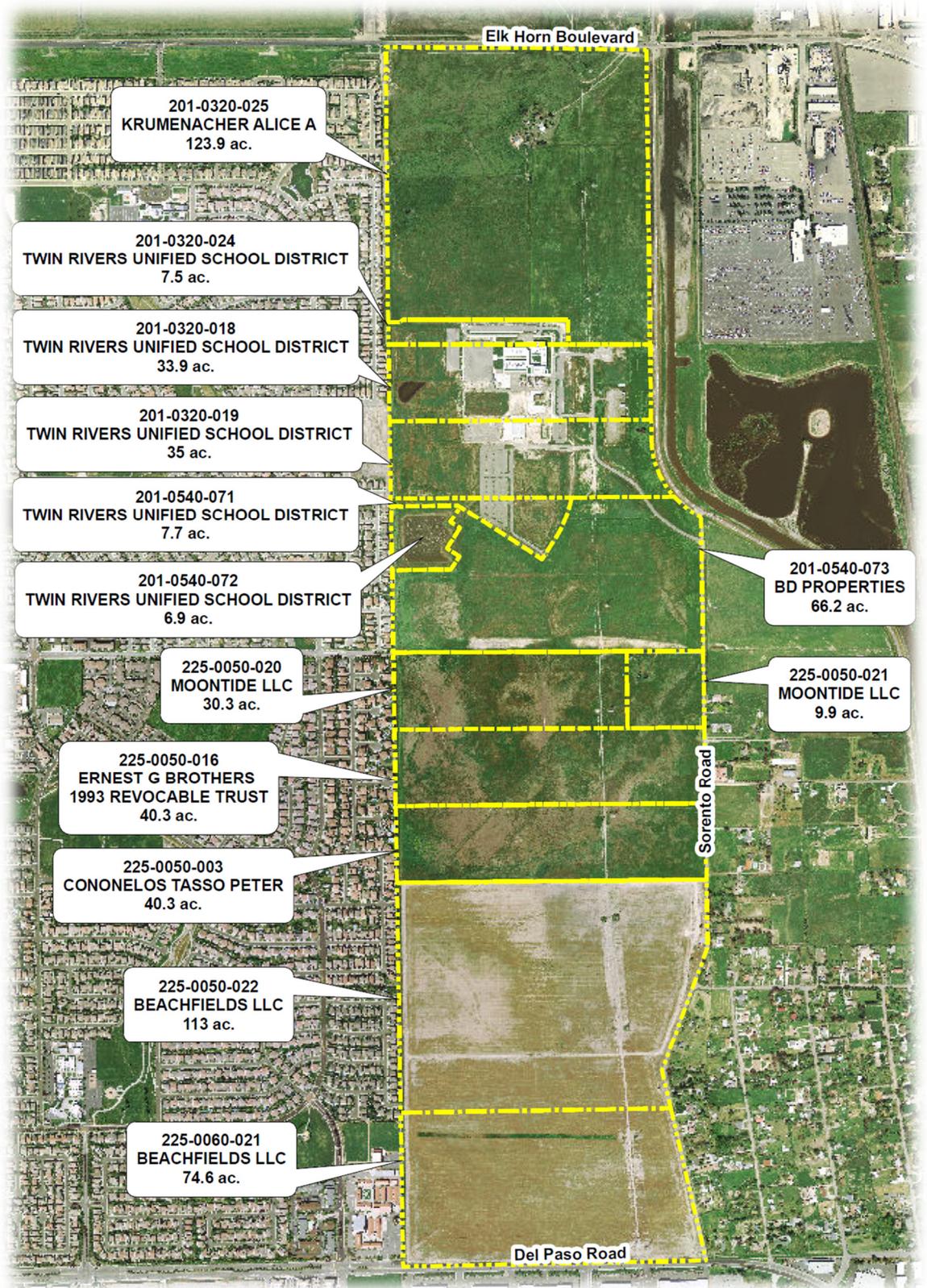
The participating properties include (listed in order from north to south):

- Twin Rivers Unified School District
- BD Properties
- Moontide, LLC.
- Ernest G. Brothers 1993 Revocable Trust
- Cononelos Tasso Peter
- Beachfields, LLC.

<b>PANHANDLE LANDOWNERS</b>		
<b>APN(s)</b>	<b>OWNER</b>	<b>STATUS</b>
201-0320-025	Alice A. Krumenacher	non-participant
201-0320-018 201-0320-019 201-0320-024 201-0540-071 201-0540-072	<b>Twin Rivers Unified School District</b>	active participant
201-0540-073	<b>BD Properties, LLC.</b>	active participant
225-0500-020 225-0500-021	<b>Moontide LLC.</b>	active participant
225-0500-016	<b>Carl Brothers, Successor Trustee of the Ernest G. Brothers 1993 Trust</b>	active participant
225-0500-003	<b>Tasso Peter Cononelos</b>	active participant
225-0050-022 226-0600-021	<b>Beachfields</b>	active participant

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## PROPERTY OWNERSHIP EXHIBIT



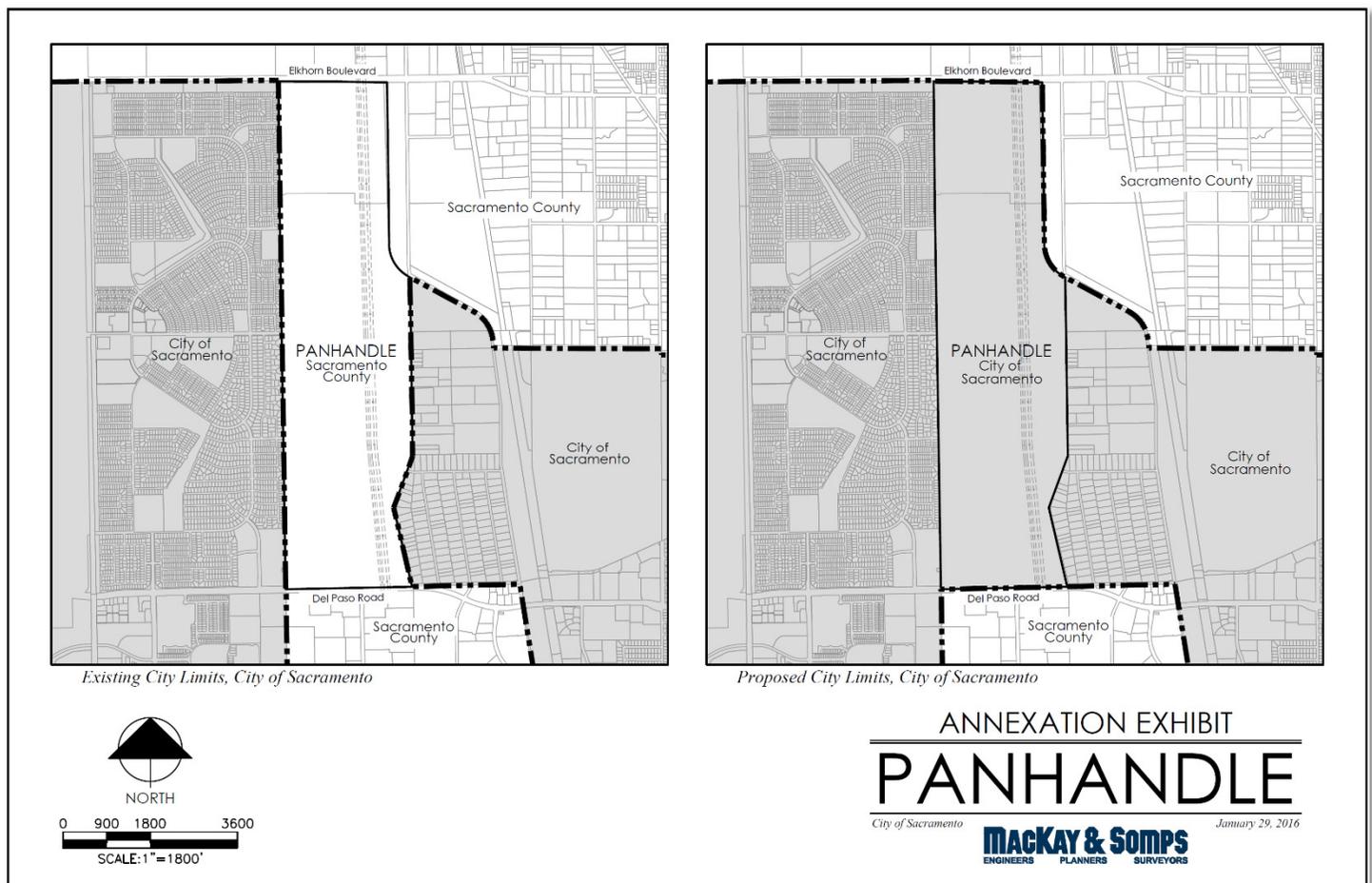
# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## ANNEXATION TO THE CITY OF SACRAMENTO

The Annexation request to LAFCo seeks to re-organize the entire 589.4ac Project site by moving the subject property from the County of Sacramento to the City of Sacramento as shown below. This includes the annexation of the Krumenacher property as well, although the land owners are not participants in this entitlement application.

The inclusion of the Krumenacher property is sought by the Applicants and the City of Sacramento. Inclusion of the Krumenacher lands is justified as LAFCo policy seeks to create logical City/County boundaries, discourages the creation of "islands" (remnants of land that are isolated from other areas of City/County), and favors the consideration of proposals that will provide urban services in areas with high-growth potential, such as adjacent to existing urban services.

The Sacramento County lands that are located south of Del Paso Road (that were included in the previous Panhandle application, withdrawn in 2007) are not a part of this application. This area is comprised of commercial and industrial zones lands and is nearly, if not completely, built-out. These landowners have expressed that they are well-served by the County of Sacramento and are not interested in being included in the Annexation proposal.

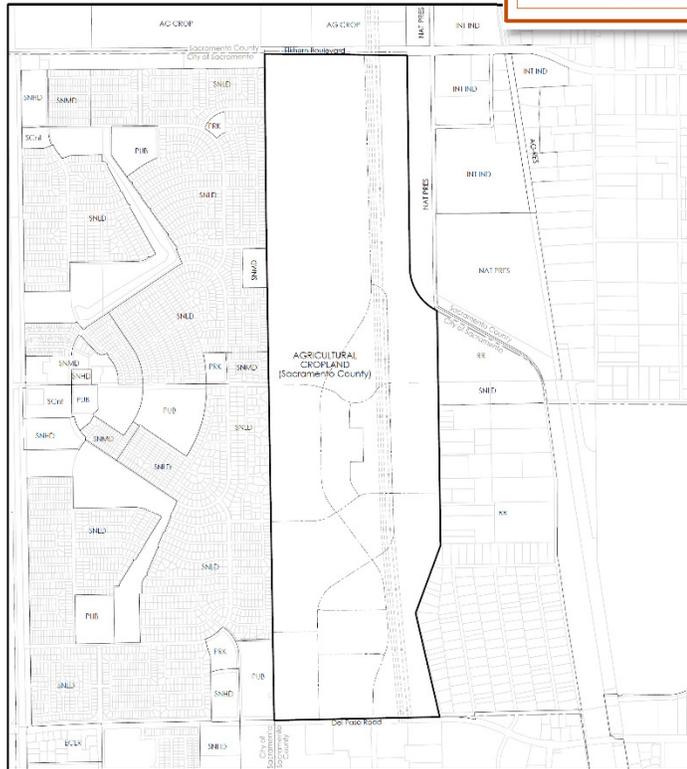


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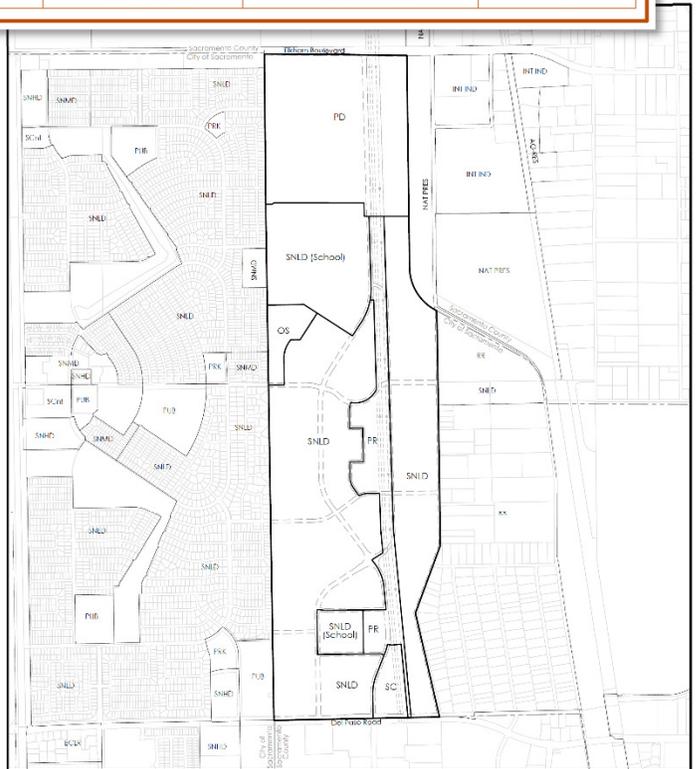
## GENERAL PLAN AMENDMENT TO CITY OF SACRAMENTO DESIGNATIONS

The General Plan Amendment seeks to re-designate the entire 589.4ac Project site as shown in the adjacent Exhibit and Table. This includes the re-designation of the Krumenacher property to 123.9ac Planned Development (PD) as there is not an Agriculture designation in the City's General Plan. (This PD designation is consistent with the City of Sacramento 2035 General Plan Figure LU-1 which includes the Panhandle, as it is in the City's Sphere of Influence, and shows the Panhandle as Planned Development.)

General Plan Designation	Existing Acres County	Proposed Acres City	Delta
Agricultural Cropland	589.4±	0	(589.4)
SNLD	0	310.9±	310.0
SNLD (School)	0	76.9±	76.9
SC	0	11.5±	11.5
PR	0	53.6±	53.6
OS	0	12.6±	12.6
PD	0	123.9±	123.9
<b>TOTAL</b>	<b>589.4±</b>	<b>589.4±</b>	<b>0</b>

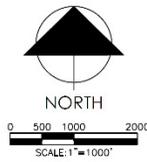


Existing Sacramento County General Plan



Proposed City of Sacramento General Plan

General Plan Designation	Existing Acres County	Proposed Acres City	Delta
Agricultural Cropland	589.4±	0	(589.4)
SNLD	0	310.9±	310.0
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SC	0	11.5±	11.5
PR	0	53.6±	53.6
OS	0	12.6±	12.6
PD	0	123.9±	123.9
<b>TOTAL</b>	<b>589.4±</b>	<b>589.4±</b>	<b>0</b>



### GENERAL PLAN AMENDMENT

# PANHANDLE

City of Sacramento

July 01, 2016

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

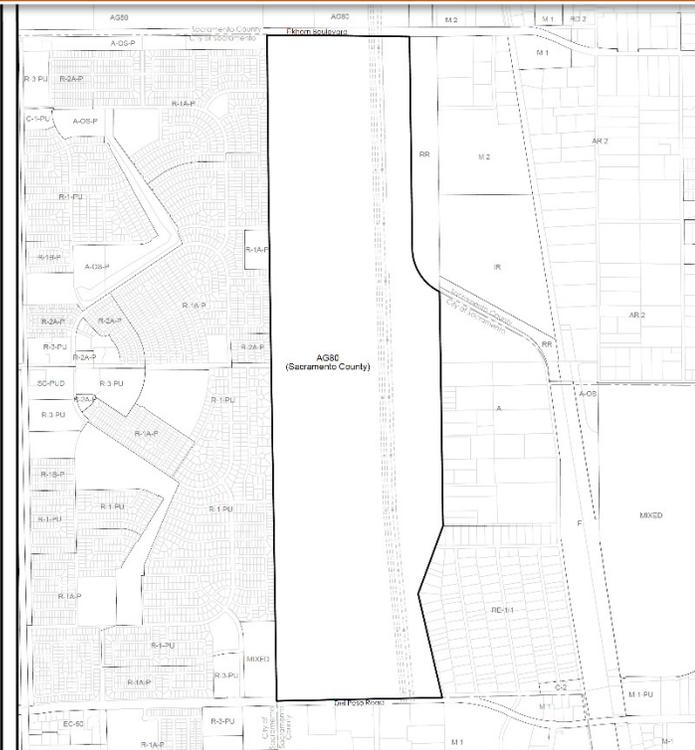
## PRE-ZONE TO CITY OF SACRAMENTO DESIGNATIONS

### LAND USE SUMMARY

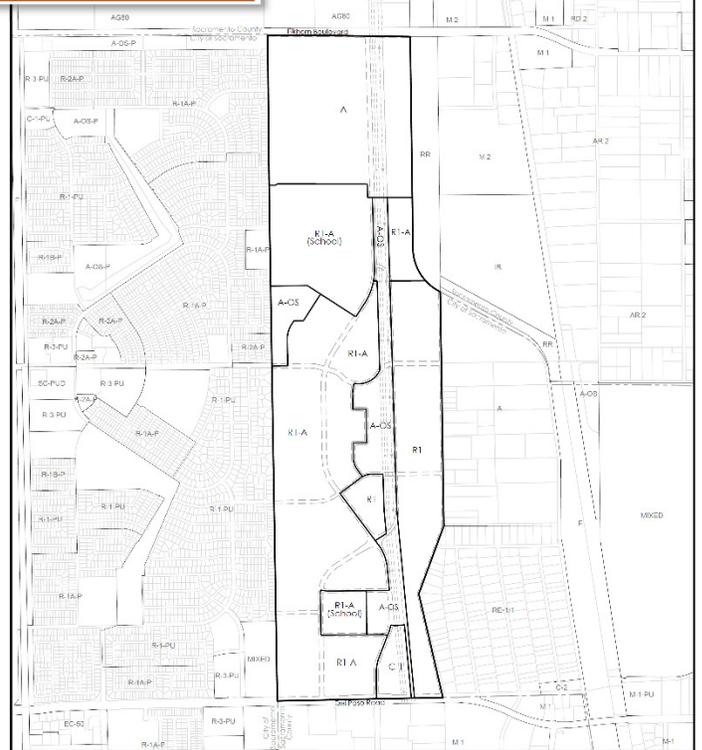
Zoning Designation	Existing Acres County	Proposed Acres City	Delta
AG 80	589.4±	0	(589.4)
A	0	123.9±	123.9
A-OS	0	66.2±	66.2
C-1	0	11.5±	11.5
R1	0	101.8±	101.8
R1-A	0	209.1±	209.1
R1-A (School)	0	76.9±	76.9
<b>TOTAL</b>	<b>589.4±</b>	<b>589.4±</b>	<b>0</b>

The Pre-zone Amendment seeks to pre-zone the entire 589.4ac Project site as shown in the adjacent Exhibit and Table.

This includes Pre-zoning the Krumenacher property to 123.9ac Agriculture (A) which is the City-equivalent to the site's existing County of Sacramento Zoning of Agriculture 80-ac min (AG-80).

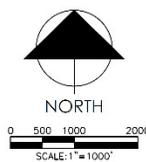


Existing Sacramento County Zoning



Proposed City of Sacramento Zoning

Zoning Designation	Existing Acres County	Proposed Acres City	Delta
AG 80	589.4±	0	(589.4)
A	0	123.9±	123.9
A-OS	0	66.2±	66.2
C-1	0	11.5±	11.5
R1	0	101.8±	101.8
R1-A	0	209.1±	209.1
R1-A (School)	0	76.9±	76.9
<b>TOTAL</b>	<b>589.4±</b>	<b>589.4±</b>	<b>0</b>



## PRE-ZONE EXHIBIT PANHANDLE

City of Sacramento

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July 01, 2016

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## PUD SCHEMATIC PLAN

The current Panhandle project proposes establishment of a Planned Unit Development (PUD) for the entire 589.4 acre site area. The PUD proposes a detailed land use plan for the majority of the Project but excludes the northern portion of site (the Krumenacher lands). This area is to remain designated as "Planned Development" (123.9 acres) with the exception of the National Drive alignment.

### **City Staff Meetings & Community Public Outreach Efforts Inform Land Use Planning:**

Many meetings were held with the City of Sacramento land development staff, including the project review meeting following the Pre-application submittal to the City, as well as post-submittal meetings, which have informed the land use plan that is the subject of this application. Additionally, numerous Public Outreach efforts have been made by the Applicants with the existing North Natomas Community and this effort has served to inform the Applicants as to the nature of the revised PUD Land Use Schematic Plan to be sought by the Applicants.

### **Traditional "Front-Loaded" Homesites and "Move-Up Housing"**

The Applicants overwhelmingly heard the desire and need to have a mix of traditional "front-loaded" single-family residential homesites that offered a "move-up" capability that does not currently widely exist in the North Natomas Community framework. The Applicants were informed that the existing Community had more than enough medium-density housing and very small lots accessed off common alleys and I-courts, many of which have become "absentee owner" rental units with high turn-over rates. Additionally, there is a surplus of high-density housing that had yet to be developed and occupied and the community feels that more high-density housing is not needed in the area. Further, the need for larger homesites on larger lots was repeatedly raised and the message the Applicants heard was "if residents of North Natomas wanted to 'move-up', they had to move-out". To that end, the Applicant Team developed a range of single-family residential designations that placed target densities based on "Compact", "Traditional" and "Estate" homesite opportunities (shown on the PUD Schematic Plan as SNLD-C, SNLD-T and SNLD-E).

### **Commercial Lands**

Outreach efforts further informed the PUD Schematic Plan in the amount of commercial lands that were appropriate as the Community felt strongly that there were more than enough commercial lands in the area, (both built and zoned but un-built). The PUD offers one commercially-zoned site that has purposely located in the Plan Area adjacent to Niño's Parkway (to facilitate walking to the site) and National Drive on the "right-hand side going home". This site is intended to be home to one or more anchor family-oriented restaurants and/or services that could be located close to National Drive with parking areas internalized and dispersed around the building(s) and seating areas that could spill out on the back side (in Niño's Parkway) which would be highly-visible from the trail. Alternatively, this site could be home to a community Health Club facility, with tennis courts and fields in the Niño's Parkway area or even a Convalescent Care facility to accommodate the aging population.

### **Niño's Parkway and Park Lands**

Outreach efforts reinforced the importance of the proposed "Niño's Parkway" open space / trail area as well as the need for the elementary school and well-sited park lands. The applicants have worked closely with the City Parks Dept. and Planning Dept. and have come with a Plan for the parkland facilities that the Parks Dept. fully supports a Neighborhood Park next to the elementary school and a Community Park located central to the Plan Area. The Parks Dept. requests the Applicant provide 70% of their required parkland dedication on-site in the Plan Area with the remaining 30% to be provided as an in-lieu fee. The project entitlement maps reflect compliance with this request.

### **National Drive**

Outreach efforts emphasized the need for National Drive to continue through the Project site in essentially the same location as shown on the previous entitlement application, extending from Del Paso Road to Elkhorn

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Boulevard. City Planning, Traffic, Public Works Depts. have informed the Applicant Team that National Drive does not need to be a 4-lane roadway and should instead be a 2-lane roadway through the Plan Area. The project entitlement maps reflect compliance with this request.

## **Sorento Road**

The Outreach also informed the Project as to the interface with Sorento Road and the ranchettes to the east of the Project. The residents in this area (Valley View Acres or 'VVA') formerly wanted the Panhandle project to make little or no connection to Sorento Road however recent Outreach efforts have uncovered differing viewpoints. Most of the VVA community wants to be connected to the Panhandle project area but wants to accomplish this in the least obtrusive way possible so as to maintain and respect their current rural lifestyles. Planning, Public Works and Transportation Depts. have informed the Applicant Team of the desire to connect Club Center Drive and Mayfield Drive through the Plan Area to Sorento Road. An additional connection to the Plan Area from Barros Road is also sought however this connection does not need to extend through the Plan. The project entitlement maps reflect compliance with this request.

Planning Staff requests that front-on and/or side-on residential uses should face onto Sorento Road wherever practicable, front-on residential uses would take direct access off Sorento just like their VVA neighbors. Sorento Road would remain a rural road from the existing centerline (property line) of the roadway to the east adjacent to the VVA area, however the east side of the roadway along the Project Frontage would be developed into a typical residential street with a detached sidewalk. The current entitlement application does not also request a Small Lot Tentative Subdivision Map; actual siting of residential uses and internal residential street patterns are deferred until time of Small Lot Tentative Subdivision Map.

## **East Levee Road**

East Levee Road is located adjacent the northern portion of the Plan Area and outside of the Project boundary. East Levee Road is currently closed at Elkhorn Boulevard due long-standing nuisance and safety complaints from the North Natomas Community, especially in the vicinity of the VVA area. As stated earlier, this roadway is outside of the Project boundary and as such no changes to this roadway proposed.

## **Drainage Improvements**

Development of the Panhandle project will be required to mitigate for and accommodate all current drainage onto the project site from the surrounding areas. The immediate area (including the VVA area) has had some historic local, short-term flooding, and development of the Project will accommodate those existing flows to the Project Site. Drainage impacts and improvements will be identified in detail in the Panhandle Drainage Study and the Project EIR.

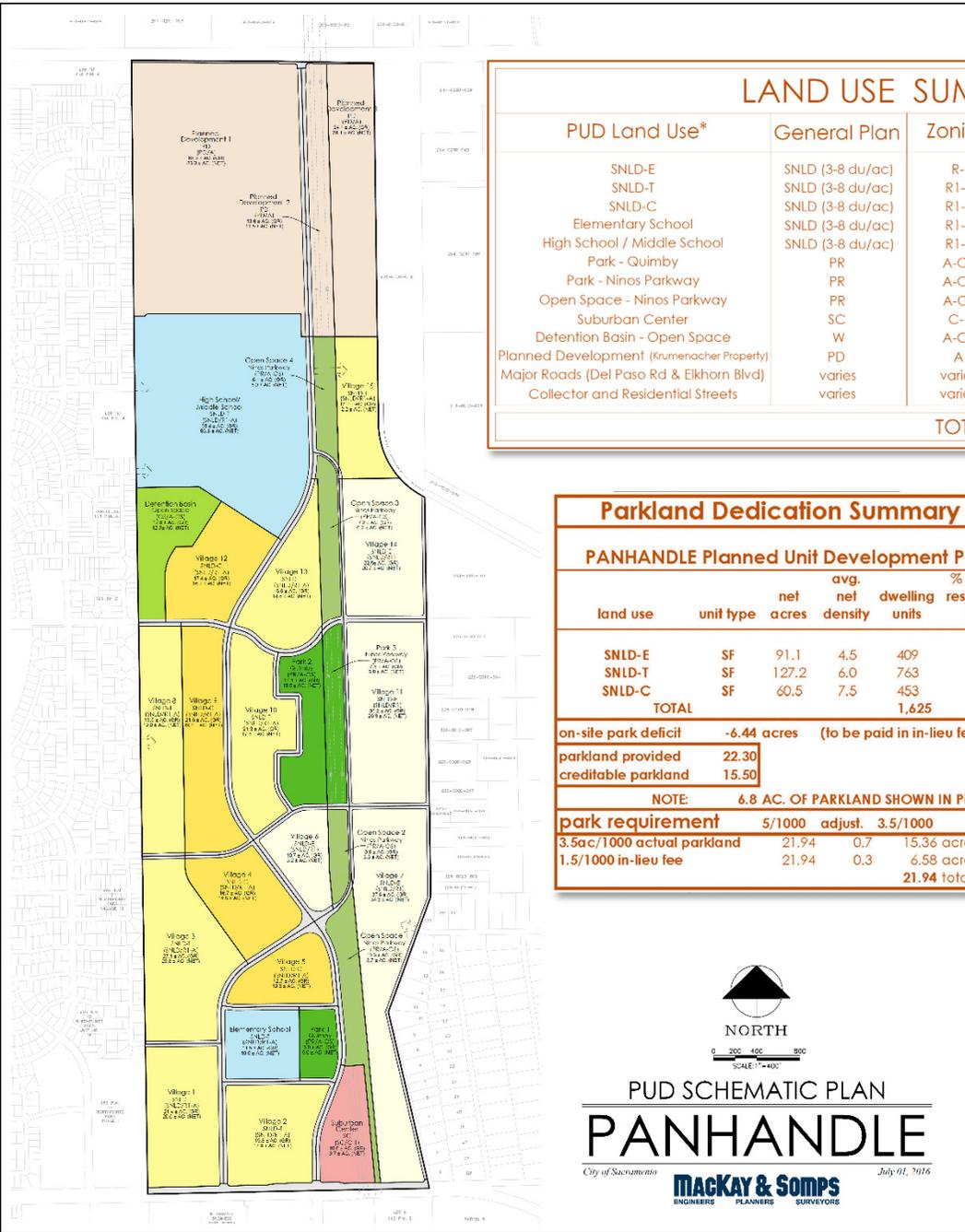
## **Development of the Land Use Plan:**

The PUD proposes a detailed land use plan for the majority of the Project but excludes the northern portion of site (the Krumenacher lands). This area is to remain designated as "Planned Development" (123.9 acres) with the exception of the National Drive alignment.

Twin Rivers Unified School District (TRUSD) has expressed their desire to be included as an active participant in the Plan therefore the TRUSD land holdings are included. While a portion of their lands are constructed and/or under construction (i.e. detention basin site and the high school/middle school complex) TRUSD also has land holdings east of the National Drive alignment and these lands are not intended for school use as they are bi-furcated by National Drive. These lands east of National Drive are better suited for future Niño's Parkway (open space in the powerline corridor) and for traditional single-family residential and therefore are seamlessly blended into the land use fabric of the Plan.

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The Land Use Plan is comprised of predominantly low-density single-family residential uses. All of the residential lands are proposed for General Plan category "Suburban Neighborhood Low Density (SNLD)" which allows a range in density of 3-8du/ac. the comparable Zoning categories are R-1 and R-1A which provide the flexibility to include a range of single-family densities and product types. The PUD proposes to further define the SNLD category by expanding the designation to include "SNLD-E" (Estate lots with a target density of 4.5du/ac), "SNLD-T" (Traditional lots with a target density of 6du/ac) and "SNLD-C" (Compact lots with a target density of 7.5du ac). An elementary school and high school/middle school site are shown and will include underlying designation of SNLD/R-1A.



### LAND USE SUMMARY

PUD Land Use*	General Plan	Zoning	Acres (G)	Acres (N)	Units
SNLD-E	SNLD (3-8 du/ac)	R-1	101.3±	91.1±	409±
SNLD-T	SNLD (3-8 du/ac)	R1-A	138.0±	127.2±	763±
SNLD-C	SNLD (3-8 du/ac)	R1-A	68.4±	60.5±	453±
Elementary School	SNLD (3-8 du/ac)	R1-A	11.5±	10.0±	
High School / Middle School	SNLD (3-8 du/ac)	R1-A	65.4±	63.8±	
Park - Quimby	PR	A-OS	18.4±	15.5±	
Park - Ninos Parkway	PR	A-OS	7.8±	6.8±	
Open Space - Ninos Parkway	PR	A-OS	27.5±	23.2±	
Suburban Center	SC	C-1	10.6±	9.7±	
Detention Basin - Open Space	W	A-OS	12.6±	12.3±	
Planned Development (Krumenacher Property)	PD	A	123.0±	118.9±	
Major Roads (Del Paso Rd & Elkhorn Blvd)	varies	varies	4.9±	4.9±	
Collector and Residential Streets	varies	varies	0.0±	45.5±	
<b>TOTALS</b>			<b>589.4±</b>	<b>589.4±</b>	<b>1,625± DU</b>

### Parkland Dedication Summary Table 07-01-16

PANHANDLE Planned Unit Development Plan						2013 parkland dedication formula	
land use	unit type	net acres	avg. net density	dwelling units	% of total residential units	Quimby Formula	parkland dedication rqmt.
SNLD-E	SF	91.1	4.5	409	25%	0.0135	5.52
SNLD-T	SF	127.2	6.0	763	47%	0.0135	10.30
SNLD-C	SF	60.5	7.5	453	28%	0.0135	6.11
<b>TOTAL</b>				<b>1,625</b>			<b>21.94</b>
<b>on-site park deficit</b>		<b>-6.44 acres</b>	<b>(to be paid in in-lieu fee)</b>				
<b>parkland provided</b>		<b>22.30</b>					
<b>creditable parkland</b>		<b>15.50</b>					
<b>NOTE: 6.8 AC. OF PARKLAND SHOWN IN PL CORRIDOR SEEKS NO QUIMBY CREDIT</b>							
<b>park requirement</b>		<b>5/1000</b>	<b>adjust.</b>	<b>3.5/1000</b>			
<b>3.5ac/1000 actual parkland</b>		21.94	0.7	15.36 acres on-site		15.50	0.14
<b>1.5/1000 in-lieu fee</b>		21.94	0.3	6.58 acres in-lieu fee		6.44	
				<b>21.94 total rqmt.</b>		<b>21.94</b>	

NORTH  
 0 200 400 800  
 SCALE: 1"=400'  
**PUD SCHEMATIC PLAN**  
**PANHANDLE**  
 City of Sacramento  
**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 July 01, 2016

**PUD SCHEMATIC PLAN**

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

A commercial site is proposed at the project entry as is conveniently located on the right-hand side of the street entering the Project from Del Paso Road. This site is intended to serve the neighborhood shopping and the community and designated General Plan category SC with a proposed zone of C-1.

The PUD proposes two parks in the Plan Area that will have easy walking access by future residents including a neighborhood park located adjacent the elementary school site and a large community park located adjacent to Niño's Parkway. (Park lands under the powerline corridor are not intended for Quimby credit.)

The powerline corridor, commonly referred to as "Niño's Parkway", extends the full length of the Plan Area and is intended to be developed as passive open space with trails and landscaping. Where the Parkway approaches an active parkland area, the landscape elements will become more prominent to indicate a transition to active parkland. Care will be utilized in the design and landscape of Niño's Parkway such that it conforms to the standards of the powerline easement allowable uses and will not interfere with the maintenance/operation of the powerline corridor apparatus.

Expansion of the existing on-site detention basin will accommodate the detention and water quality needs of the proposed developed area of the Project. Future site earthwork is intended to balance on-site resulting in no need for export and/or import of soil to develop the Project. As the Krumenacher property is not intended for development at this time and therefore is not included in the Master Tentative Parcel Map, these lands are not considered as a part of the Project for grading and drainage purposes; future mapping (if any) on the Krumenacher lands will need to determine their detention and earthwork needs.

The Project respects all external street connections to the existing North Natomas and Valley View Acres Communities and is intended to blend seamlessly into the existing community fabric.

PUD Land Use*	
SNLD-E	
SNLD-T	
SNLD-C	
Elementary School	
High School / Middle School	
Park - Quimby	
Park - Ninos Parkway	
Open Space - Ninos Parkway	
Suburban Center	
Detention Basin - Open Space	
Planned Development (Krumenacher Property)	
Major Roads (Del Paso Rd & Elkhorn Blvd)	
Collector and Residential Streets	

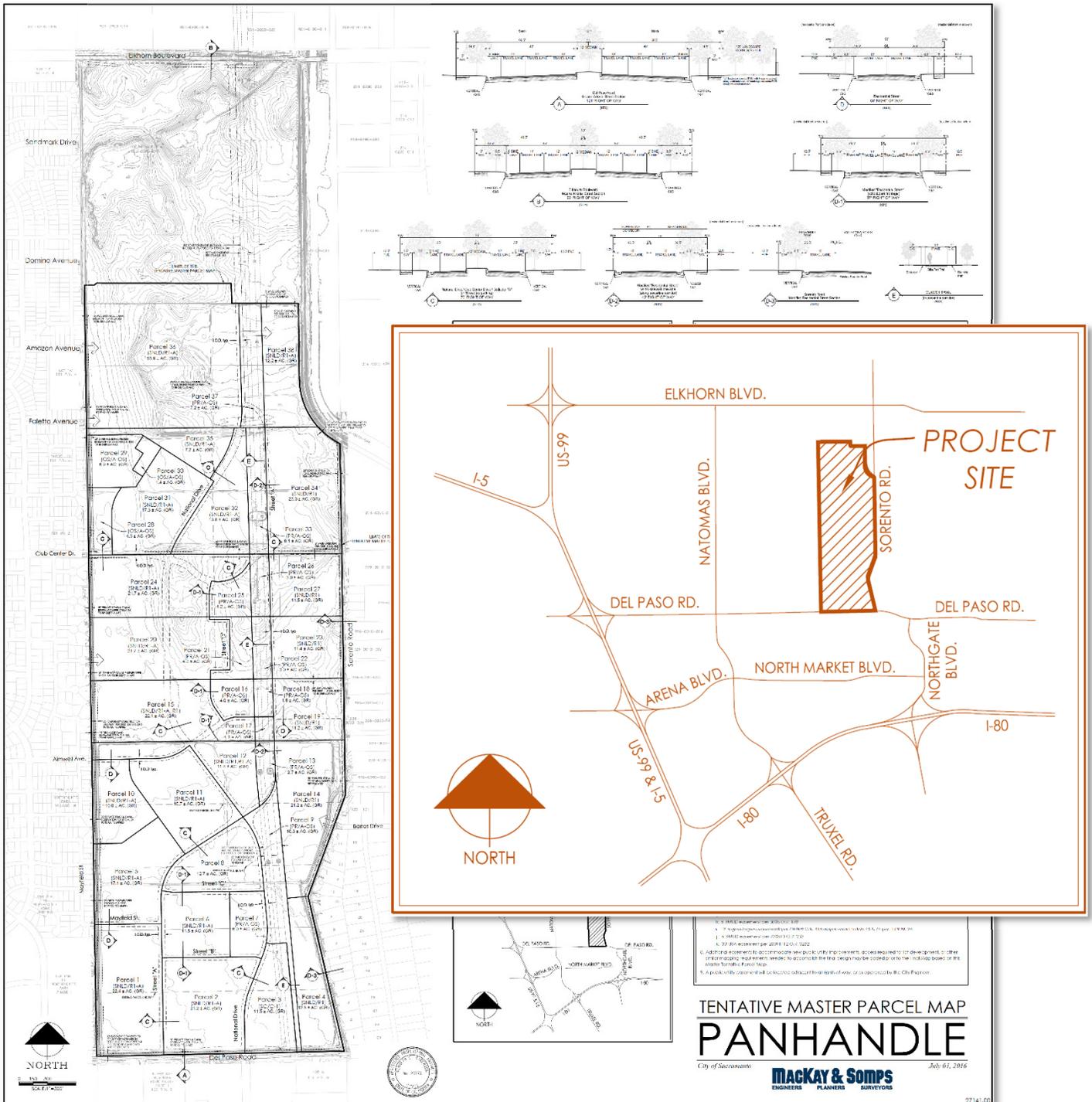


**PUD SCHEMATIC PLAN**

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## TENTATIVE MASTER PARCEL MAP

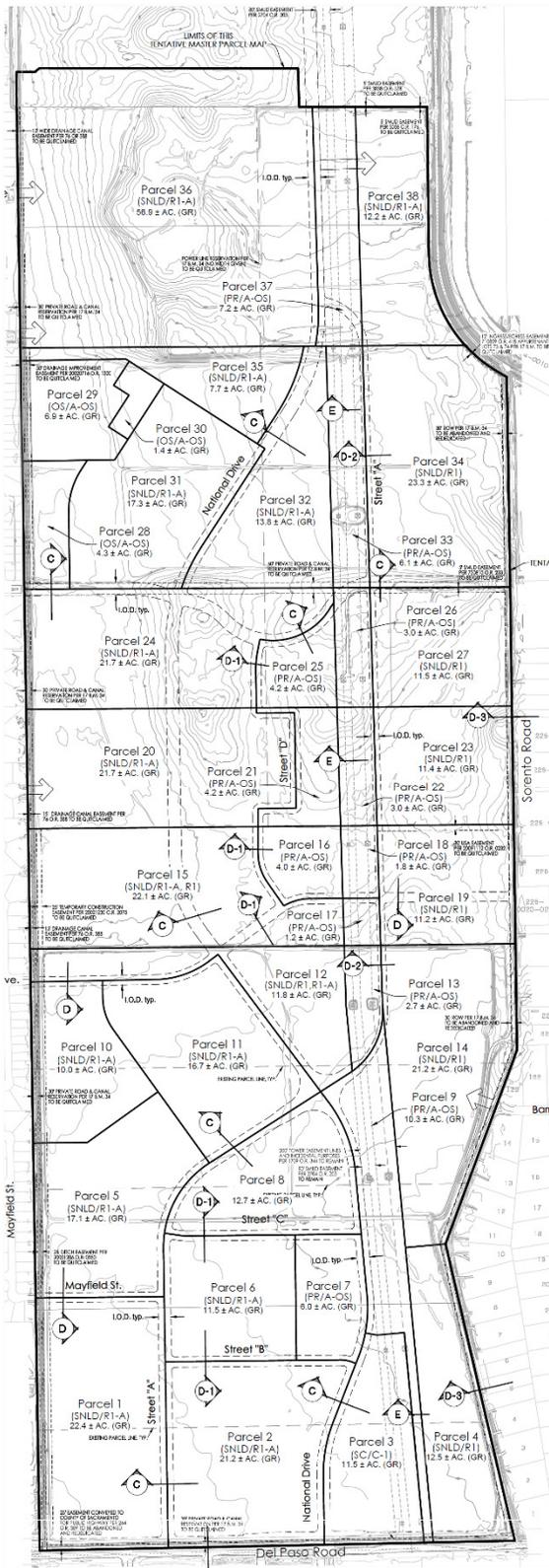
The Tentative Master Parcel Map (TMP M) seeks to subdivide approximately 465.5 acres of the total 589.4 acres (excluding the 123.9-acre Krumenacher lands) into 43 large lots (parcels) for future sale and development.



TENTATIVE MASTER PARCEL MAP

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

The TPM generally utilizes the same land use lines as the PUD Schematic Plan for the large lot/parcel configuration with the following exceptions: 1). Some residential “parcels” (Villages) shown on the PUD Schematic Plan are “merged” with adjacent residential parcels in conformance with minimum residential parcel size as described in City Code (*Title 16; 16.32.160 Master Parcel Maps*); and 2). some “parcels” (Villages) as shown on the PUD Schematic Plan are “truncated” to respect existing property lines/ownership entities in the Plan Area. It is assumed that future development of the Tentative Master Parcel Map will require some minor Boundary Line Adjustments (BLAs) between the Owners and these BLAs are not included in this entitlement application.



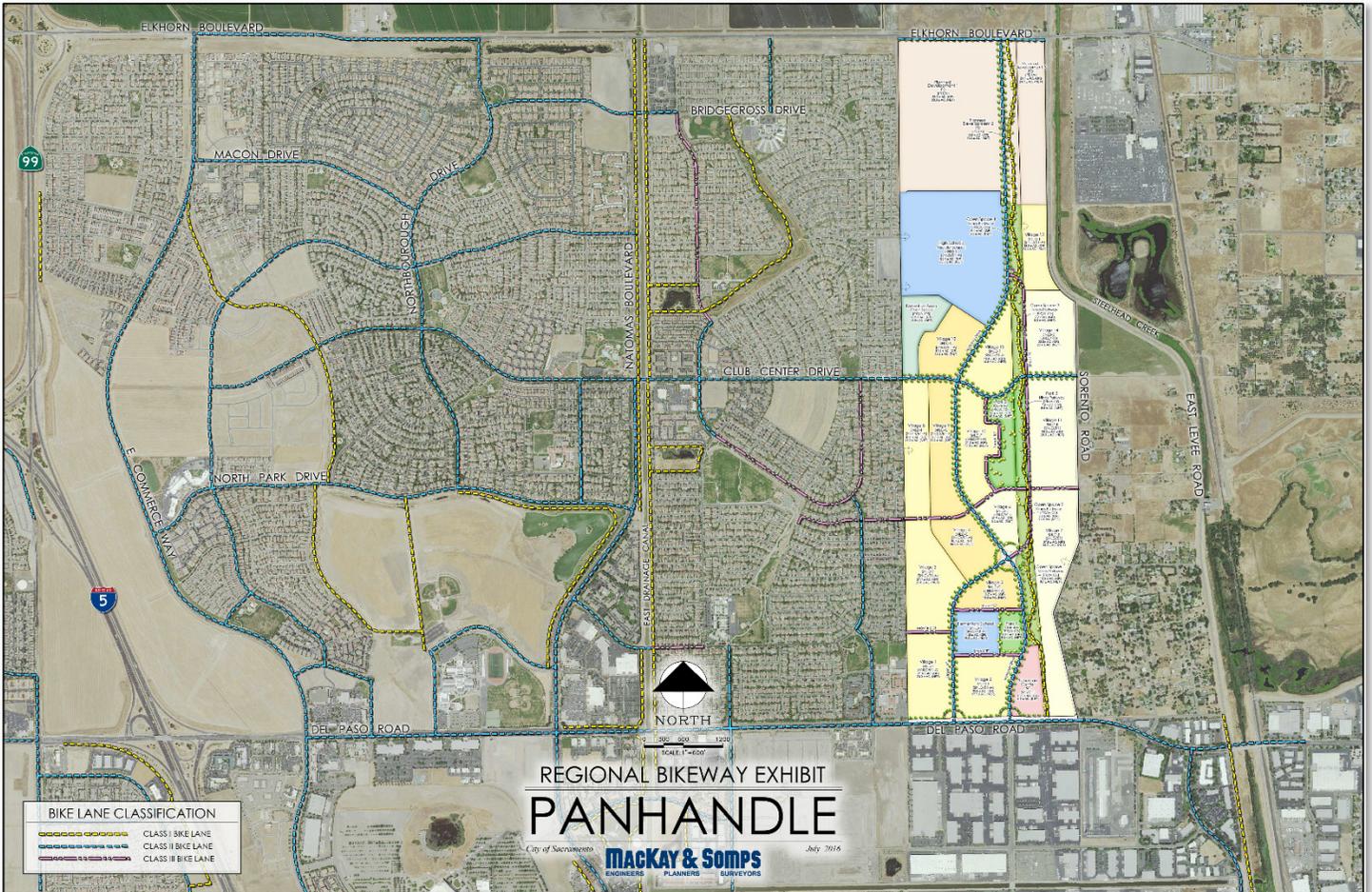
## LAND USE SUMMARY

Parcel	Use	General Plan	Zoning	Acres (G)
Parcel 1	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	22.4±
Parcel 2	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	21.2±
Parcel 3	SUBURBAN CENTER	SC	C-1	11.5
Parcel 4	SINGLE FAMILY RESIDENTIAL	SNLD	R-1	12.5
Parcel 5	SINGLE FAMILY RESIDENTIAL	SNLD	R-1A	17.1±
Parcel 6	ELEMENTARY SCHOOL	SNLD	R-1A	11.4±
Parcel 7	PARK	PR	A-OS	6.3±
Parcel 8	SINGLE FAMILY RESIDENTIAL	SNLD	R-1A	11.9±
Parcel 9	OPEN SPACE	PR	A-OS	10.8±
Parcel 10	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	10.0±
Parcel 11	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	16.7±
Parcel 12	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A, R1	11.8±
Parcel 13	OPEN SPACE	PR	A-OS	2.7±
Parcel 14	SINGLE FAMILY RESIDENTIAL	SNLD	R1	21.2±
Parcel 15	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A, R-1	22.1±
Parcel 16	PARK	PR	A-OS	4.0
Parcel 17	OPEN SPACE	PR	A-OS	1.2±
Parcel 18	PARK	PR	A-OS	1.8±
Parcel 19	SINGLE FAMILY RESIDENTIAL	SNLD	R1	11.2±
Parcel 20	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	21.7±
Parcel 21	PARK	PR	A-OS	4.2±
Parcel 22	PARK	PR	A-OS	3.0±
Parcel 23	SINGLE FAMILY RESIDENTIAL	SNLD	R1	11.4±
Parcel 24	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	21.7±
Parcel 25	PARK	PR	A-OS	4.2±
Parcel 26	PARK	PR	A-OS	3.0±
Parcel 27	SINGLE FAMILY RESIDENTIAL	SNLD	R1	11.5±
Parcel 28	DETENTION BASIN	OS	A-OS	4.3±
Parcel 29	DETENTION BASIN	OS	A-OS	6.9±
Parcel 30	DETENTION BASIN	OS	A-OS	1.4±
Parcel 31	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	17.3±
Parcel 32	SINGLE FAMILY RESIDENTIAL	SNLD	R-1A	13.5±
Parcel 33	OPEN SPACE	PR	A-OS	6.1±
Parcel 34	SINGLE FAMILY RESIDENTIAL	SNLD	R1	23.4±
Parcel 35	HIGH SCHOOL/MIDDLE SCHOOL	SNLD	R1-A	7.7±
Parcel 36	HIGH SCHOOL/MIDDLE SCHOOL	SNLD	R1-A	56.4±
Parcel 37	OPEN SPACE	PR	A-OS	7.7±
Parcel 38	SINGLE FAMILY RESIDENTIAL	SNLD	R1-A	12.2±
<b>TOTAL</b>				<b>465.4±</b>

**TENTATIVE MASTER PARCEL MAP – Enlargement**

# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## REGIONAL BIKEWAY CONNECTIONS



### REGIONAL BIKEWAY EXHIBIT

East-west bikeway connections are provided through the Plan Area in the form of Class 2 (striped bike lanes) and Class 3 (signed bike routes) facilities; there are no existing or planned east-west Class 1 trails provided on either side of the Project to connect to.

North-south Plan Area trails include Class 1 Trails in the Niño's Parkway corridor and Class 2 bike lanes in various locations as well; there are no existing or planned north-south regional Class 1 trails provided on either side of the Project to connect to.



# THE PANHANDLE - PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION

## SUMMARY OF ENTITLEMENT REQUEST

Proposed Entitlements sought with this Entitlement Application:

- **Annexations:** Sacramento Local Agency Formation Commission (LAFCo) reorganization (annexation of 589.4ac to the City of Sacramento and associated service districts and associated detachment of various service districts).
- **General Plan Amendment:** General Plan Amendment of 589.4ac from Sacramento County designations to City of Sacramento Designations.
- **Pre-Zone Amendments:** Pre-zoning/Re-zoning of 589.4ac from Sacramento County Zoning to City of Sacramento Zoning designations.
- **PUD Establishment:** Planned Unit Development (PUD) Establishment for 589.4ac & Planned Unit Development Guidelines.
- **Tentative Master Parcel Map:** Tentative Master Parcel Map for 465.5ac. (Excludes 123.9ac Krumenacher lands).
- **Development Agreement:** Development Agreement for 465.5ac. (Excludes 123.9ac Krumenacher lands).

